

*For Sale or Lease* | 400 Hot Springs Rd. Carson City, NV 89706

## Property Summary



### Property Highlights

- 8 Offices
- 2 Conference Rooms
- 5 Restrooms
- 10x12 Roll Ups x 13
- Class 100K Clean Room (ISO 8)
- 2,400 AMPS | 480V 3-Phase
- New Roof
- New Parking Lot

### Offering Summary

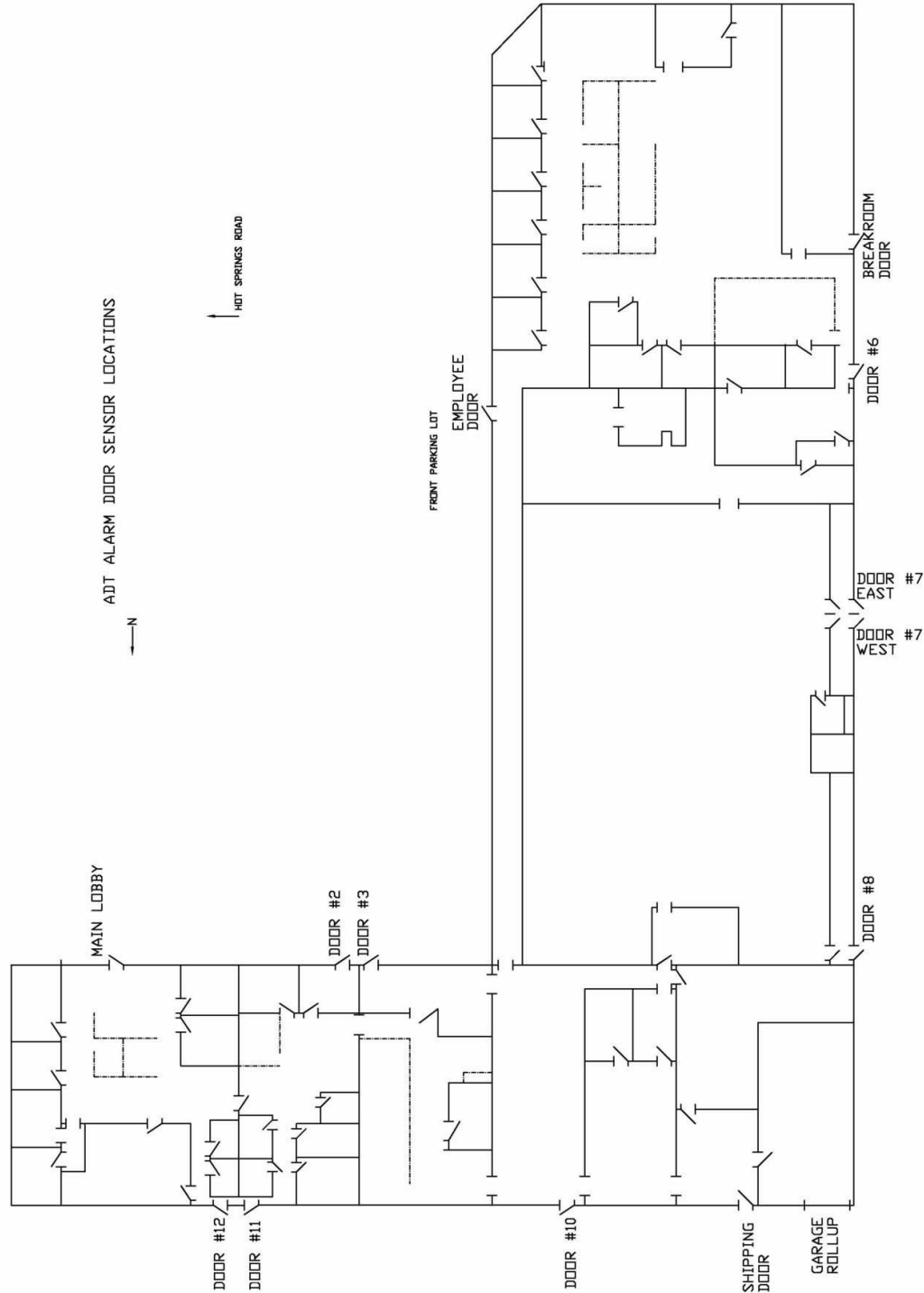
|                  |                         |
|------------------|-------------------------|
| Sale Price:      | Subject to Offer        |
| Lease Rate:      | \$1.00 SF/MO + NNN      |
| Lease Type:      | NNN: TBD                |
| Number of Units: | 1                       |
| Available SF:    | 23,800 SF               |
| Lot Size:        | 1.47 Acres              |
| APN:             | 002-061-06              |
| Zoning:          | GC - General Commercial |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 708       | 2,027     | 6,310    |
| Total Population  | 1,777     | 4,775     | 14,367   |
| Average HH Income | \$77,835  | \$86,927  | \$85,466 |

