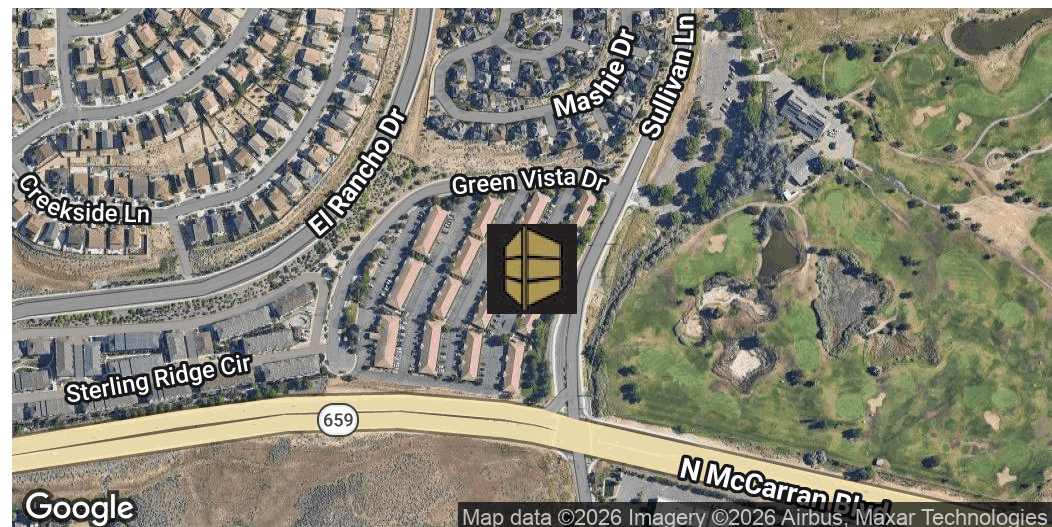


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to announce for Sale a fully leased medical investment property. The long term lease with Allergy & Asthma Association is leased till 11/31/30. Located in Wildcreek Business Park), one of Sparks' established office/retail parks. The total 3,966 +/- sq ft offices were built in 1996 and sits just off N. McCarran Blvd., roughly one mile from the US-395 on/off ramp — putting tenants and customers within easy reach of the Reno-Sparks corridor. The unit is currently improved with a reception area, multiple private offices, a small kitchen/coffee bar, and a restroom, and four years remaining on the lease. The property carries PD zoning (Land Use 410), municipal water and sewer, and sits on a ±0.088 AC parcel with 2 APNs. Within a 3-mile radius, the trade area supports a population of nearly 119,000 with average household income of \$84,723, giving this location strong visibility and access to a dense residential and commercial base along the McCarran Blvd corridor.

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	0.088 Acres
Building Size:	3,966 SF
NOI:	\$85,800.00
Cap Rate:	7.5%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,392	41,850	92,648
Total Population	16,429	112,180	230,922
Average HH Income	\$75,015	\$75,621	\$87,863

