OFFERING MEMORANDUM

5 W AIRPARK VISTA BLVD

Dayton, NV 89403

Marcus & Millichap

EXCLUSIVELY LISTED BY

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Marcus & Millichap

~3.0 Acre(s)

OFFERING SUMMARY

5 W AIRPARK VISTA BLVD

Listing Price	Building Size	Price/SF
$2,550,000	**16,759 SF**	**$152.16**

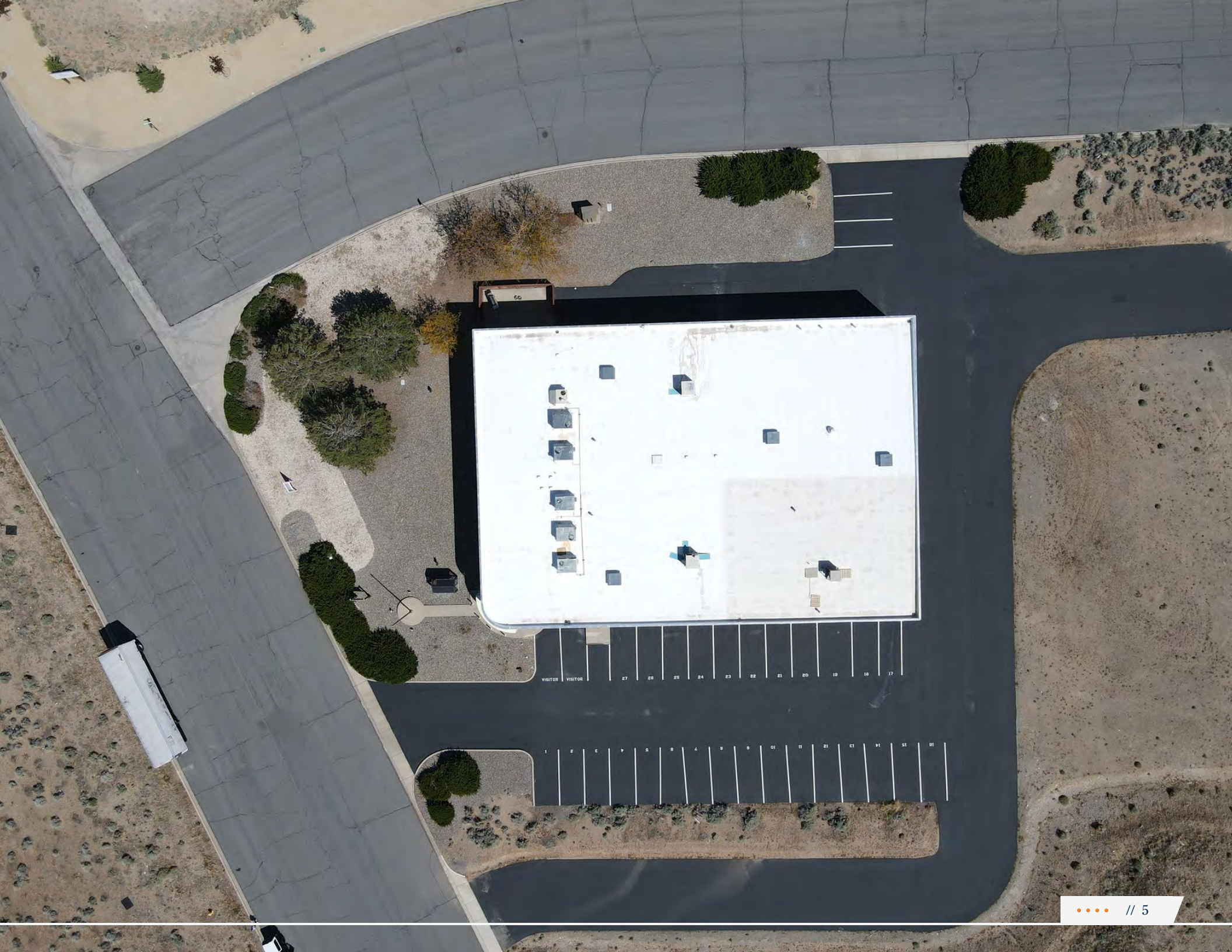
FINANCIAL

Listing Price	$2,550,000
Price/SF	152.16
Occupancy	Offered Vacant
For Lease	$0.85/SF ($14,092.15 per Month)

