

# 1493

## Medical Pkwy

Carson City, NV 89703

# MEDICAL OFFICE

## FOR SALE



**TRAVIS HANSEN, SIOR, CCIM**

775.351.5578 **CELL**  
thansen@dicksoncg.com  
S.170076

**JOSH MENANTE**

775.527.6186 **CELL**  
jmenante@dicksoncg.com  
S.201761

# 1493

## Medical Pkwy

Carson City, NV 89703

## Executive Summary

### About the Property

- Beautiful multi-tenant medical building located in the Carson-Tahoe Medical Campus in Carson City.
- Easy access to Hwy 395 and within a mile of Downtown Carson City.
- 100% occupied by four tenants including Carson Tahoe Medical Group, Sierra Nevada Hearing Aid Center, Sierra Nevada ENT and Neuthrive Physical Therapy Clinic.



**Sale Price** | \$4,234,362

**Cap Rate** | 6.00%

**Size** | ±10,305 SF

**Acres** | 1.42 AC

**Year Built** | 2018

**Zoning** | GC  
GENERAL COMMERCIAL

**APN** | 007-531-41

# AREA MAP



**DOWNTOWN  
CARSON CITY**



**N CARSON ST**



**1493  
Medical Pkwy**



**MEDICAL PKWY**



PARCEL MAP

PRESTI LN

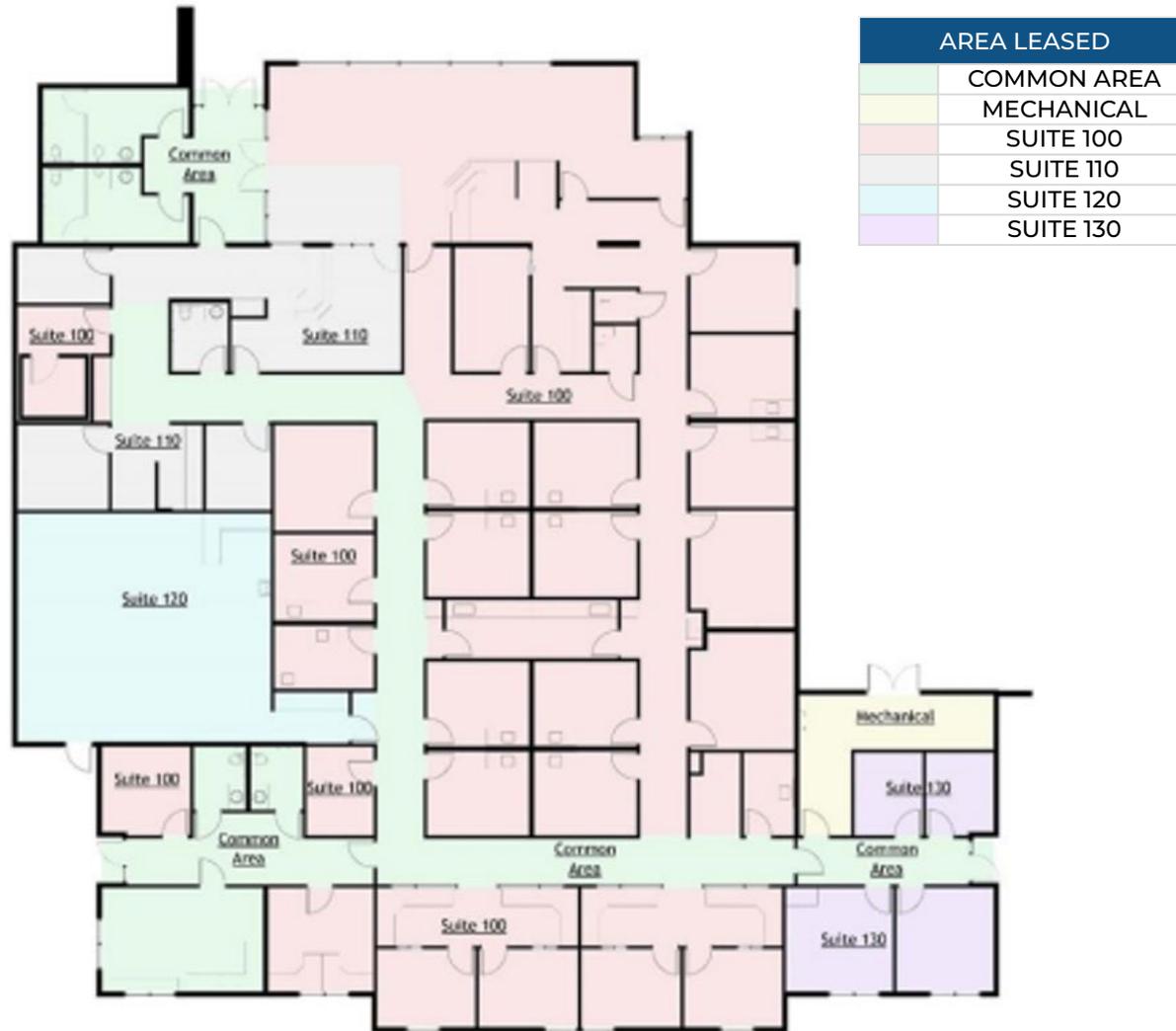
MEDICAL PKWY

1493  
Medical Pkwy



# FLOOR PLAN

±10,642 SF



- Suite 100 is 7,253 rentable square feet and occupied by Carson Tahoe Medical Group.
- Suite 101 is 1,270 rentable square feet and occupied by Sierra Nevada Hearing Aid Center.

- Suite 130 is 616 rentable square feet and occupied by Sierra Nevada ENT.
- Suite 120 is 1,166 rentable square feet and occupied by Neuthrive.