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**Bruce Robertson, CCIM** Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.US  
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Floor Plan



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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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Interior Photos



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## Location Map



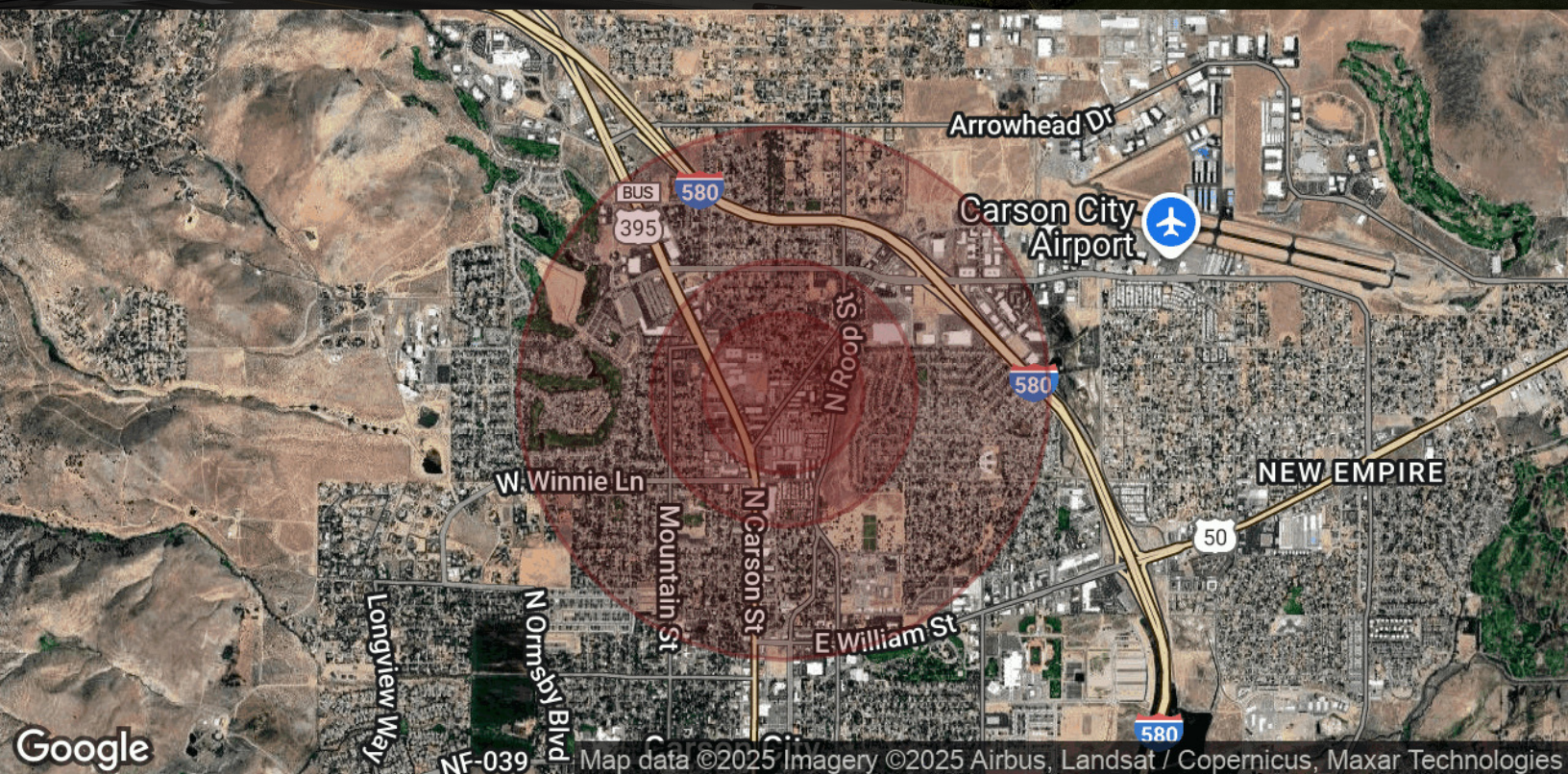
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## Demographics Map & Report



| Population           | 0.3 Miles | 0.5 Miles | 1 Mile    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,777     | 4,775     | 14,367    |
| Average Age          | 37        | 40        | 42        |
| Average Age (Male)   | 36        | 39        | 41        |
| Average Age (Female) | 37        | 41        | 44        |
| Households & Income  | 0.3 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 708       | 2,027     | 6,310     |
| # of Persons per HH  | 2.5       | 2.4       | 2.3       |
| Average HH Income    | \$77,835  | \$86,927  | \$85,466  |
| Average House Value  | \$263,342 | \$345,906 | \$387,739 |

Demographics data derived from AlphaMap

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