

# 511-529 Fairview Drive

RETAIL FOR SALE | Carson City, NV 89701



## Property Highlights

- Anchor building of Sunrise Centre
- Ample shared parking
- All Tenants are on Modified Gross Leases
- Property painted & new fencing installed 2024
- Units were significantly remodeled between 2010-2021
- Fairview Drive high traffic, 6,300 cars per day, one block from main Carson City artery
- Newer roof
- Meticulously maintained

**Located Across From Power Shopping Center Anchored By:**

- **LOWE'S**
- **OFFICE DEPOT**
- **PET SMART**
- **CVS**

## Offering Summary

Sale Price:	\$1,750,000
CAP Rate:	7.44%
Number of Units:	3
Lot Size:	0.718 Acres
Building Size:	12,000 SF
APN:	009-082-05
Year Built:	1964
Zoning:	RC - Retail Commercial

### Disclaimer:

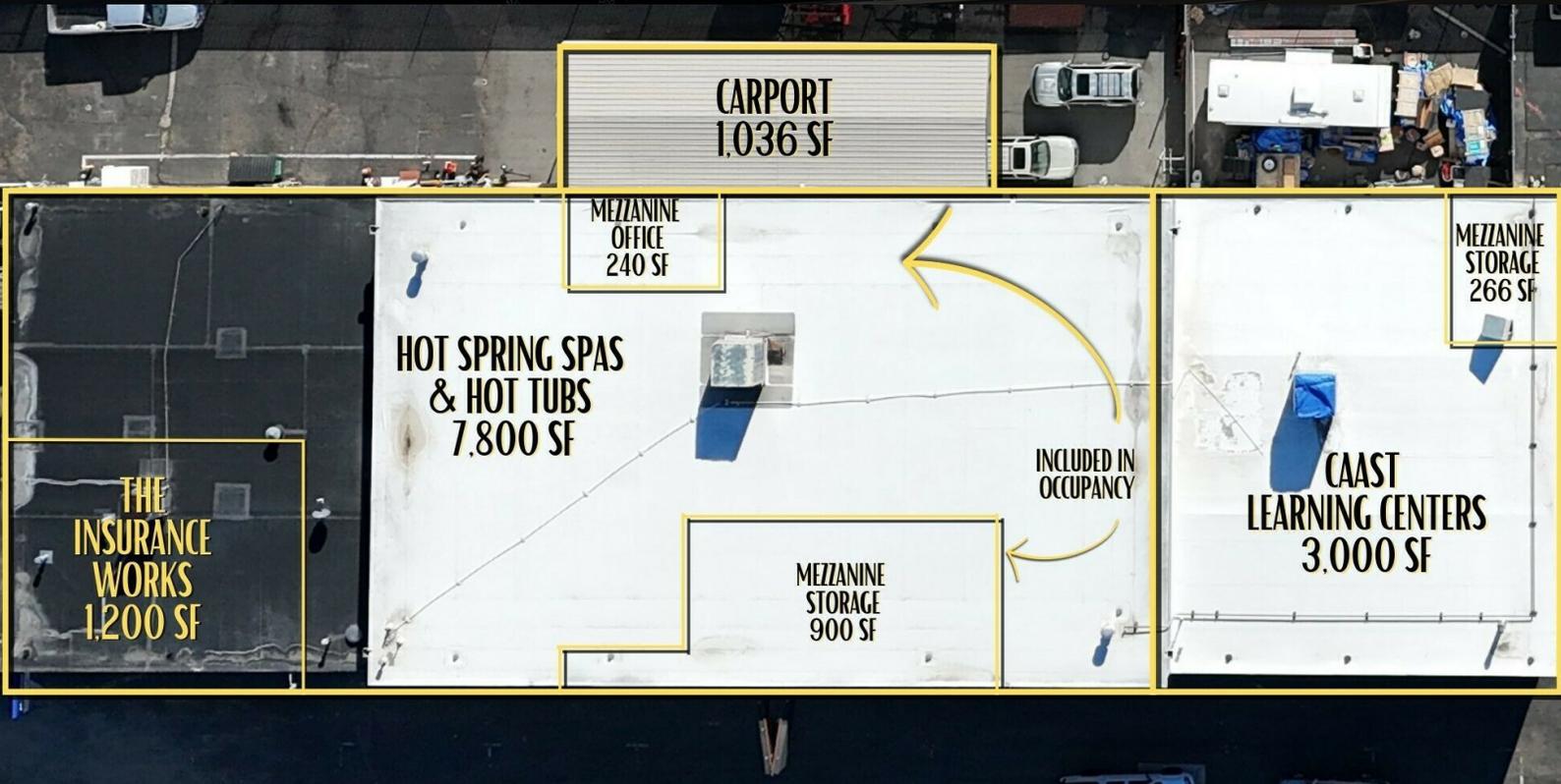
Parcel lines shown are approximate and for illustrative purposes only. Actual property boundaries should be independently verified.