## TENANT PROFILES



### **CTH Physicians Clinic dba Carson Tahoe Medical Group**

**Unit 100 | 7,253 SF**

**61 Month lease in place**

Currently, the Physicians of the Carson Tahoe Medical Group offer a wide array of medical services around Northern Nevada and Eastern California. Specialty services of the Medical Group include Cardiology, Cardiovascular Surgery, Family Medicine, Internal Medicine, Endocrinology, Neurology, Oncology, Psychiatry, and Rheumatology.



### **Sierra Nevada Hearing Aid Center Inc., dba Silver State Hearing & Balance**

**Unit 110 | 1,270 SF**

**61 Month lease in place**

Sierra Nevada Hearing Aid Center provides a range of services focused on improving hearing health, including hearing evaluations and testing, hearing aid sales, fittings, and repairs. They also offer counseling and training on how to use and maintain hearing aids. They work with patients to find the best solutions for their individual hearing needs.



### **Sierra Nevada ENT Administrative**

**Unit 130 | 616 SF**

**Month to Month lease in place**

Sierra Nevada ENT is a physician-owned practice specializing in otolaryngology. They offer a wide range of services for both adults and children, including treatment for sinus and nasal conditions, head and neck conditions, thyroid conditions, and voice and throat conditions.



### **Neuthrive**

**Unit 120 | 1,166 SF**

**24 Month lease in place**

Neuthrive provides physical therapy specializing in vestibular, balance, and neurological rehabilitation. They offer a range of services including vestibular therapy, aquatic therapy, and neuro rehab, with a focus on helping individuals achieve their movement potential.