PROPERTY

Square Feet	16,759 SF
Office Percentage	~16% (2,720SF)
Lot Size	3 Acres (130,680 SF)
Year Built/Renovated	1990/-
Zoning	GI - General Industrial
Construction Type	Concret,Tilt-Up
Grade - Level Roll Up Doors	(2) 12x12
HVAC	Full - 7 units
Clear Height	22'
Power	800a/480v 3p Heavy

Contact Agent for 3D Tour of Property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Dayton, NV 89403

INVESTMENT HIGHLIGHTS

The Subject Property, 5 Airpark Vista Boulevard, is a 16,759 square-foot industrial building on 3 acre(s) of land located in Dayton, Nevada. The building is well located in the Dayton Airport Industrial Park, just 2.5 miles from US Highway 50 and 12 miles east of US Highway 341.

The Property offers a functional industrial layout with a combination of warehouse and office space (~16% office), designed to accommodate a wide range of users including distribution, storage, manufacturing, research & development and service-oriented businesses.

The property benefits from its location and curb appeal. Including a recent renovation to the major building systems, contributing to both its usability and long-term durability. The surrounding area consists of a mix of industrial users including warehousing, manufacturing and logistics-based operations.

Dayton has become increasingly attractive location for industrial users and investors as pricing and availability in Reno/Sparks continue to tighten. The corridor offers a lower cost basis with continued access to the same regional infrastructure, making it a practical option for both owner users and long-term investors.

With industrial pricing across the area continuing to trend upward and limited new development in the immediate area, properties such as 5 Airpark Vista Blvd represent an opportunity to acquire a functional asset in a supply constrained market that is seeing increasing attention from regional and national buyers.

INVESTMENT HIGHLIGHTS

- **Heavy Power: 800a/480v 3-Phase**
- **3.0 Acre Lot With 3 Points of Ingress / Egress**
- **Recently Renovated HVAC, Electrical, Parking Lot**
- **Offered For Lease at $0.85/SF**