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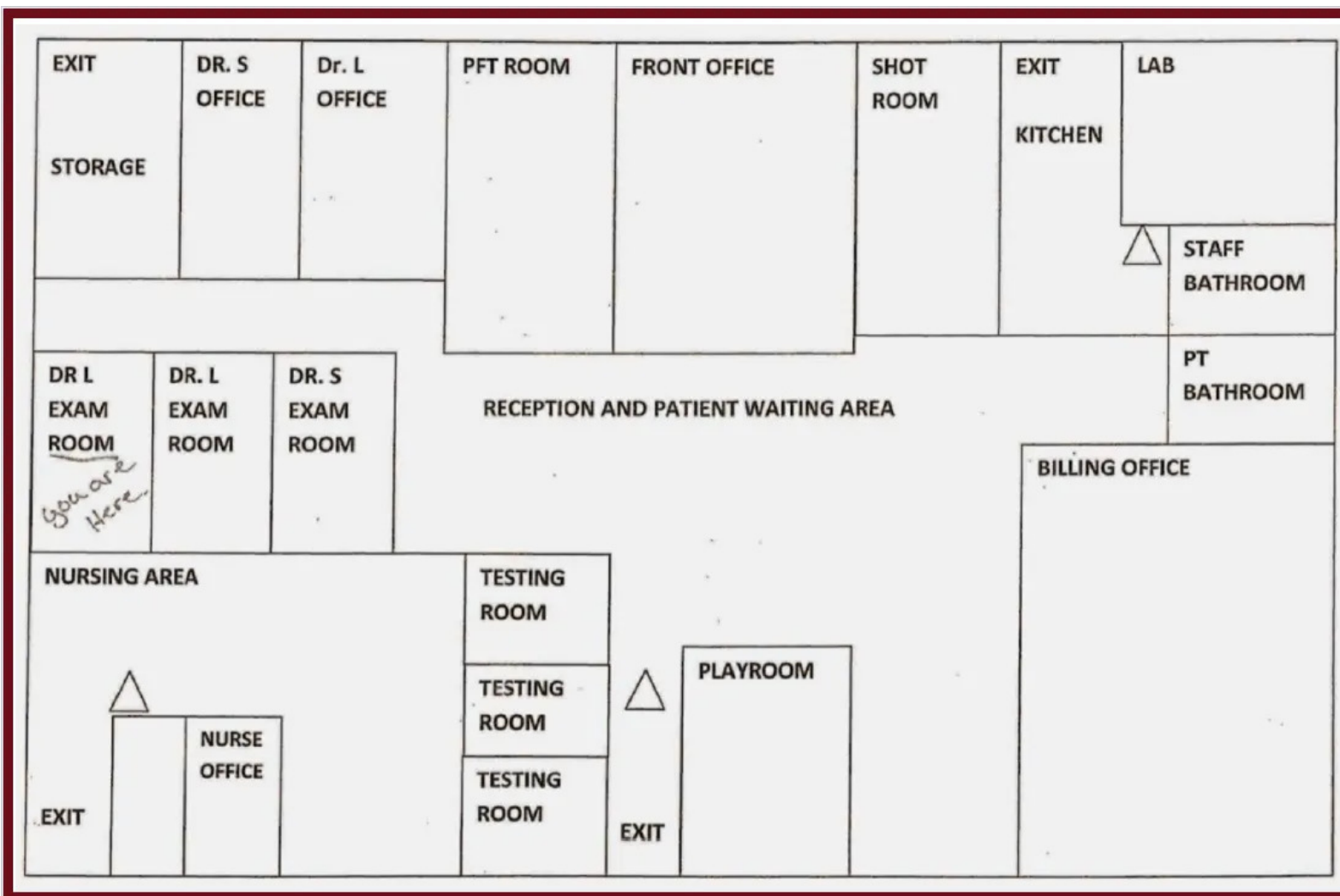
LEASE RECAP

Rental Periods		\$/Month	Escalation
12/1/20	11/31/21	\$7,150.00	+ NNN/CAM
12/1/21	11/31/22	\$7,150.00	+ NNN/CAM
12/1/22	11/31/23	\$7,150.00	+ NNN/CAM
12/1/23	11/31/24	\$7,150.00	+ NNN/CAM
12/1/24	11/31/25	\$7,150.00	+ NNN/CAM
12/1/25	11/31/26	\$7,150.00	+ NNN/CAM
12/1/26	11/31/27	\$7,150.00	+ NNN/CAM
12/1/27	11/31/28	\$7,150.00	+ NNN/CAM
12/1/28	11/31/29	\$7,150.00	+ NNN/CAM
12/1/29	11/31/30	\$7,150.00	+ NNN/CAM
Options to Renew, if any:		1 Ea., 5 Yr.	based on fair market value at that time as defined in lease
Expenses:	Landlord Pays	Tenant Pays	Information, such as but not limited to:
Utilities:	NO	YES	NNN Lease – tenant pays all – Tenant pays Direct
R&M	NO	YES	NNN Lease – tenant pays all – Tenant pays Direct
Hazard Ins:	n/a	YES	NNN Lease – tenant pays all – Tenant pays Direct
Liability Ins:	n/a	YES	TBD – tenant pays and lists landlord as additional insured
Property Tax:	NO	YES	Tenant pays direct - Approx. \$
CAM Fees:	NO	YES	NNN Lease – tenant pays all – Tenant pays Direct
Parking lot maintenance and repairs, sewer, common area insurance	NO	Yes	In CAM expenses
Option to Purchase, if any: NONE			

