

For Sale

Prime Retail Property

54,566 SF | \$8,900,000 | 5.50% Cap Rate



915 Jacks Valley Rd

Carson City, Nevada 89705

Property Highlights

- Quality tenants
- Long term leases
- Highest traffic counts in the area estimated: 37,000 +/-
- Market reach includes Carson City, Minden, Gardnerville, Dayton, Bishop and Lake Tahoe areas.
- Located between Target and Home Depot
- Located at the signed intersection of US Hwy 395 & Jacks Valley Road
- 3 entrances for this center: Us Hwy 395, Jacks Valley Rd & Vista Grande Blvd.
- Other major tenants in the area include: Super Walmart, Costco, & Best Buy
- Vista Grande Blvd to be extended from behind the subject property to Clear Creek Road (Costco)

OFFERING SUMMARY

Sale Price	\$8,900,000
Building Size	54,566 SF
Lot Size	2.47 Acres
Price per SF	\$163/SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
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For more information

Rocky Joy

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Annual Property Operating Data

915 Jacks Valley Road

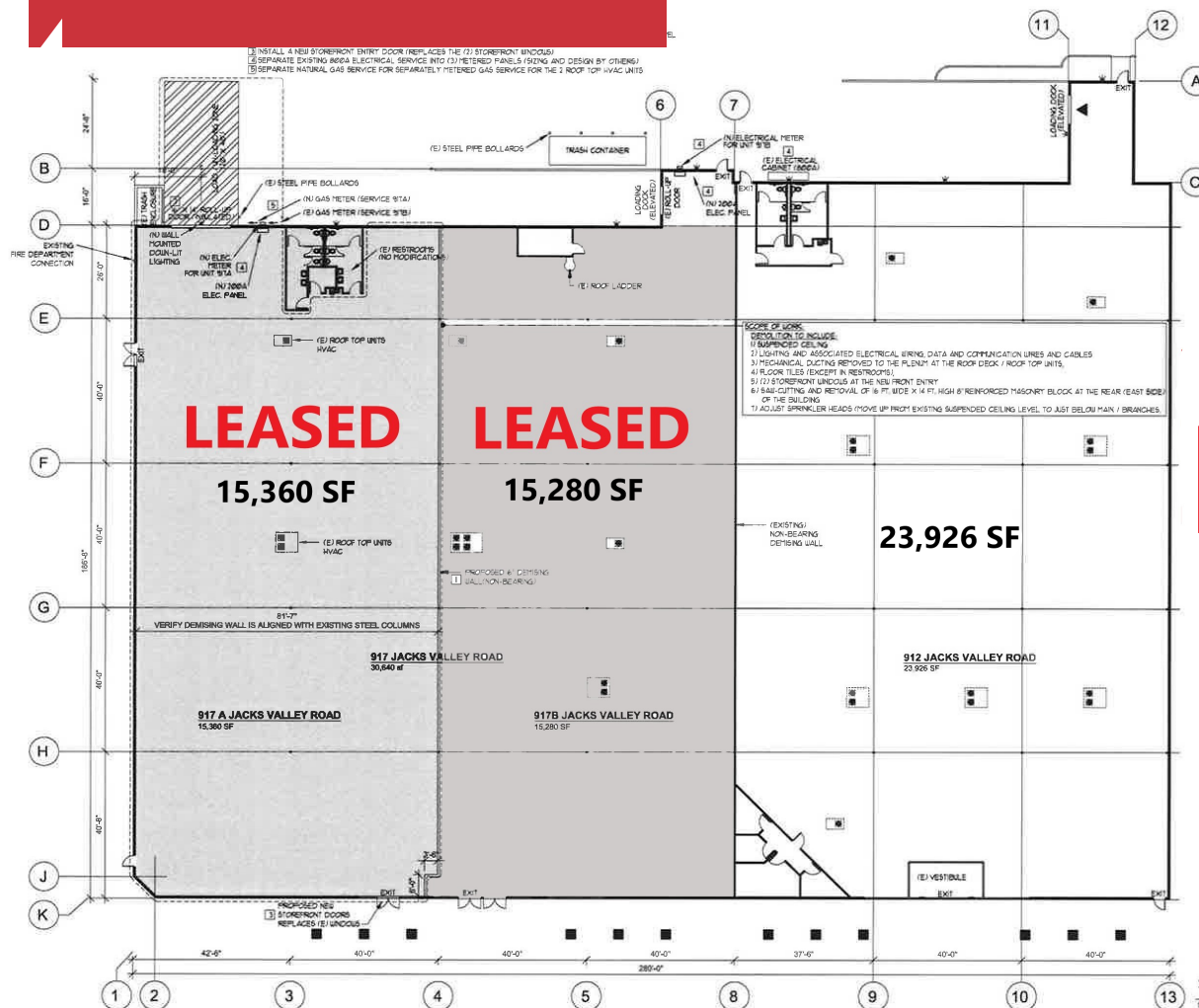
Purpose Broker's Analysis
 Name 915 Jacks Valley Road
 Location Carson City, NV
 Property Type
 Date 6 October 2020
 Square Feet 54,566

