



..... OFFERING MEMORANDUM

5 W AIRPARK VISTA BLVD

Dayton, NV 89403

Marcus & Millichap

5 W AIRPARK VISTA BLVD

**EXCLUSIVELY
LISTED BY**

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Marcus & Millichap



~3.0 Acre(s)

OFFERING SUMMARY

5 W AIRPARK VISTA BLVD



Listing Price
\$2,550,000



Building Size
16,759 SF



Price/SF
\$152.16

FINANCIAL

Listing Price	\$2,550,000
Price/SF	\$152.16
Occupancy	Offered Vacant
For Lease	\$0.75/SF (\$12,569.25 per Month) + NNN

PROPERTY

Square Feet	16,759 SF
Office Percentage	~16% (2,650 SF)
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





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INVESTMENT OVERVIEW

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.

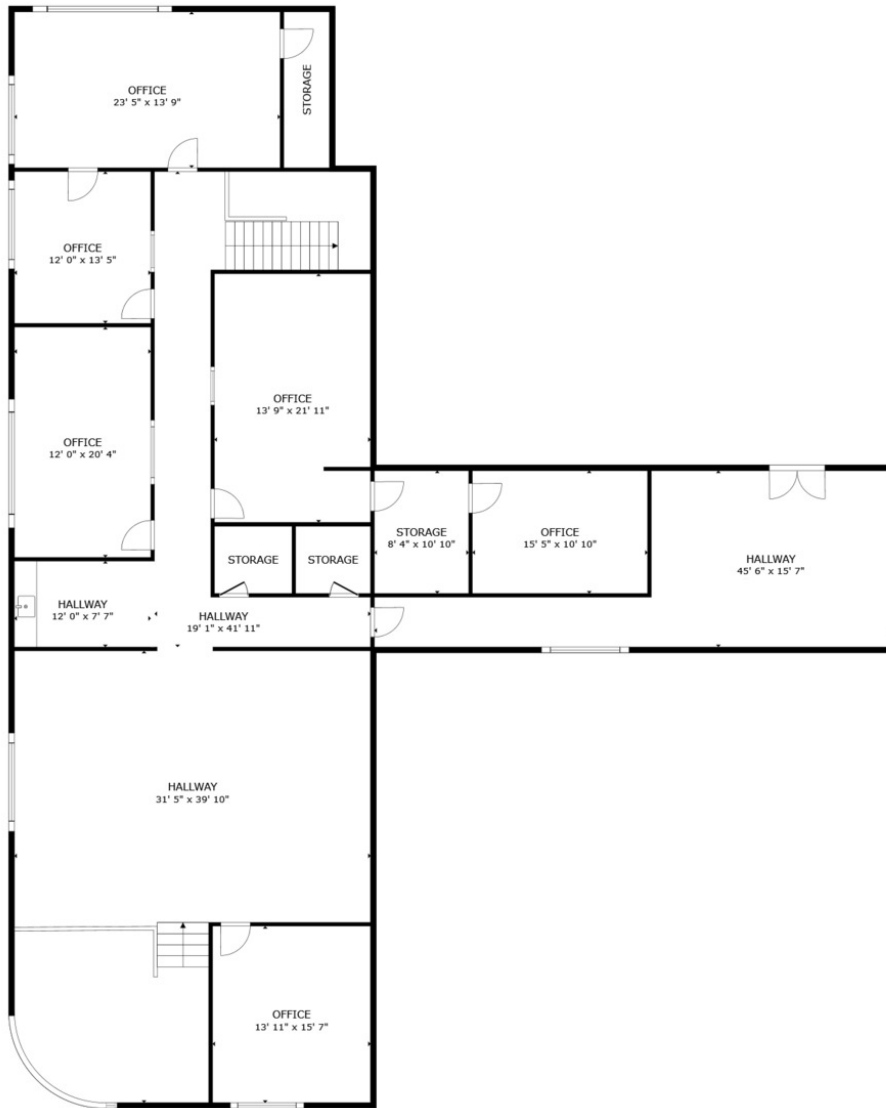
With industrial pricing across the area continuing to trend upward and limited new development in the immediate area, properties such as 5 Airpark Vista blvd represent an opportunity to acquire a functional asset in a supply constrained market that is seeing increasing attention from regional and national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

INVESTMENT HIGHLIGHTS

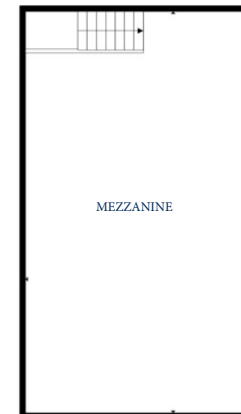
- Heavy Power: 800a/480v 3-Phase
- 3.0 Acre Lot With 3 Points of Ingress / Egress
- Recently renovated HVAC, Electrical, Parking Lot
- Offered For Lease at \$0.75/SF
- 3D Tour of Property



