

Offering Memorandum

Day Care Center off of College Pkwy.



1987 Old Hot Springs Rd., Carson City, NV 89706

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1987 Old Hot Springs Rd.
Carson City, NV 89706

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Listing Snapshot



\$649,000
Sale Price



± 2,823 SF
Building Square Footage



± 3,500 SF
Fenced Play Yard



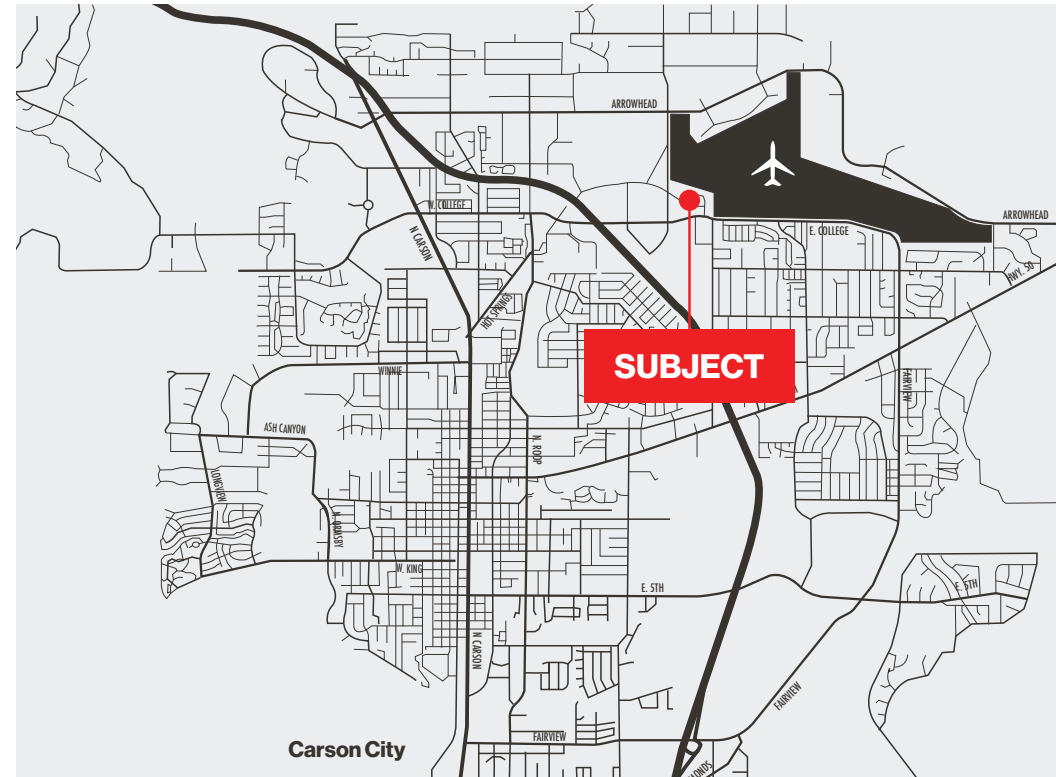
Curiosity Corner

Established business also available for separate sale

Property Highlights

- APN: 008-921-10
- ± 0.44 acre parcel
- Two (2) large classrooms on either side of the building, each with its own child-height utility sink, children's restroom, and direct access to play yard
- Entry vestibule area with half-height wall
- Office with reception window to central hallway
- Staff break room with attached staff restroom
- Laundry room with washer and dryer
- Large fenced outdoor play yard with shade structures and natural shade from trees
- New playground equipment and rock-climbing wall with rubber mulch
- Bike loop, sandbox, and other play areas

LOGIC Commercial Real Estate does not represent seller in sale of business.



