

1055

N Hills Blvd

RENO, NV 89506



SUITE A TOUR



SUITE B TOUR

LEASED DENTAL
INVESTMENT
PROPERTY

FOR SALE



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CORFAC
INTERNATIONAL

1055 N Hills Blvd

RENO, NV 89506

 SUITE A TOUR

 SUITE B TOUR



ABOUT THE PROPERTY

- Suite A (4,568± SF) Desert Valley Dental (AHV Network Holdings Reno).
 - Initial 10 year NNN lease expiring 3/31/2025. 3% annual rent increases.
- Suite B (1,000 SF total) State Farm occupies 500± SF month-to-month; remaining 500± SF available for lease. Additional ±508 SF storage/mezzanine not included in building SF.
- .676+/- acres; 32+/- parking spaces.
- Visibility from US 395N, adjacent to Raley's Grocery, Renown Health, US Bank, USPS, Subway, Greater Nevada Credit Union, Amazon and various nation retailers and corporate tenants.

* Desert Valley Dental reserves a one-time ROFR to purchase.



Sale Price | \$2,650,000

Cap Rate | 6.73%*

*Assumes 2027 pro forma NOI

Building Size | 5,568 RSF

*PLUS ±508 SF OF STORAGE

APN | 502-120-19

Year Built | 2001

Zoning | GC

GENERAL COMMERCIAL

SITE MAP

**1055
N HILLS BLVD**

N HILLS BLVD (11,500 ADT)



AREA MAP



1055 NORTH HILLS BLVD

3 miles
39,401

5 miles
123,915

POPULATION



amazon

SMART WAREHOUSING

RIVAS MEXICAN RESTAURANT
MyKid's Smile Pediatric Dentistry
DOLLAR TREE
ANYTIME FITNESS
TACO BELL

LEMMON LANDING MULTIFAMILY DEVELOPMENT

NORTH VALLEYS

SALLY.

NORTH HILLS SHOPPING CENTER
Raley's
SUBWAY
PET STATION
GREATER NEVADA Credit Union
Renown HEALTH
ROUND TABLE PIZZA ROYALTY
L&L Hawaiian Barbecue