FLOOR 1

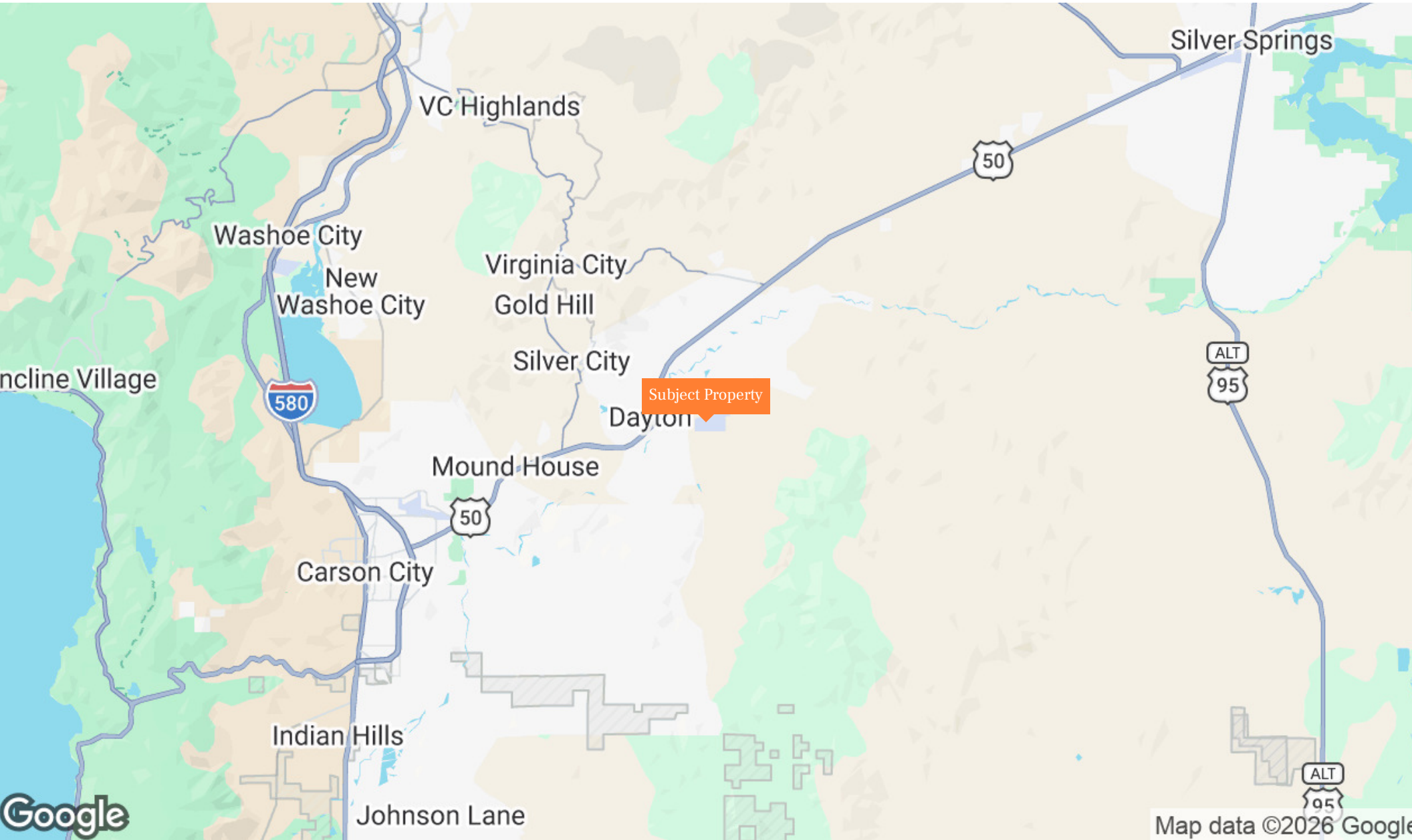


FLOOR 2



5 W AIRPARK VISTA BLVD

REGIONAL MAP



5 W AIRPARK VISTA BLVD

LOCAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Carson City

14 Miles

Reno

44 Miles

Fallon

50 Miles

US Highway 50

2.5 Miles

Dayton Airpark



Reno

44 Miles

Fallon

50 Miles


WebstaurantStore

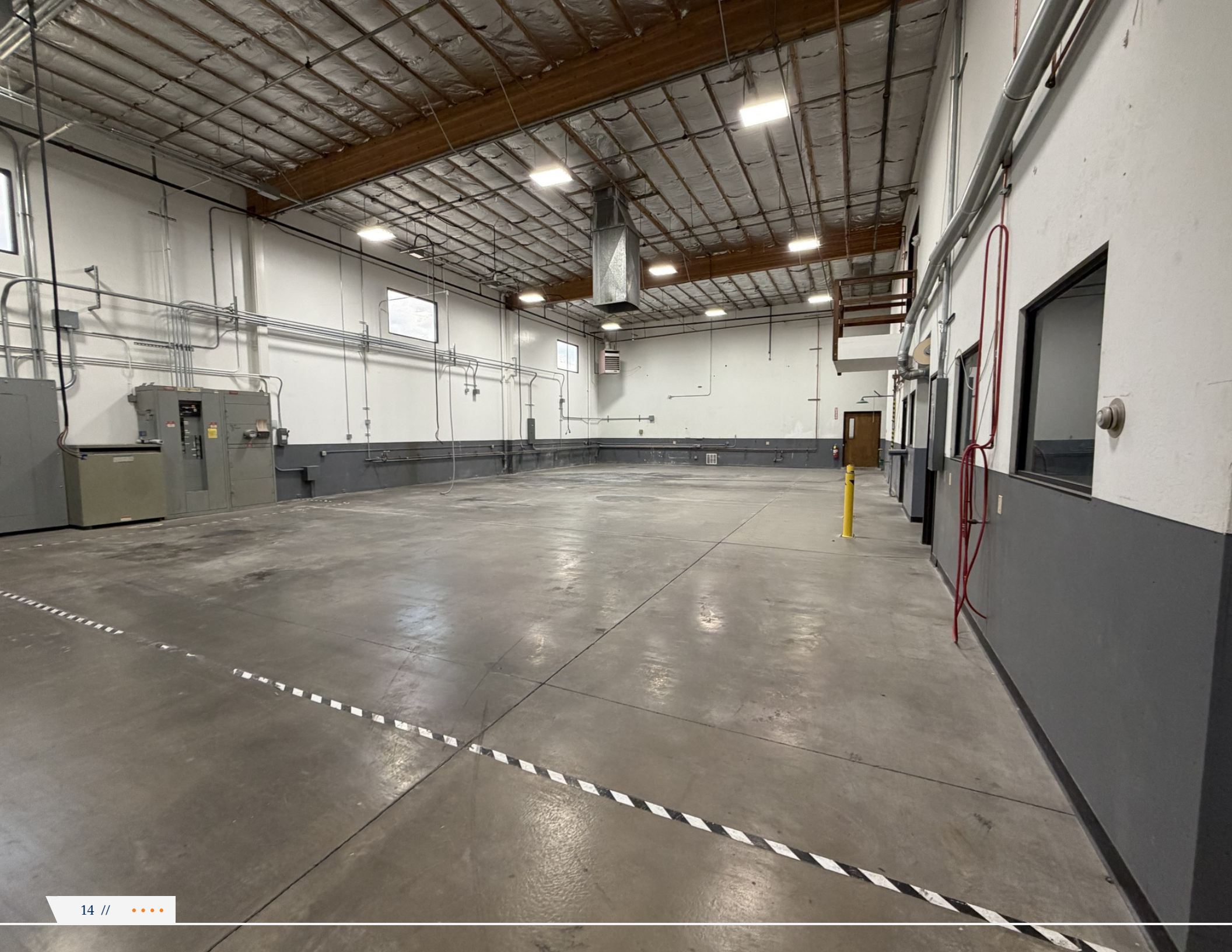

OZARK
MATERIALS, LLC

Carson City

14 Miles

Dayton Airpark







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	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
Travel Time to Work			
Average Travel Time to Work in Minutes	37.0	34.0	34.0

5 W AIRPARK VISTA BLVD

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 15,962. The population has changed by 34.26 percent since 2010. It is estimated that the population in your area will be 16,855 five years from now, which represents a change of 5.6 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 40.0. The population density in your area is 203 people per square mile.



HOUSEHOLDS

There are currently 6,332 households in your selected geography. The number of households has changed by 41.37 percent since 2010. It is estimated that the number of households in your area will be 6,703 five years from now, which represents a change of 5.9 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$95,090, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.26 percent since 2010. It is estimated that the median household income in your area will be \$120,987 five years from now, which represents a change of 27.2 percent from the current year.

The current year per capita income in your area is \$42,760, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$107,962, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 7,981 people in your selected area were employed. The 2010 Census revealed that 52.8 percent of employees are in white-collar occupations in this geography, and 31.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$455,217 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 3,368.00 owner-occupied housing units and 1,111.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 17.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 15.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 19.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.3 percent in the selected area compared with the 19.6 percent in the U.S.

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Activity ID #ZAH0420026

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