Price \$8,900,000
 -Loans 0
 Down Payment 8,900,000
 +Acq Costs 0
 +Loan Points 0
 Investment 8,900,000

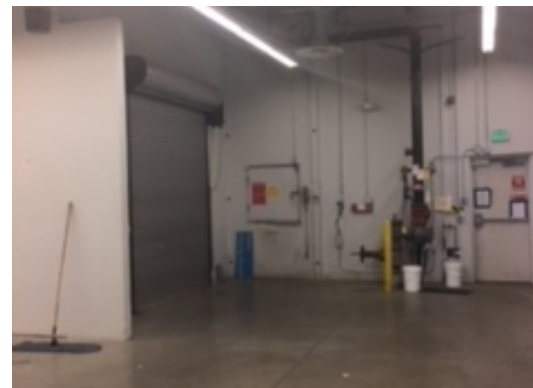
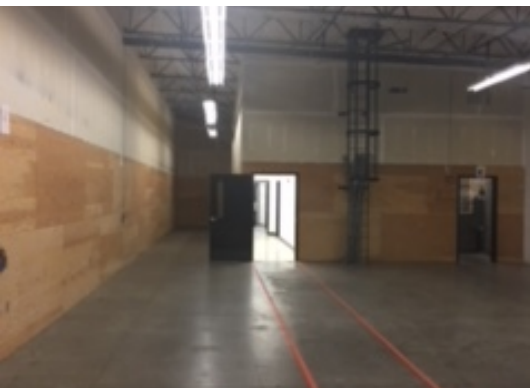
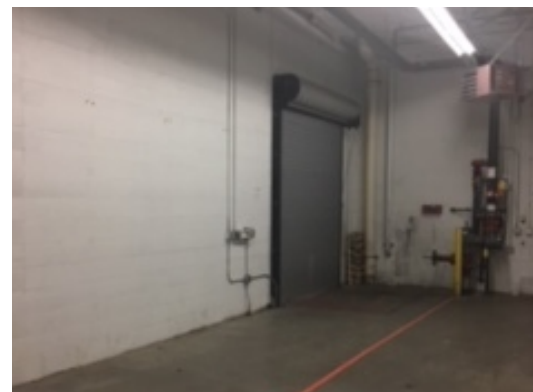
	\$/SqFt	% of GI	Annual \$
Gross Income			
PR Supply 15,360 sf at \$.80		24.8%	\$147,456
Grifols 15,280 sf at \$.95		29.3%	174,192
23,926 sf at \$.95		45.9%	272,756
Total Gross Income	\$10.89	100.0%	\$594,404
Less: Operating Expenses			
Management	0.27	2.5%	15,000
Maintenance Rsv 3%	0.33	3.0%	17,832
Commission of 23,926 sf	1.32	12.1%	71,778
Total Operating Expenses	\$1.92	17.6%	\$104,610
Net Operating Income	\$8.98	82.4%	\$489,794

Capitalization Rate 5.50%
 Gross Income Multiplier 14.97
 Cash on Cash 5.50%
 Price/SqFt \$163

