

For Sale or Lease

North Carson Industrial Arrowhead Drive



LOGIC



3500 Arrowhead Dr., Carson City, NV 89706

± 25,214 SF | Built in 2001 | 19'6" Clear Height

Contents

3500 Arrowhead Dr.
Carson City, NV 89706

01
Executive Summary

02
Demographics

03
Aerials & Plans

06
Property Photos

09
Market Overview

Investment Team



Mallory LaBranch, MBA
Associate
775.220.6600
mlabbranch@logicCRE.com
BS.0146684



Blaise LaBranch
Associate
775.379.9398
blabbranch@logicCRE.com
S.0200016

Listing Snapshot



\$5,250,000
Sale Price



\$1.00 PSF/Mo. NNN
Lease Rate



Light Industrial (LI)
Zoning



± 25,214 SF
Total Square Footage



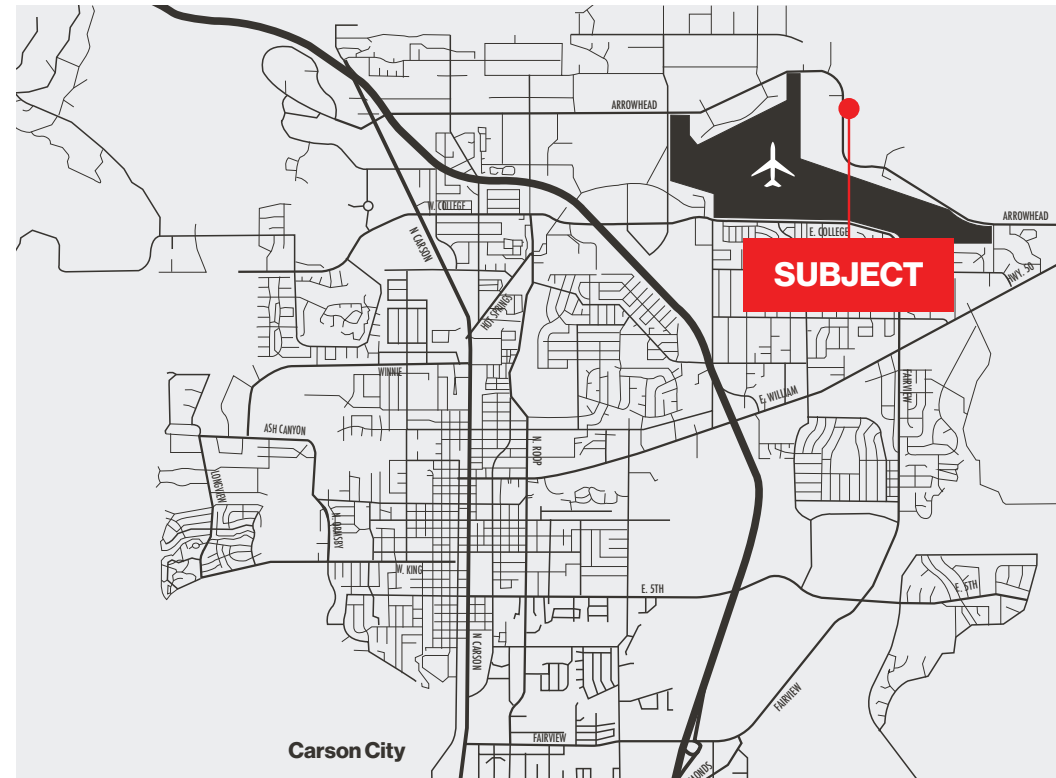
± 2,600 SF
Office Space Square Footage



± 1.46 AC
Total Acreage

Property Highlights

- APN: 005-05-110; ± 1.46 AC parcel
- Office includes a kitchen, conference room, reception area, vestibule, and six (6) individual offices
- Separate men's and women's multi-stall restrooms; men's is accessible via office and warehouse areas
- Additional 14' x 60' metal enclosure, used for storage, currently occupies the exterior dock area. The asset has one (1) 10' x 12' roll-up door for exterior access and one (1) 10' x 12' roll-up door for interior access.
- 800 Amp, 3-phase power
- 6" slab depth
- Built in 2001
- 19'6" clear height at lowest point
- One (1) 10' x 12' roll-up door and one (1) 10' x 20' roll-up door for exterior access
- Warehouse space is configured into two separate areas connected by a doorway
 - Smaller portion, approx. 8,000 SF, includes separate room with roll-up door and ventilation for powder coating (does not include booth or oven)
 - Larger portion, approx. 16,000 SF, is currently used for racking and includes a small, ventilated paint booth. This portion is adjacent to the office area
- Current owner must retain occupancy until September 30, 2025