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FLOOR PLANS



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LOCATION MAP



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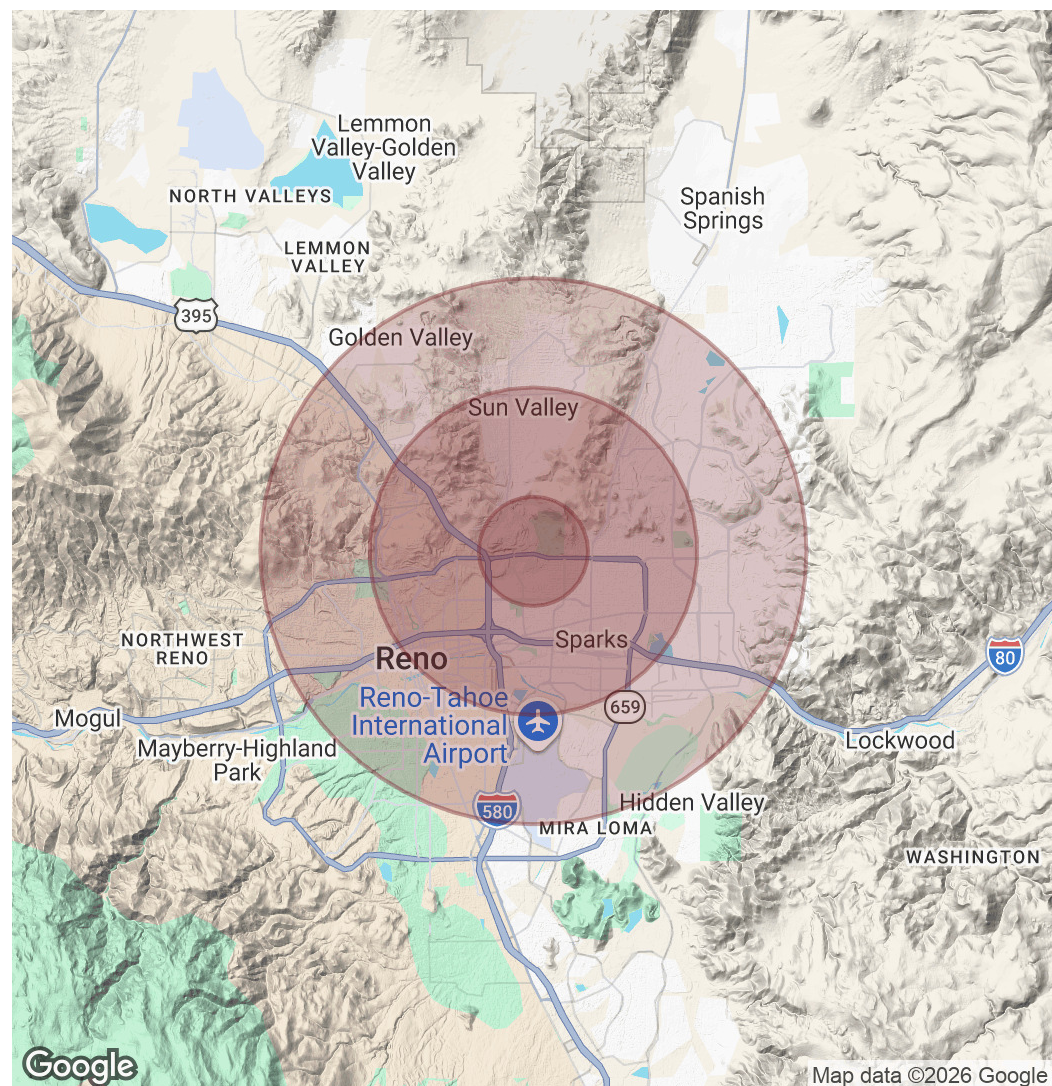
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,429	112,180	230,922
Average Age	36.0	35.1	36.7
Average Age (Male)	35.1	34.8	35.9
Average Age (Female)	36.7	35.9	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,392	41,850	92,648
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$75,015	\$75,621	\$87,863
Average House Value	\$340,878	\$335,403	\$417,942

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM



RICHARD JOHNSON

Principal & Broker of Record

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RYAN JOHNSON, CCIM

Principal

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