

9 5 6 Topsy Lane

CARSON CITY, NV 89705



100% LEASED | 3 TENANT NNN RETAIL PAD | FOR SALE
OUT PARCEL CORNER PAD | WALMART & TRADER JOE'S ANCHOR

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SVN | The Equity Group is proud to exclusively offer for sale **956 Topsy Lane**, a **±6,500 SF** Power Center Outparcel located on Topsy Lane and US-395, shadow-anchored by a *Walmart Supercenter and Trader Joe's* and situated near many other National Tenants, including *Marshalls, PetCo, Michael's, Best Buy, Ulta Beauty, In-N-Out Burger, and more!*

The subject property provides excellent visibility from US-395, on a signalized intersection (Topsy Lane) with convenient ingress/egress. This center also benefits from ample LED lighting and parking.

956 TOPSY LANE, CARSON CITY, NV 89705

Purchase Price	\$3,360,000
Building Size	±6,500 SF
Price/SF	\$517/SF
Net Operating Income	\$193,213.68
CAP Rate	5.75%
Year Built	2013
APN	1420-06-502-014
Lot Size	±0.72 ACRES
Zoning	C-2
Number of Tenants	3



PRIME LOCATION

Situated on Topsy Lane and US-395, offering excellent visibility and easy access from a signalized intersection with high traffic counts. (Topsy Lane: 10,000 VPD; US-395: 43,500 VPD)

STABLE INCOME

Generates an annual Net Operating Income (NOI) of \$193,213.68, with opportunities for near-term upside

GROWING MARKET

Located in Carson City, which has strong economic drivers in government, healthcare, tourism, and manufacturing.

SHADOW ANCHORED

Benefiting from proximity to major national tenants including Walmart Supercenter, Trader Joe's, Marshalls, PetCo, and Best Buy.

BELOW REPLACEMENT COSTS

This high quality asset was built in 2013 with a modern design and appeal. Currently priced well below replacement costs.

ATTRACTIVE DEMOGRAPHICS

Carson City boasts a median household income of \$62,024 and proximity to both Reno and Lake Tahoe, making it a desirable commercial hub.

STRONG TENANT MIX

Leases with established tenants such as America First Federal Credit Union, Jersey Mike's, and Absolute Dental.

HIGH PARKING RATIO

Provides abundant parking, enhancing the customer experience for tenants and their clients.

TURNKEY INVESTMENT

With a CAP rate of 5.75%, this property offers a solid return with minimal landlord responsibilities due to the NNN lease structure.