Important Statistics

5-Mile Radius



55,301
Total Population



59,486
Daytime Population



3,374
Number of Businesses



-0.10%
2024-2029 Population Growth



38,731
Total Employees

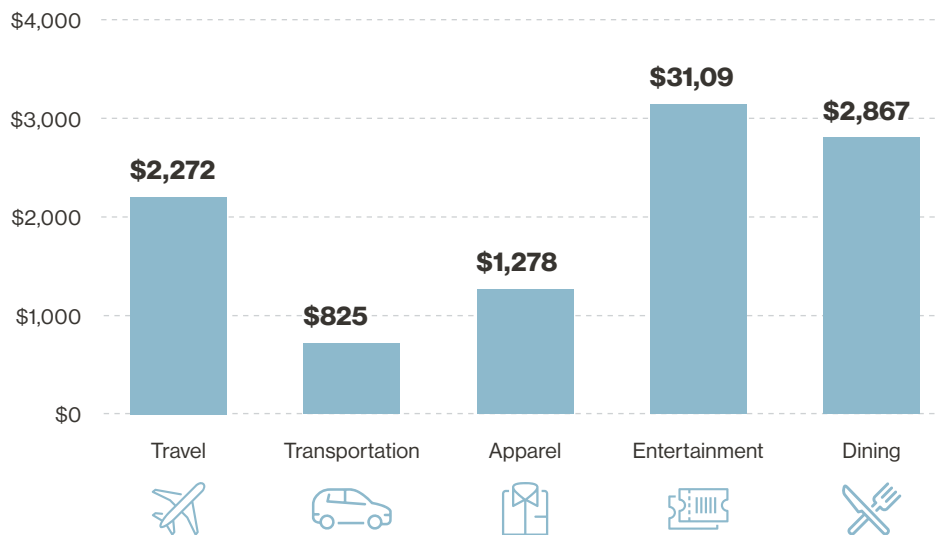


\$404,915
Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	1,567	33,901	55,540
2024 Population	1,551	33,561	55,301
2029 Population	1,519	33,362	55,583
Annual Growth 2020 - 2024	-0.24%	-0.24%	-0.10%
Annual Growth 2024 - 2029	-0.42%	-0.12%	0.10%

Income

2024 Average Household Income	\$66,761	\$78,778	\$85,406
2029 Average Household Income	\$75,220	\$91,139	\$99,175
2024 Per Capita Income	\$27,510	\$32,895	\$35,520
2029 Per Capita Income	\$31,256	\$38,660	\$41,957

Households

2020 Total Households	656	13,870	22,851
2024 Total Households	651	13,918	23,147
2029 Total Households	643	14,051	23,667

Housing

2024 Total Housing Units	682	14,519	24,205
2024 Owner Occupied Housing Units	510	7,860	14,237
2024 Renter Occupied Housing Units	141	6,058	8,910
2024 Vacant Housing Units	31	601	1,058
2029 Total Housing Units	682	14,736	24,738
2029 Owner Occupied Housing Units	508	8,060	14,629
2029 Renter Occupied Housing Units	135	5,991	9,038
2029 Vacant Housing Units	39	685	1,071