Important Statistics

5-Mile Radius



57,001
Total Population



61,111
Daytime Population



3,093
Number of Businesses



0.17%
2020-2024 Population Growth



39,731
Total Employees

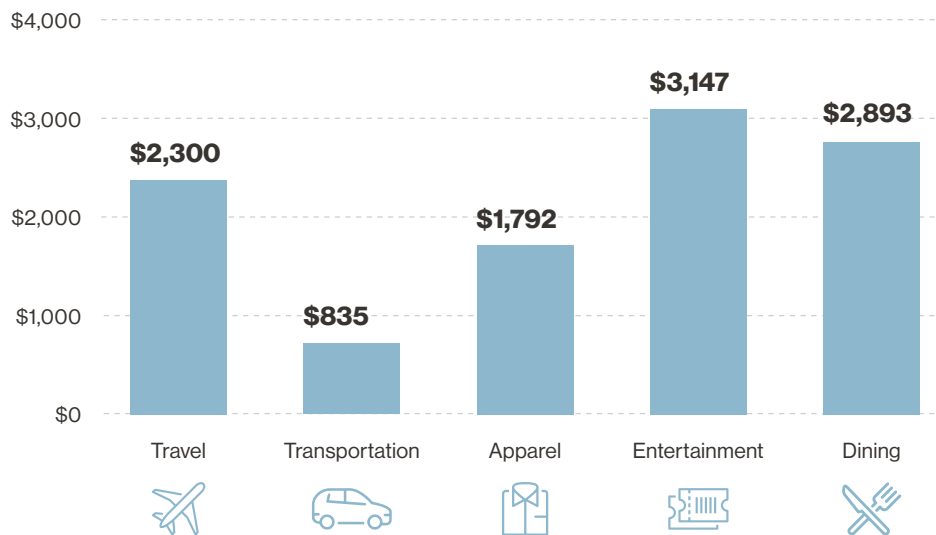


\$410,189
Median Home Value

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	8,854	43,565	56,586
2024 Population	8,846	43,378	57,001
2029 Population	8,720	43,874	57,312
Annual Growth 2020 - 2024	-0.02%	-0.10%	0.17%
Annual Growth 2024 - 2029	-0.29%	0.23%	0.11%

Income

2024 Average Household Income	\$73,636	\$81,784	\$86,376
2029 Average Household Income	\$85,473	\$95,023	\$100,328
2024 Per Capita Income	\$30,266	\$34,536	\$35,779
2029 Per Capita Income	\$35,642	\$40,833	\$42,271

Households

2020 Total Households	3,530	18,045	23,292
2024 Total Households	3,563	18,264	23,874
2029 Total Households	3,567	18,805	24,414

Housing

2024 Total Housing Units	3,689	19,183	24,952
2024 Owner Occupied Housing Units	2,202	10,436	14,649
2024 Renter Occupied Housing Units	1,361	7,828	9,225
2024 Vacant Housing Units	126	919	1,078
2029 Total Housing Units	3,710	19,703	25,506
2029 Owner Occupied Housing Units	2,221	10,793	15,060
2029 Renter Occupied Housing Units	1,346	8,011	9,354
2029 Vacant Housing Units	143	898	1,092