CALIFORNIA

NEVADA

RENO

CARSON CITY

TAHOE NATIONAL FOREST

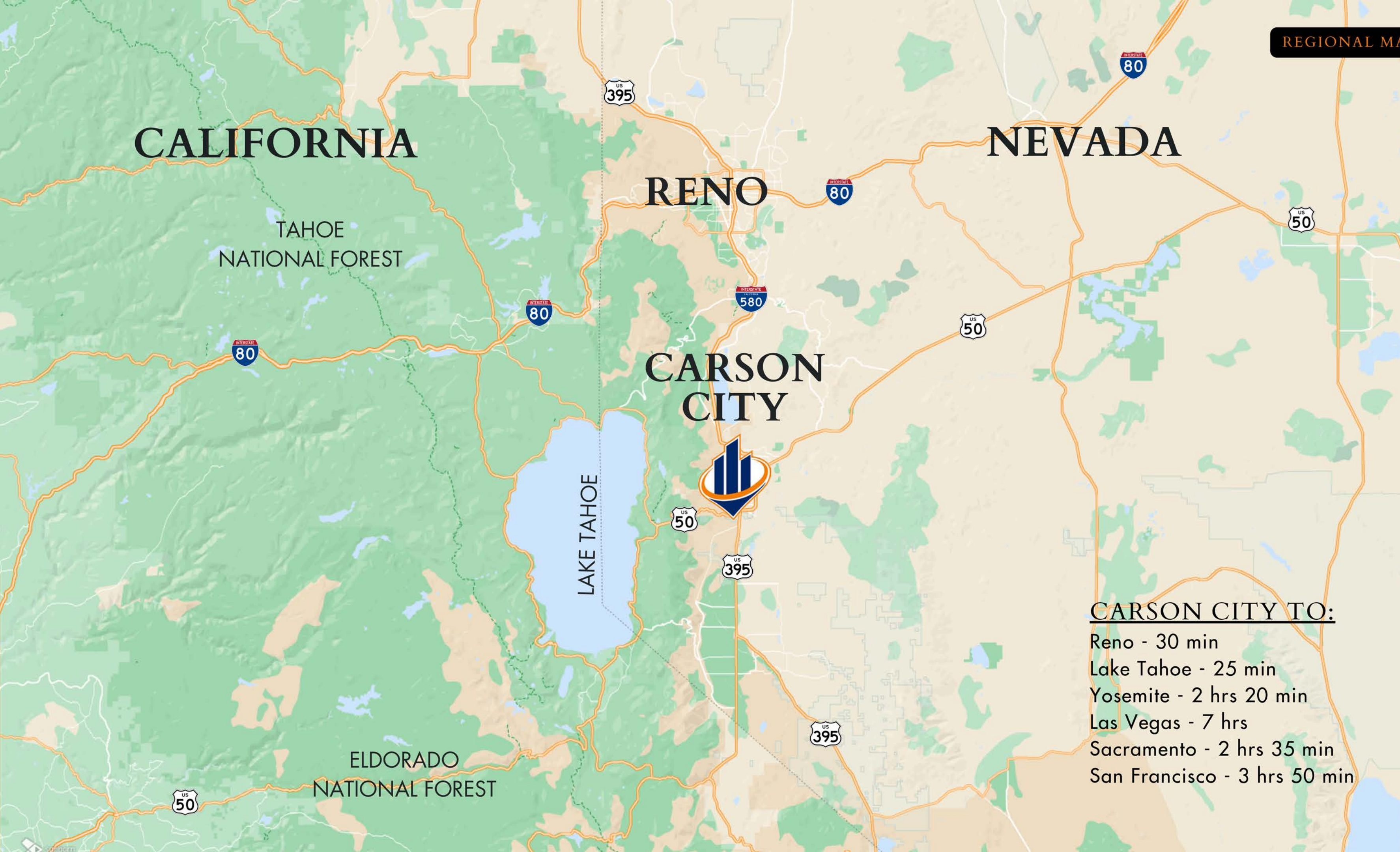
ELDORADO NATIONAL FOREST

LAKE TAHOE



CARSON CITY TO:

- Reno - 30 min
- Lake Tahoe - 25 min
- Yosemite - 2 hrs 20 min
- Las Vegas - 7 hrs
- Sacramento - 2 hrs 35 min
- San Francisco - 3 hrs 50 min



AERIAL PHOTO

19 MILES TO LAKE TAHOE

7 MILES TO CARSON CITY



DOLLAR TREE

Marshalls

Michaels

petco

WORLD MARKET

Walmart

PANDA EXPRESS

BlueZone Sports

TRADER JOE'S

COSTCO WHOLESALE

chili's

CLEAR CREEK PLAZA

Bath & Body Works

ULTA

BEST BUY

CARSON VALLEY PLAZA

TOPSY LANE ± 10,000 VPD

US-395 (± 43,500 VPD)

395



TOPSY LANE (±10,000 VPD)





Absolute Dental

Absolute Dental is a leading dental care provider with multiple locations throughout Nevada, offering comprehensive dental services for patients of all ages. The company has built a strong reputation for delivering quality care through a wide range of services, including general dentistry, orthodontics, cosmetic dentistry, and oral surgery.

Founded in 2002, Absolute Dental is committed to providing accessible, affordable dental care with flexible payment plans and convenient locations. Their established brand presence and long-term commitment to their locations make them a highly reliable and stable tenant for any property.

Website	www.absolutedental.com
Locations	47+
Suite SF	±1,995 SF
Lease Rate	\$2.76/SF
Lease Start	2/17/2015
Options Remaining	One Three (3) Year Option



Jersey Mike's is a popular and rapidly growing sub sandwich franchise with over 2,900 locations nationwide. Founded in 1956, the brand is known for its fresh, high-quality ingredients, made-to-order subs, and a strong commitment to customer service. Their menu features a variety of hot and cold subs, all prepared with premium meats and cheeses, fresh vegetables, and signature bread baked daily.