us bank

1055 N Hills Blvd

UNITED STATES POSTAL SERVICE

FARMERS INSURANCE

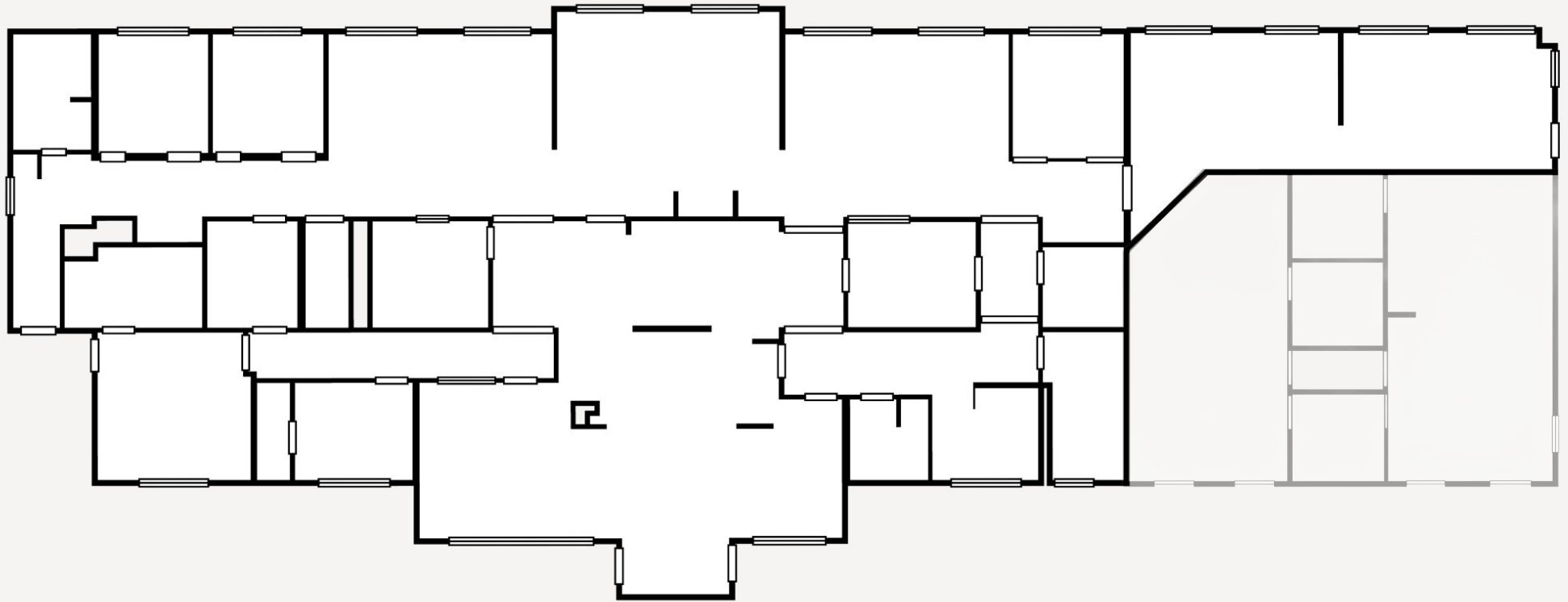
Desert Valley DENTAL

N HILLS BLVD (11,500 ADT)