Site Plan & Photos



Total Building Size:
54,566 SF



Location Map



Google

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

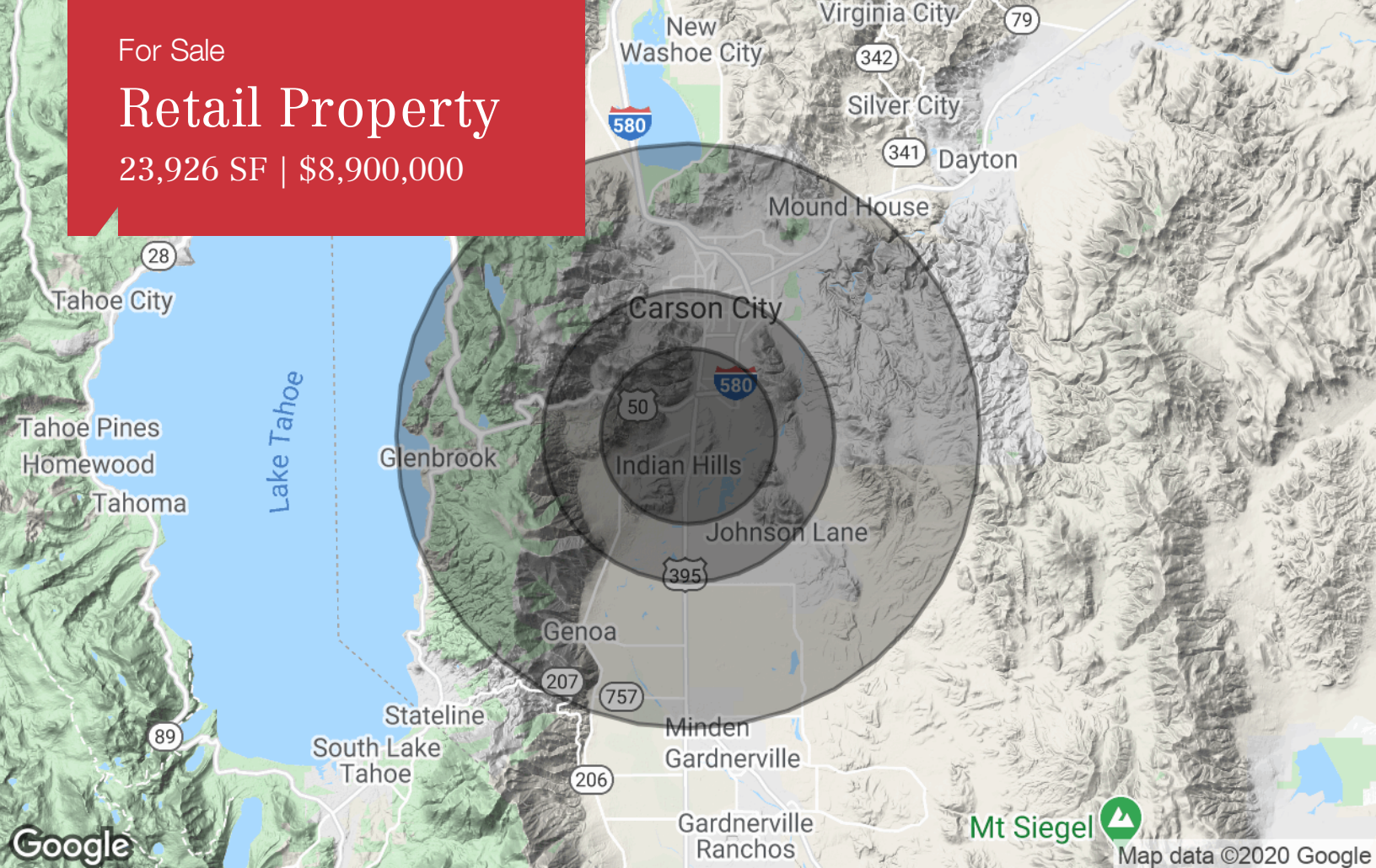
Retailer Map



For Sale

Retail Property

23,926 SF | \$8,900,000



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	12,239	34,777	90,758
MEDIAN AGE	43.5	43.9	42.7
MEDIAN AGE (MALE)	42.5	42.1	41.5
MEDIAN AGE (FEMALE)	43.8	45.2	43.5
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,538	13,422	35,268
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$79,128	\$73,695	\$71,849
AVERAGE HOUSE VALUE	\$459,817	\$392,838	\$402,849
Race	3 Miles	5 Miles	10 Miles
% WHITE	90.5%	90.6%	89.7%
% BLACK	0.3%	0.7%	0.7%
% ASIAN	2.3%	2.4%	2.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	2.3%	2.2%	1.9%
% OTHER	4.7%	4.1%	5.8%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	14.5%	13.2%	18.3%

* Demographic data derived from 2010 US Census