With a strong brand presence and a loyal customer base, Jersey Mike's continues to expand, making it a reliable and stable tenant. Their long-term leases and steady growth trajectory provide a solid foundation for any retail center.

Website	www.jerseymikes.com
Locations	2,917+
Suite SF	±2,305 SF
Lease Rate	\$2.25/SF
Lease Start	1/24/2024
Options Remaining	Two Five (5) Year Options



America First Credit Union is the seventh-largest credit union in the United States, with over \$16 billion in assets, and the fifth-largest in membership, serving more than 1.2 million members. Founded in 1939, America First offers a comprehensive range of financial services, including personal and business banking, mortgage lending, and investment solutions. The credit union is known for its member-first approach, competitive rates, and exceptional customer service. As a financially strong institution with a long-term presence, America First Credit Union is a highly dependable tenant, providing stability and consistent income for any property it occupies.

Website	www.americafirst.com
Locations	130+
Suite SF	±2,200 SF
Lease Rate	\$2.46/SF
Lease Start	1/11/2021
Options Remaining	Two Three (3) Year Options

RANKING

Walmart

3770 US-395 S, Carson City, NV 89705

66%

NATIONWIDE

53%

NEVADA

3

LOCALLY

VISITS	2.1M	VISITORS	291.3K
VISITS/SF	9.24	VISIT FREQUENCY	7.36
SIZE SF (GLA)	230.2K	AVG DWELL TIME	34 MIN

Clear Creek Plaza

3770 US-395 S, Indian Hills, NV 89705

77%

NATIONWIDE

75%

NEVADA

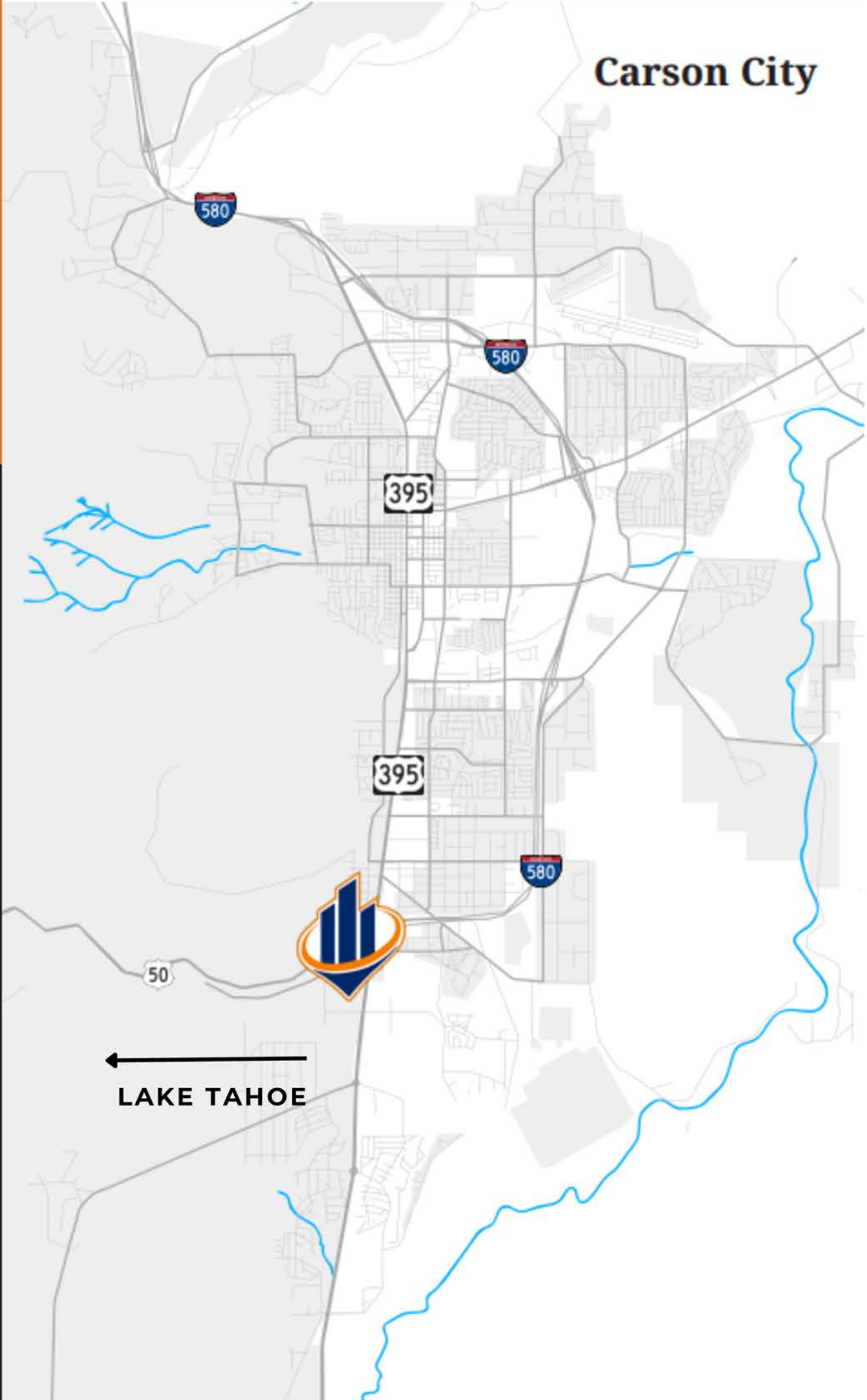
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LOCALLY