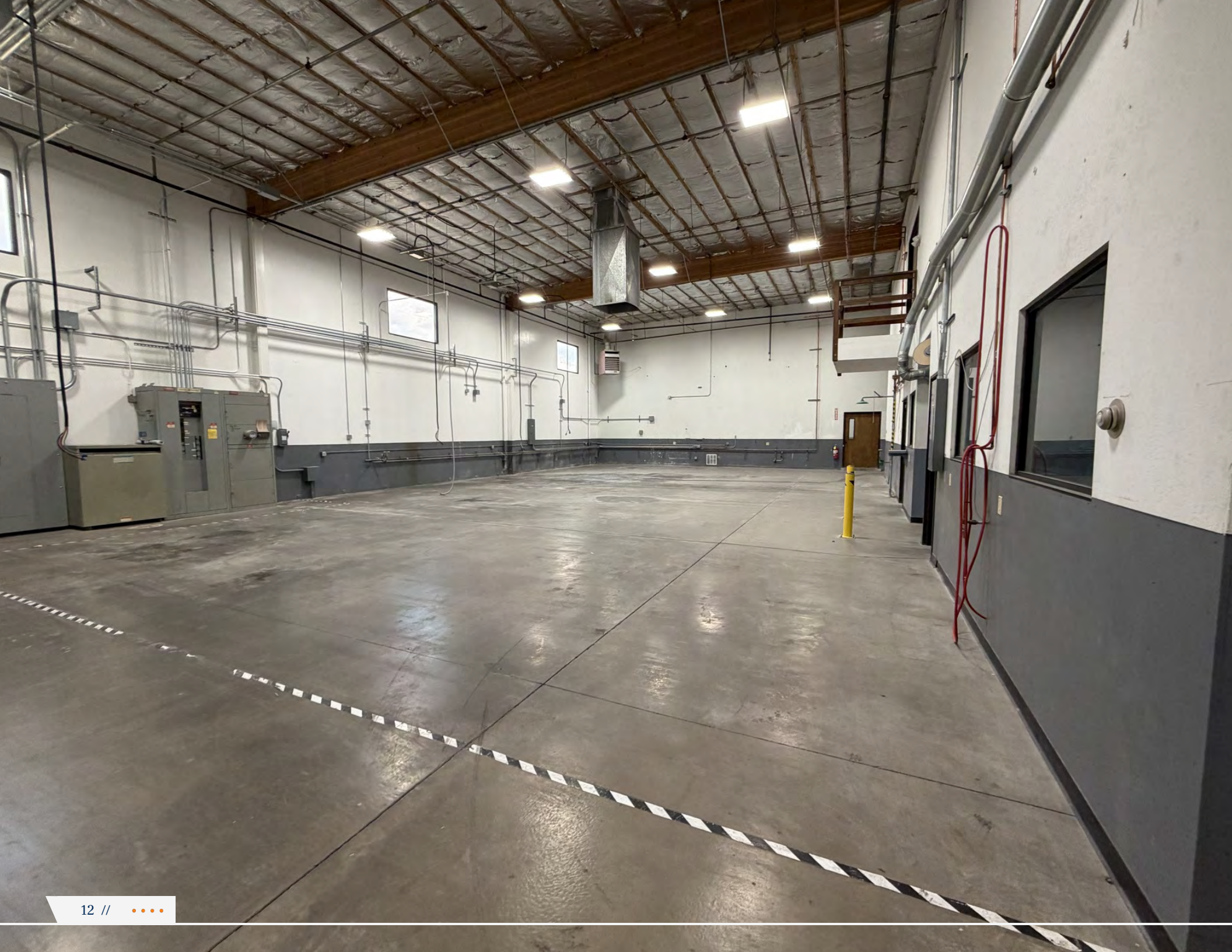
5 W AIRPARK VISTA BLVD

REGIONAL MAP

Reno
44 Miles
Fallon
50 Miles
WebstaurantStore
OZARK
MATERIALS, LLC
Carson City
14 Miles
Dayton Airpark

RTP Co.
Imagineering Plastics®
Sylvan
living
innovation

Reno
44 Miles
Carson City
14 Miles
US Highway 50
2.5 Miles
23,400
Cars per Day
Fallon
50 Miles
Dayton Airpark



EXIT

EXIT

5 W AIRPARK VISTA BLVD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	1,737	9,540	16,855
2025 Estimate			
Total Population	1,656	9,081	15,962
2020 Census			
Total Population	1,520	8,281	14,359
2010 Census			
Total Population	1,242	6,648	11,889
Daytime Population			
2025 Estimate	1,874	6,970	11,122

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	785	3,984	6,703
2025 Estimate			
Total Households	746	3,780	6,332
Average (Mean) Household Size	2.3	2.5	2.5
2020 Census			
Total Households	674	3,392	5,622
2010 Census			
Total Households	523	2,632	4,479

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	6.3%	4.5%	6.4%
$150,000-$199,999	10.8%	15.4%	14.7%
$100,000-$149,999	23.7%	24.6%	25.0%
$75,000-$99,999	17.8%	19.4%	17.3%
$50,000-$74,999	18.9%	16.7%	16.6%
$35,000-$49,999	8.2%	7.1%	7.4%
$25,000-$34,999	7.1%	5.5%	5.5%
$15,000-$24,999	3.7%	2.8%	2.8%
Under $15,000	3.5%	4.0%	4.3%
Average Household Income	$101,864	$103,754	$107,962
Median Household Income	$86,334	$91,821	$95,090
Per Capita Income	$44,927	$42,459	$42,760

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	1,656	9,081	15,962
Under 20	17.2%	20.2%	20.7%
20 to 34 Years	14.4%	17.1%	17.1%
35 to 39 Years	5.6%	6.6%	6.7%
40 to 49 Years	9.5%	10.8%	11.1%
50 to 64 Years	19.7%	19.3%	20.1%
Age 65+	33.6%	26.0%	24.3%
Median Age	52.0	46.0	45.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,302	6,824	11,934
Elementary (0-8)	0.9%	3.5%	3.6%
Some High School (9-11)	5.0%	6.1%	7.2%
High School Graduate (12)	21.3%	24.9%	25.9%
Some College (13-15)	27.5%	29.4%	30.1%
Associate Degree Only	17.8%	14.5%	15.0%
Bachelor's Degree Only	17.3%	14.0%	12.2%
Graduate Degree	10.2%	7.6%	6.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	37.0	34.0	34.0

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