FLOOR PLAN
SUITE A - renovated 2025

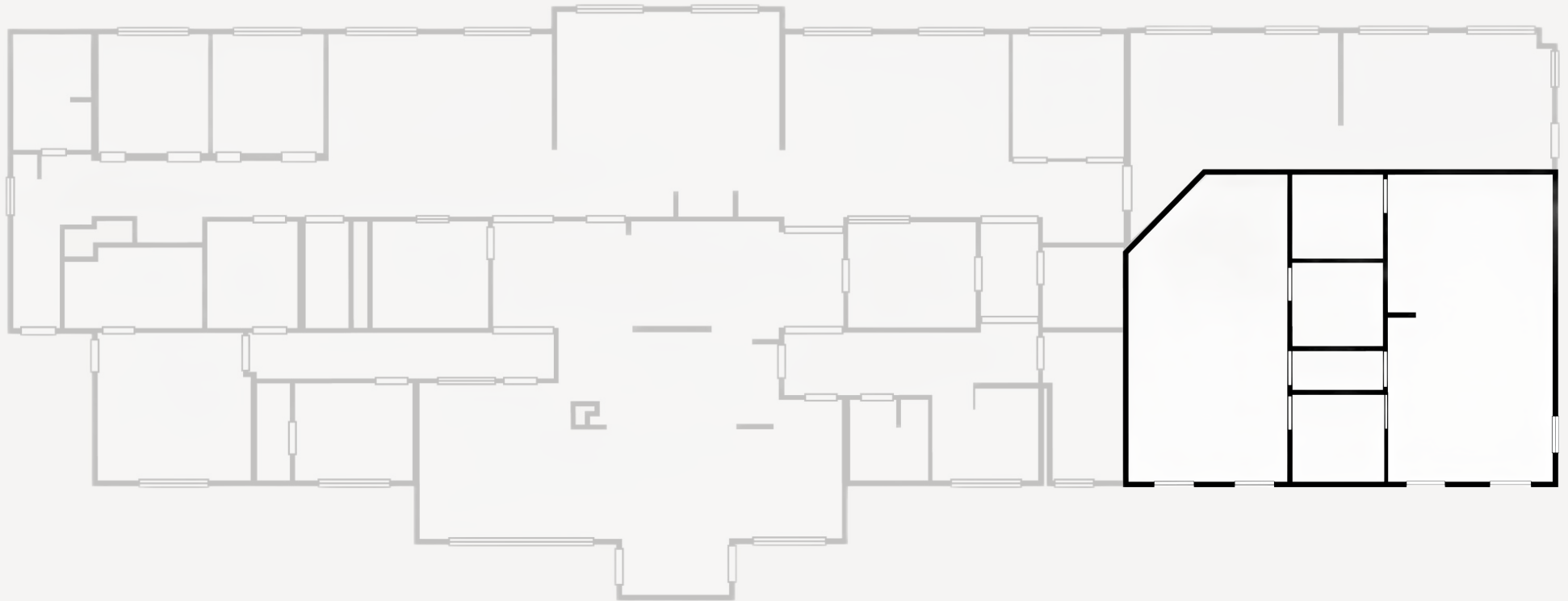
4,568 SF



**Per Matterport Scan - Dimensions are Approximate*

FLOOR PLAN
SUITE B - renovated 2025

1,000 SF



**Per Matterport Scan - Dimensions are Approximate*

SUITE A PHOTOS



SUITE A PHOTOS



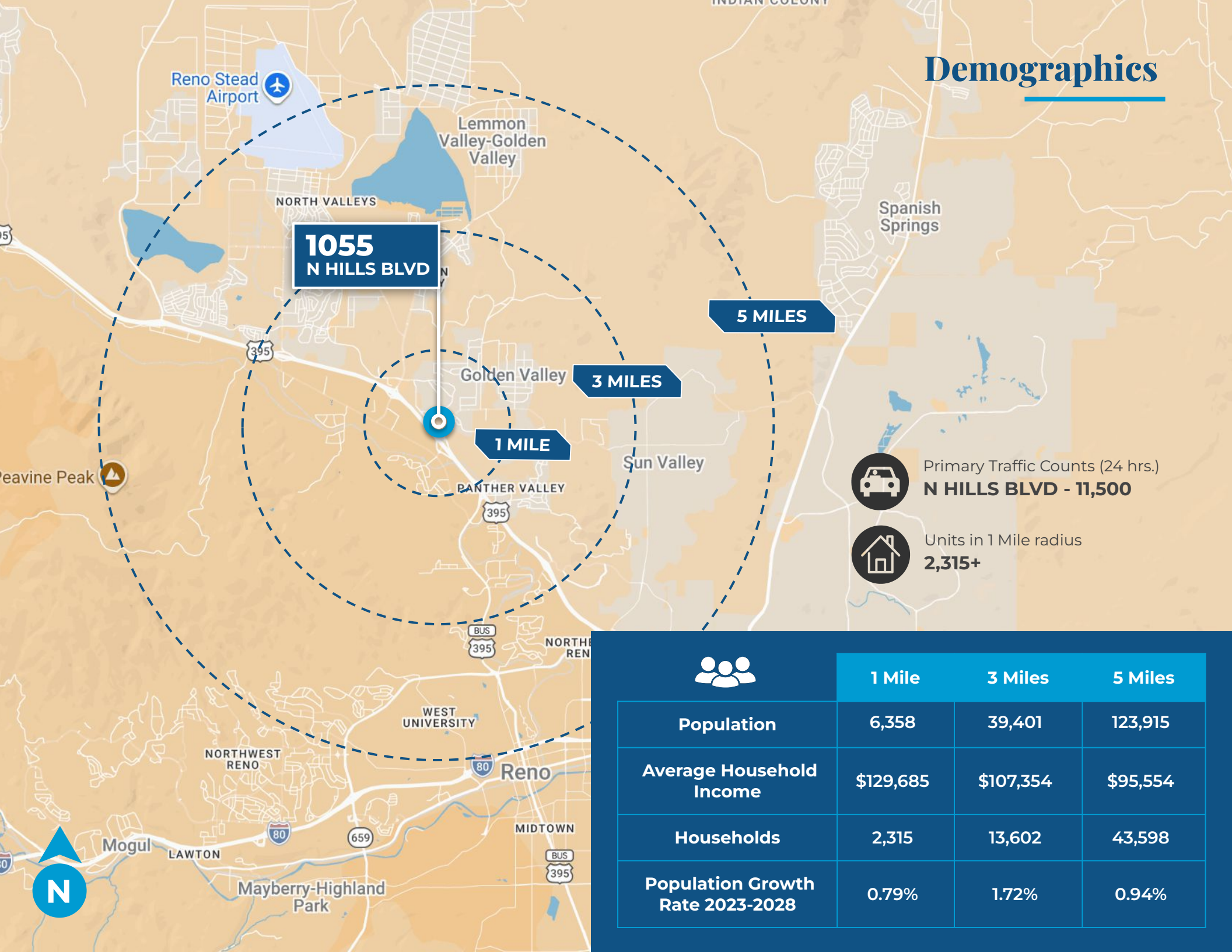
SUITE A PHOTOS



SUITE B PHOTOS



Demographics



**1055
N HILLS BLVD**

5 MILES

3 MILES

1 MILE



Primary Traffic Counts (24 hrs.)
N HILLS BLVD - 11,500



Units in 1 Mile radius
2,315+



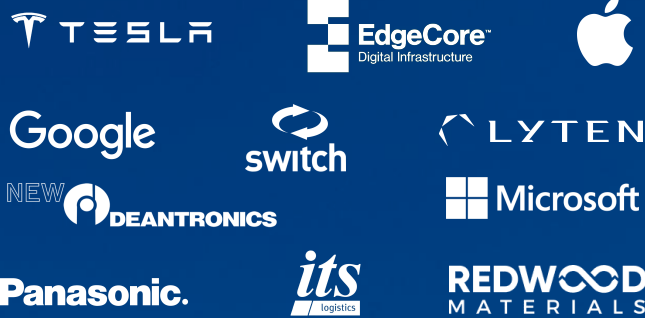
	1 Mile	3 Miles	5 Miles
Population	6,358	39,401	123,915
Average Household Income	\$129,685	\$107,354	\$95,554
Households	2,315	13,602	43,598
Population Growth Rate 2023-2028	0.79%	1.72%	0.94%

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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