Parks
Ronald D. Wilson
Memorial Park

Hotels / Casinos
Dotty's

Retail
Starbucks
Jack
in the box

Retail
Walmart

Retail
THE
MONEY
STORE

Hotels / Casinos
Comstock
HOTEL
CASINO

Retail
FIRST
INDEPENDENT

Hospitals
Concentra
Urgent Care

Retail
SONIC

Venues
St. Teresa of Avila
Catholic Church

SUBJECT
± 2,823 SF

Airports
Carson City
Airport



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



 Retail


 Retail
Walmart 


 Retail



 Government
Nevada Dept of Taxation – Audit Division

 Government
Nevada Division of Welfare & Supportive Services

 Retail


SUBJECT
± 2,823 SF

 Government
State of Nevada: Dept. of Business & Industry

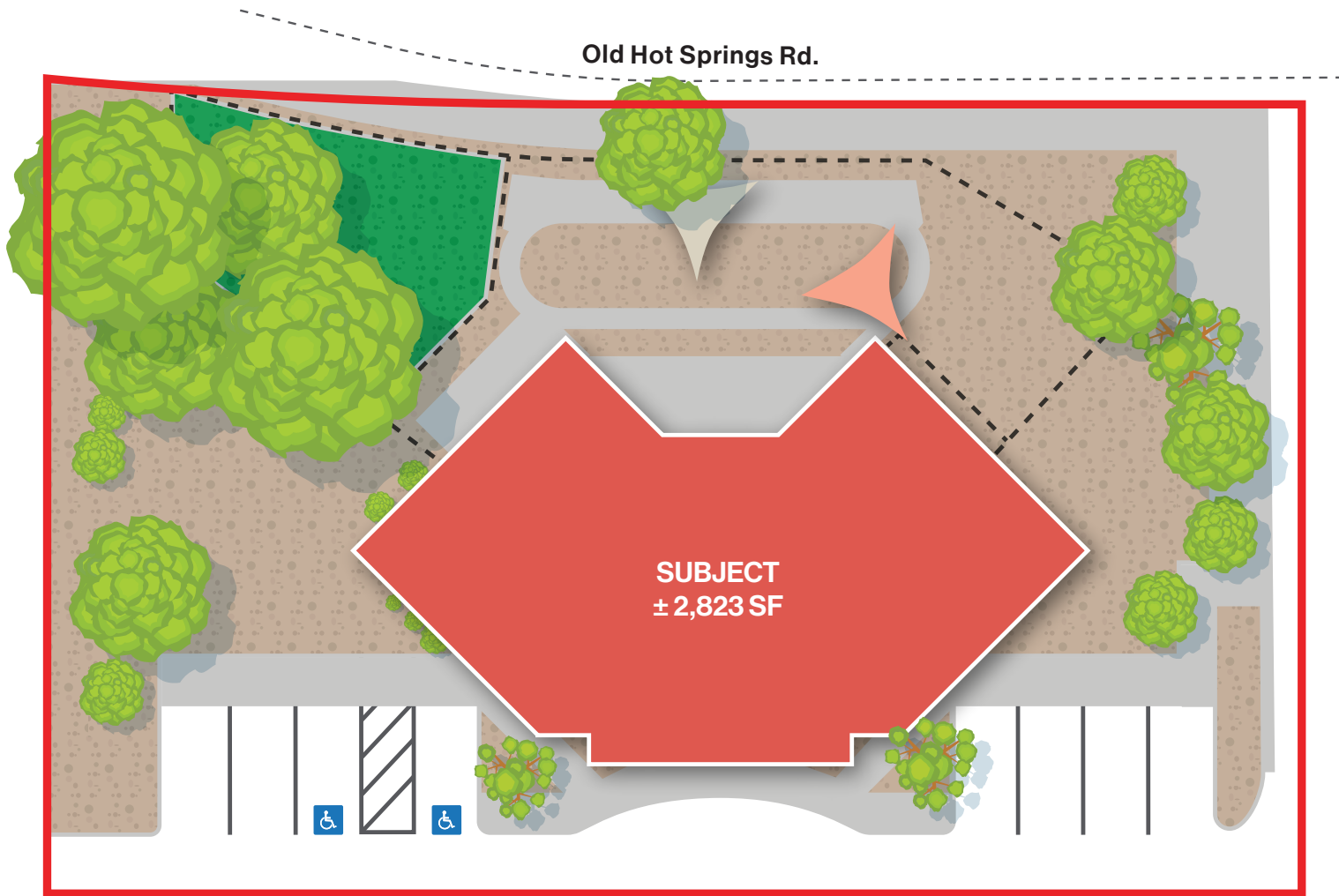
 Hospitals
Carson Tahoe Regional Medical Center

College Parkway

US 580



Old Hot Springs Rd.



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

24%

Reno/Sparks Employment Growth in Past 5 Years

64%

Repeat Visitors to Northern Nevada

54%

Percentage of Visitors from California

\$1.04_B

Gross Gaming Revenue in Northern Nevada

\$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.



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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

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

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