**Please contact our team to execute an NDA and receive additional financial details.**

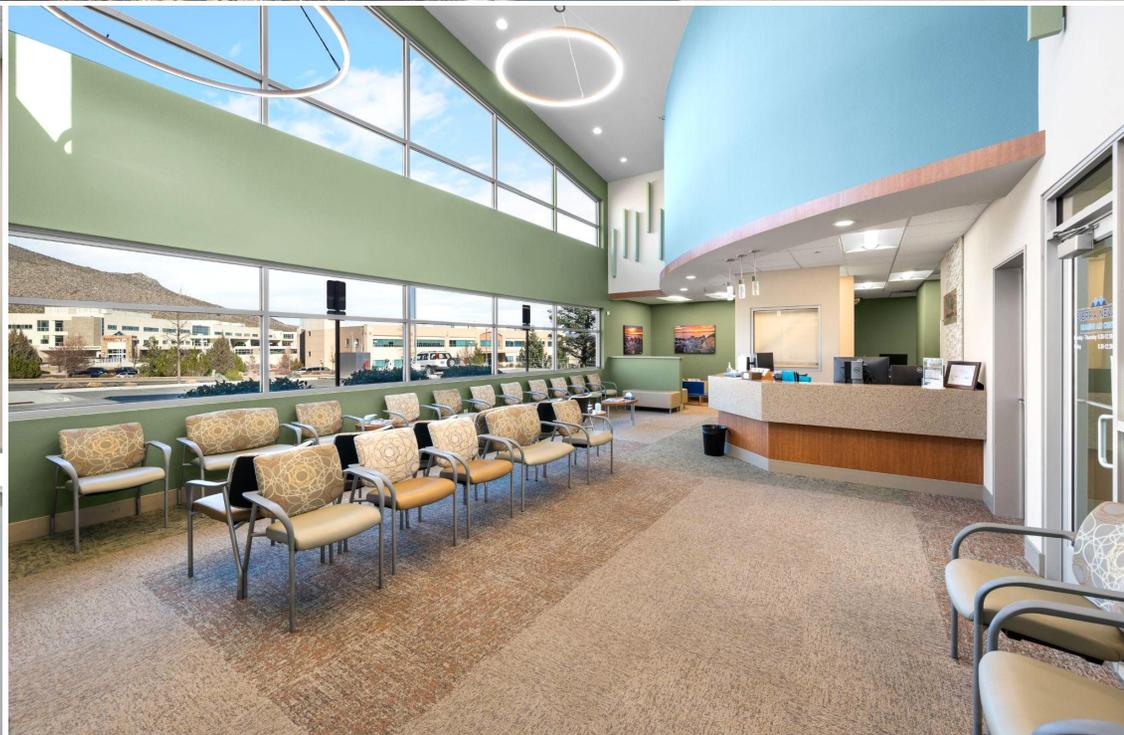
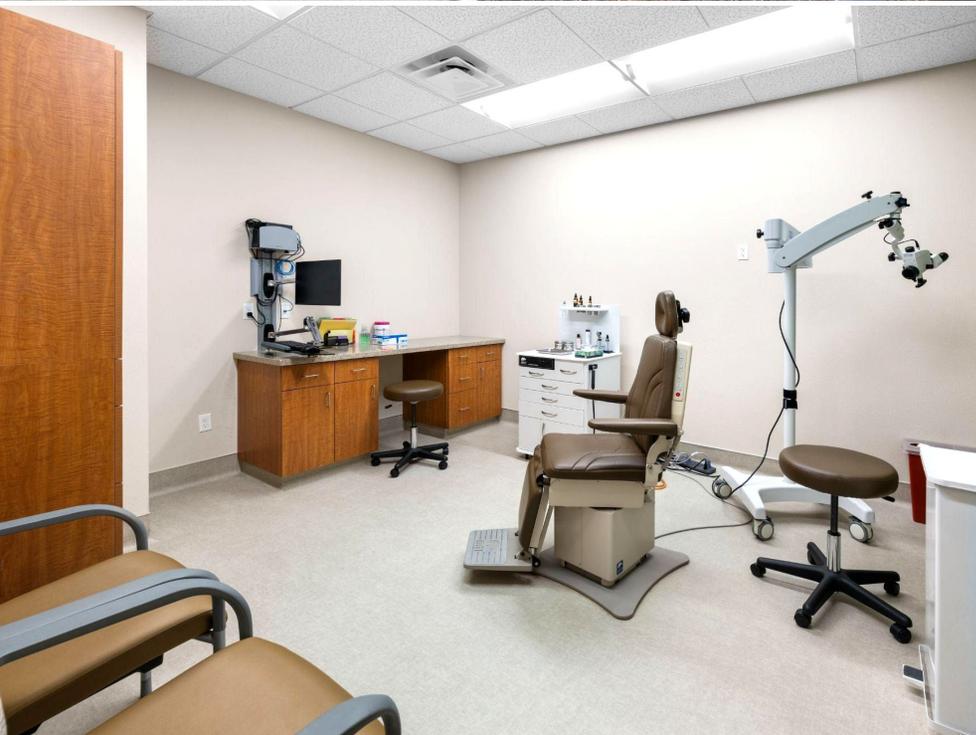
# RENT ROLL