SUBJECT

± 25,214 SF

Government

Nevada Division of Public & Behavioral Health

Government

Nevada Department of Health & Human Services

Government

Nevada Department of Taxation

Golf Courses

Eagle Valley Golf Course

Airports

Carson City Airport

Hotels / Casinos

Comstock HOTEL CASINO

Retail

SONIC

Hospitals

Concentra Urgent Care

Hotels / Casinos

Dottie's

Retail

Starbucks Jack in the Box

Retail

Walmart

Retail

THE HOME DEPOT



Airports
Carson City Airport

SUBJECT
± 25,214 SF

Office / Industrial
BUSHMASTER

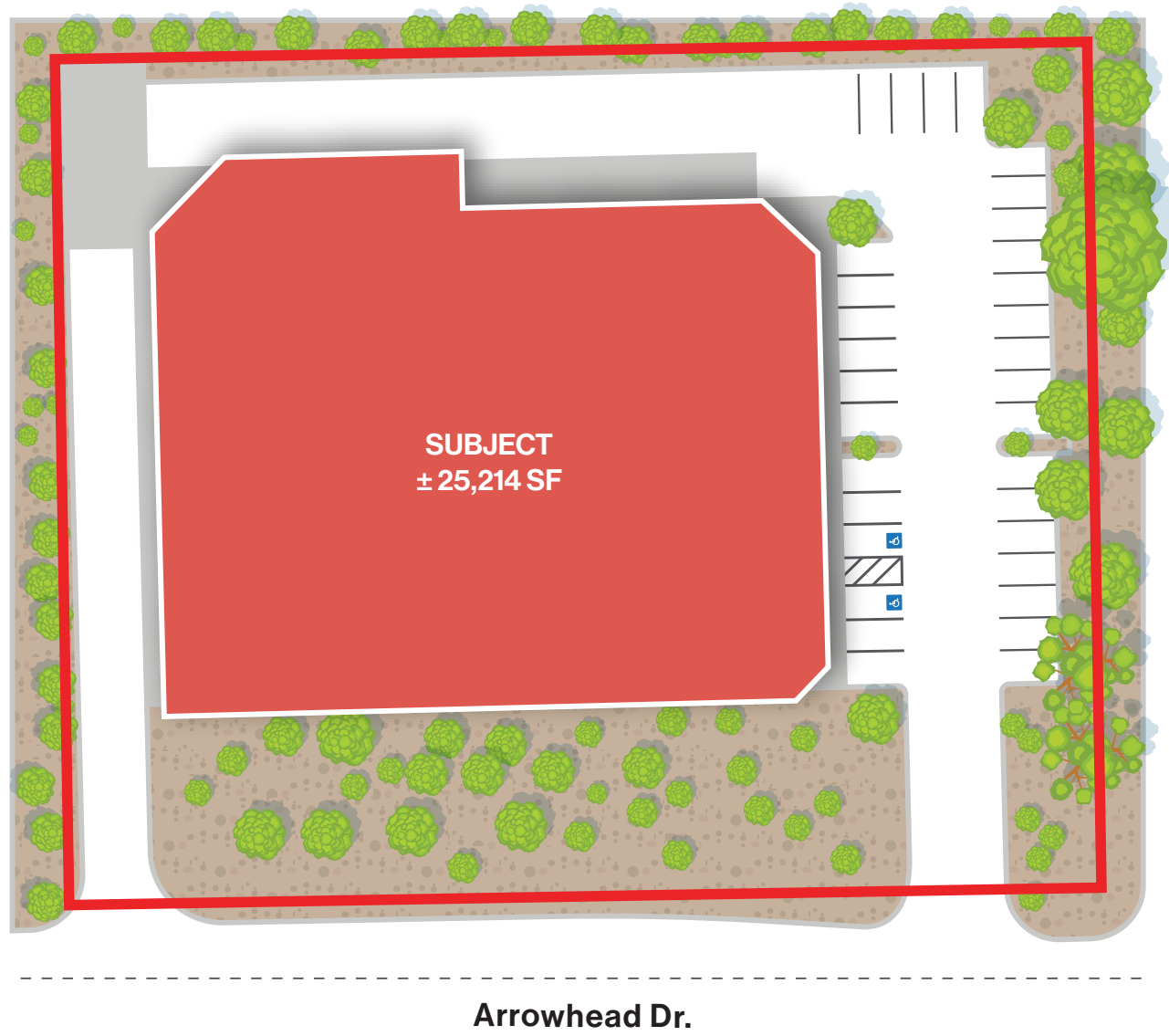
Office / Industrial
GLOBAL POWER SYSTEMS

Office / Industrial
BASALITE
Concrete Products

Office / Industrial
CGI inc

To Reno →

Arrowhead Drive



Property Photos



Property Photos



Property Photos



Key Figures of Northern Nevada

The city of Reno and Northern Nevada have seen exponential population and employment growth over the past 5 years. These increases are a direct reflection of the community, culture, and economy that Nevada has to offer.



2023

Population

724_k

Northern Nevada Population



2023

Travel

3.9_{MM}

Annual Visitors Reno-Tahoe Area



2023

Visitors

469_k

Hotel Rooms Available in Reno-Tahoe Area

50_{k+}

CA Residents Move to Northern Nevada

64%

Repeat Visitors to Northern Nevada

\$1.04_B

Gross Gaming Revenue in Northern Nevada

24%

Reno/Sparks Employment Growth in Past 5 Years

54%

Percentage of Visitors from California

\$887_B

Visitor Recreation Spending in Washoe County



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 56,798 in 2024**. During the day, the population swells to over 63,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 48,946 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 501,673 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4,000,000 visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **3500 Arrowhead Dr., Carson City NV 89706**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Affiliated Business Disclosure

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Reno, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



LOGIC



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Mallory LaBranch, MBA

Associate
775.220.6600
mlabran@logicCRE.com
BS.0146684

Blaise LaBranch

Associate
775.379.9398
blabran@logicCRE.com
S.0200016