VISITS	3.4M	VISITORS	415.6K
VISITS/SF	14	VISIT FREQUENCY	8.27
SIZE SF (GLA)	243.8K	AVG DWELL TIME	38 MIN

*Data referenced from Placer.ai between 10/1/23-9/30/24





Carson City

LOCATION HIGHLIGHTS

LOCATION AND POPULATION

Carson City, the capital of Nevada, boasts a population of approximately 58,993 (2024). Known for its unique mix of historical charm and modern growth, the city offers an attractive blend of urban amenities and scenic beauty. Carson City is strategically located just 30 miles south of Reno and 15 miles from Lake Tahoe, providing easy access to both metropolitan areas and outdoor recreational activities.

ECONOMIC LANDSCAPE

Carson City's economy is driven by a diverse range of industries, including government, healthcare, education, and tourism. As the state capital, the city benefits from stable public sector employment, supplemented by a growing private sector.

KEY INDUSTRIES

- **Government:** The largest employer, including state and local government offices
- **Healthcare:** Major facilities such as Carson Tahoe Health play a key role in employment and economic growth
- **Tourism & Hospitality:** Carson City sees substantial tourist traffic due to its proximity to Lake Tahoe and historic attractions
- **Manufacturing:** This sector is experiencing growth, thanks to the city's business-friendly environment

TOP-PAYING SECTORS

- **Public Administration:** \$80,000 average annual salary
- **Healthcare & Social Assistance:** \$75,000 average annual salary
- **Manufacturing:** \$70,000 average annual salary

43.2

MEDIAN AGE

\$62,024

MEDIAN HOUSEHOLD INCOME

\$412,500

MEDIAN PROPERTY VALUE



CARSON CITY

HISTORICAL SIGNIFICANCE

Carson City has a rich history as one of the original settlements from the Nevada Territory era, playing a significant role in the region's development since the mid-1800s. Founded in 1858 and named after the famous frontiersman Kit Carson, the city has retained much of its Old West charm while evolving into a modern hub for business and tourism.

KEY ATTRACTIONS & ACTIVITIES

- **Nevada State Museum:** Housed in the former U.S. Mint, this museum showcases Nevada's cultural and natural heritage.
- **Nevada State Capitol:** A historic landmark offering tours and a glimpse into Nevada's political history.
- **Lake Tahoe:** A short drive away, the lake offers yearround recreational activities, including skiing, hiking, and boating.
- **Carson River Canyon:** Ideal for outdoor enthusiasts, offering hiking, biking, and scenic views.

EVENTS AND FESTIVALS

Carson City hosts a wide variety of community events and festivals throughout the year, such as

- **Nevada Day Parade:** Celebrates Nevada's statehood with a parade and festivities each October.
- **Silver & Snowflakes Festival of Lights:** A holiday event that lights up the city's downtown area.
- **Jazz & Beyond Music Festival:** A popular summer event featuring live jazz performances.



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