1493 MEDICAL PKWY CARSON CITY, NV 89703

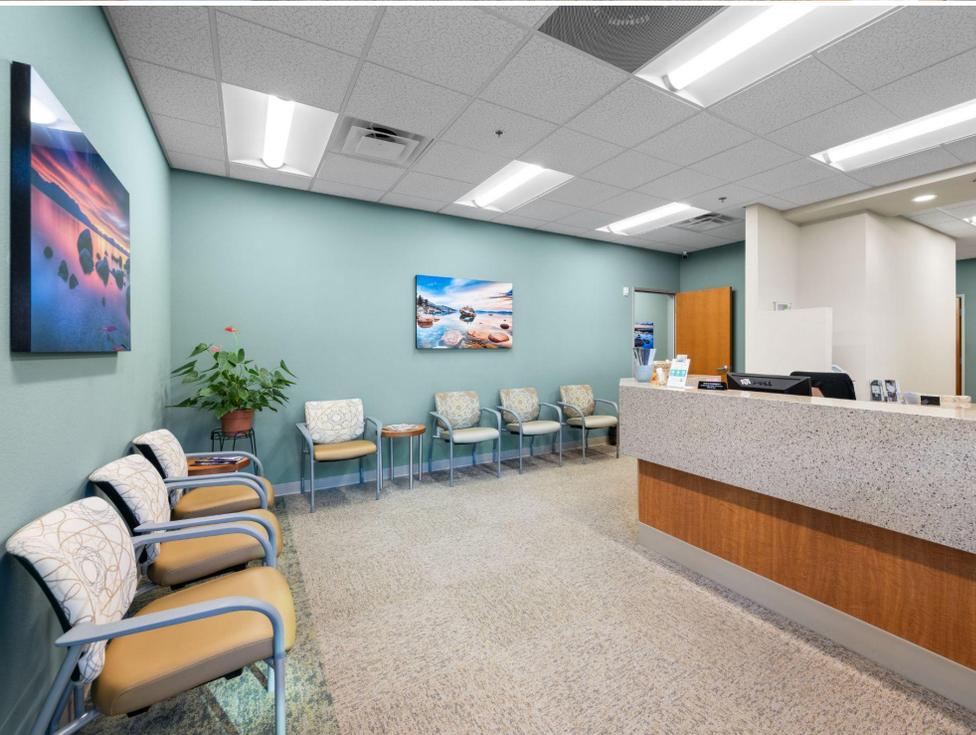
Unit	Tenant	RSF	Lease Duration	Lease Date	Expiration Date	Rate/RSF Per Lease	Notes
100	Carson Tahoe Medical Group	7,253	61 Months	6/1/2024	7/31/2029	\$2.16 NNN	Sixty-one (61) months, with three (3) options to extend the term for sixty (60) months each. Annual 3% increases. Guaranteed by Carson Tahoe Health System
110	Sierra Nevada Hearing Aid Center	1,270	61 Months	6/1/2024	7/31/2029	\$2.16 NNN	Sixty-one (61) months, with one (1) option to extend the term for sixty (60) months. Annual 3% increases. Personally guaranteed.
120	Sierra Nevada ENT	616	Month to Month	6/1/2024	-	\$2.16 NNN	Owner occupied suite on a month-to-month basis. No annual increases or options specified in the lease agreement.
130	Neuthrive	1,166	24 Months	6/1/2024	6/1/2026	\$0.93 NNN	Annual 3% increase. Personally guaranteed. Tenant is currently in their sole 1-year renewal term.
<b>TOTAL</b>		<b>10,305</b>					

1493 MEDICAL PKWY CARSON CITY, NV 89703











**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

R1 - 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



**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



**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.

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

– US News (2024)

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

– U.S. Census Bureau (2025)



**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%





**TRAVIS HANSEN, SIOR, CCIM**

775.351.5578 **CELL**  
thansen@dicksoncg.com  
S.170076

**JOSH MENANTE**

775.527.6186 **CELL**  
jmenante@dicksoncg.com  
S.201761

*\*Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*