**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us  
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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



FLOOR PLAN & TENANT INFO



**CURRENT TENANTS**

TENANT	SQUARE FEET	TERM ENDS	AMPS
THE INSURANCE WORKS	1,200 SF	MO. to MO.	100
HOT SPRING SPAS & HOT TUBS	7,800 SF	08/31/2026	100
CAAST LEARNING CENTERS	3,000 SF	12/31/2027	100

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PHOTOS



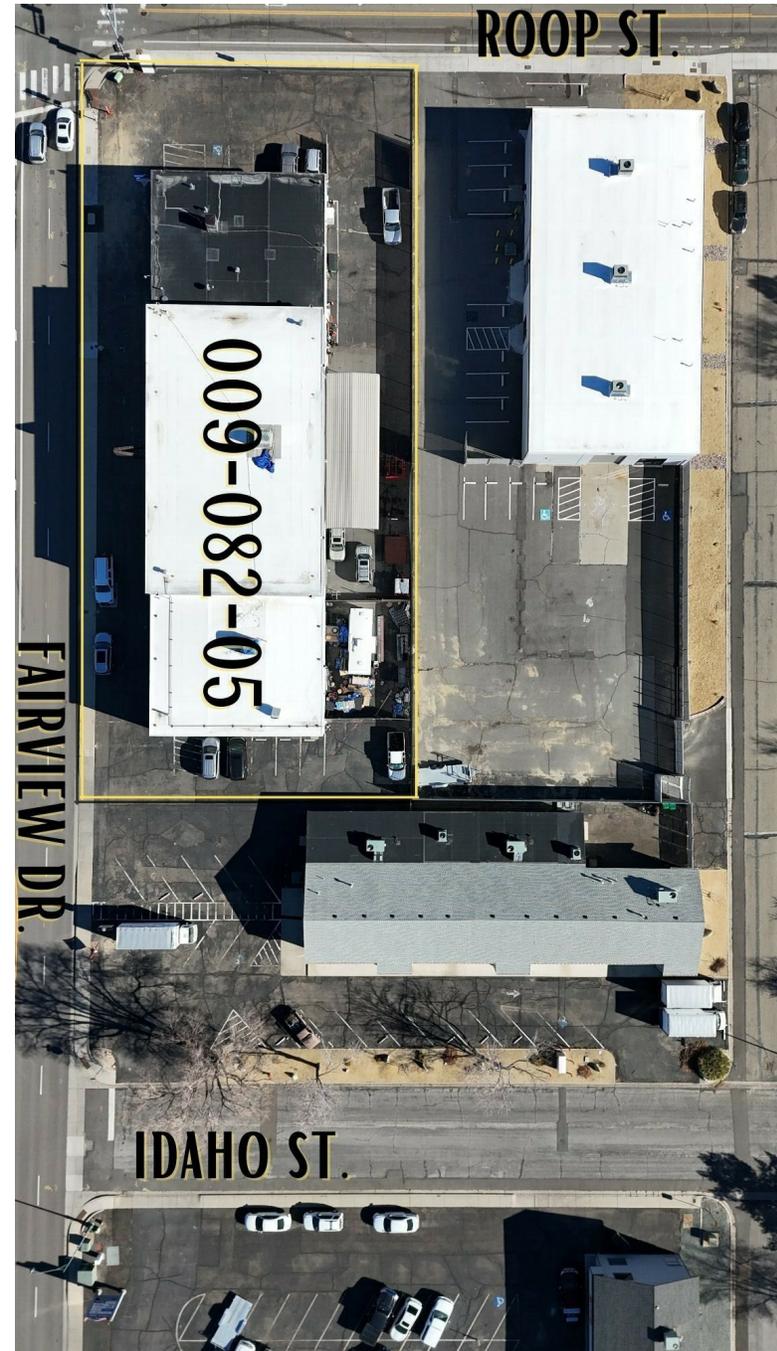
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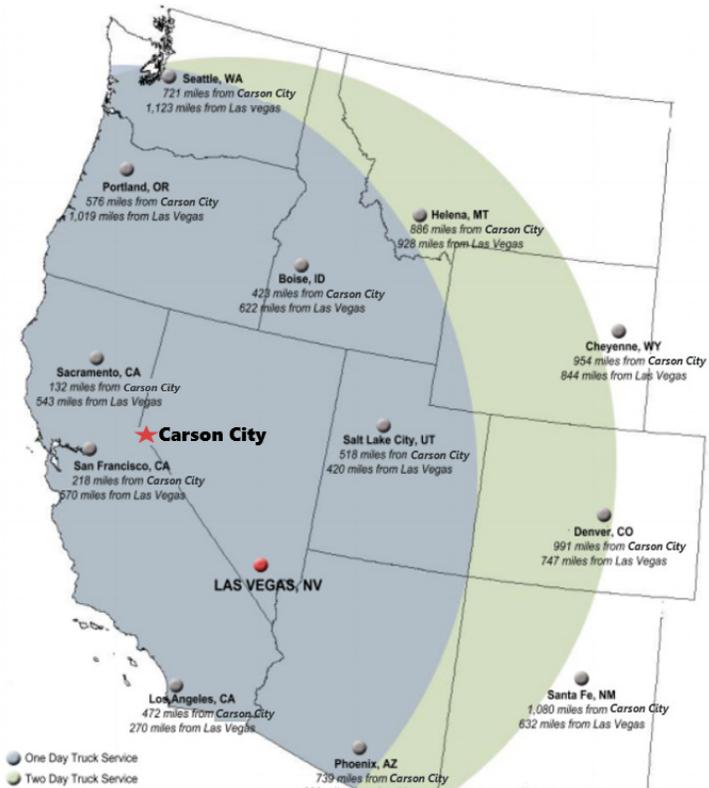
LOCATION MAP



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## Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

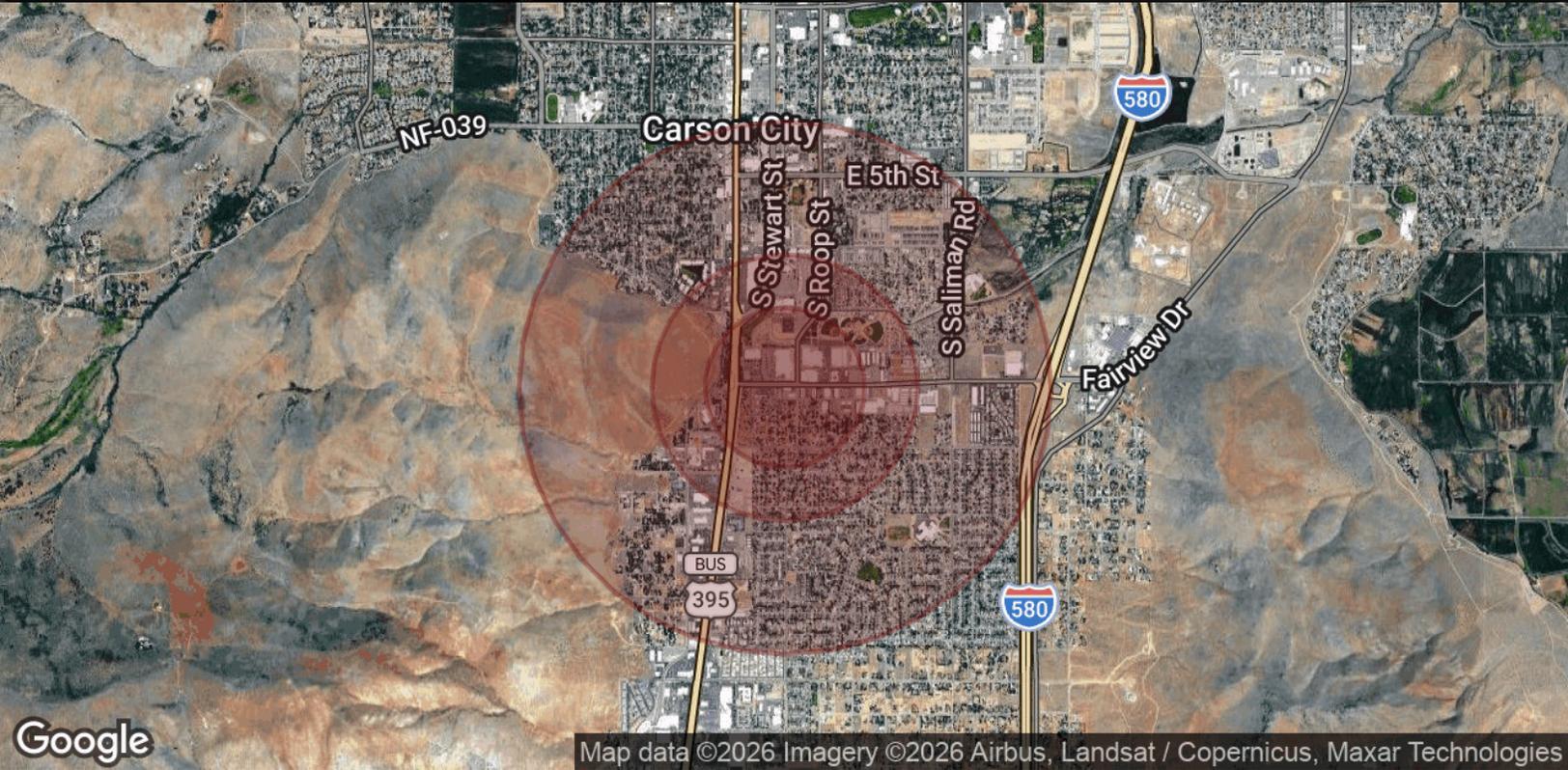
## Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

## Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	686	1,968	10,683
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	45	45

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	300	854	4,523
# of Persons per HH	23	23	24
Average HH Income	\$74,689	\$78,109	\$95,145
Average House Value	\$379,814	\$375,732	\$407,434

Demographics data derived from AlphaMap