

FOR SALE

501

SOUTH CARSON STREET
CARSON CITY, NV 89701



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE

JARED A. BERGQUIST, CCIM

Business Broker
Commercial Real Estate
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702.521.9953 | info@jaredbergquist.com



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PROPERTY FEATURES

Parcel # 004-061-01

Bldg: 7,548 sf

Lot Size: 0.13 ac

Other tenants in building with income for new owner

ABOUT PROPERTY

Current Rental Income of \$10,745 to offset mortgage payment.

Well-established Dental Practice on first level now available for purchase, making this the perfect career investment for our Dental Clients.

Property Snapshot

501 SOUTH CARSON STREET
7,548 SF ON 3 LEVELS
LOT SIZE: 0.13 AC
\$3,499,000

702.521.9953

INFO@JAREDBERGQUIST.COM

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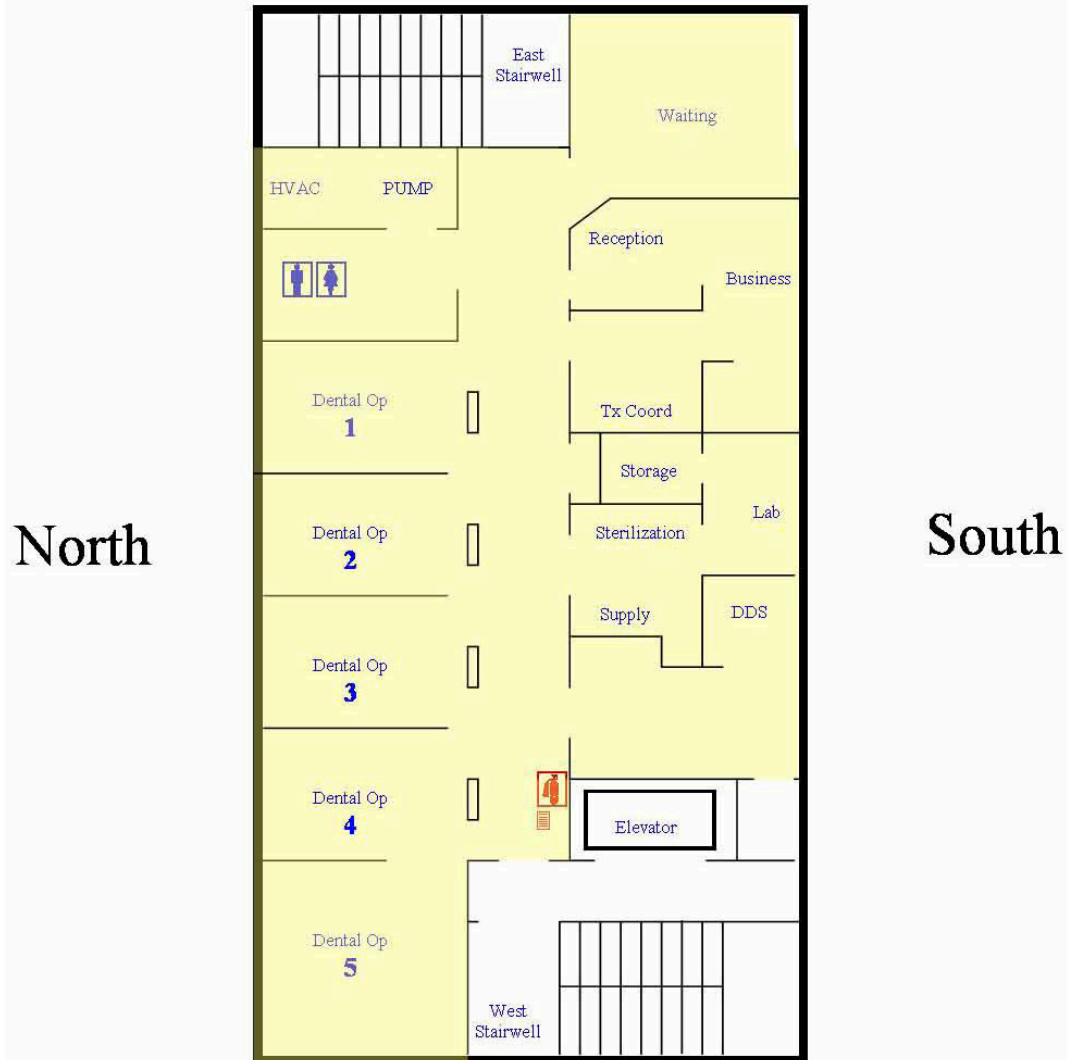
Rent Roll

501 S Carson Street RENT ROLL

Suite 300	\$1,750.00 month
Suite 301	\$ 978.00 month
Suite 204, 206,208	\$1,395.00 month
Suite 201	\$822.00 month
Suite 100	\$5,800.00 month

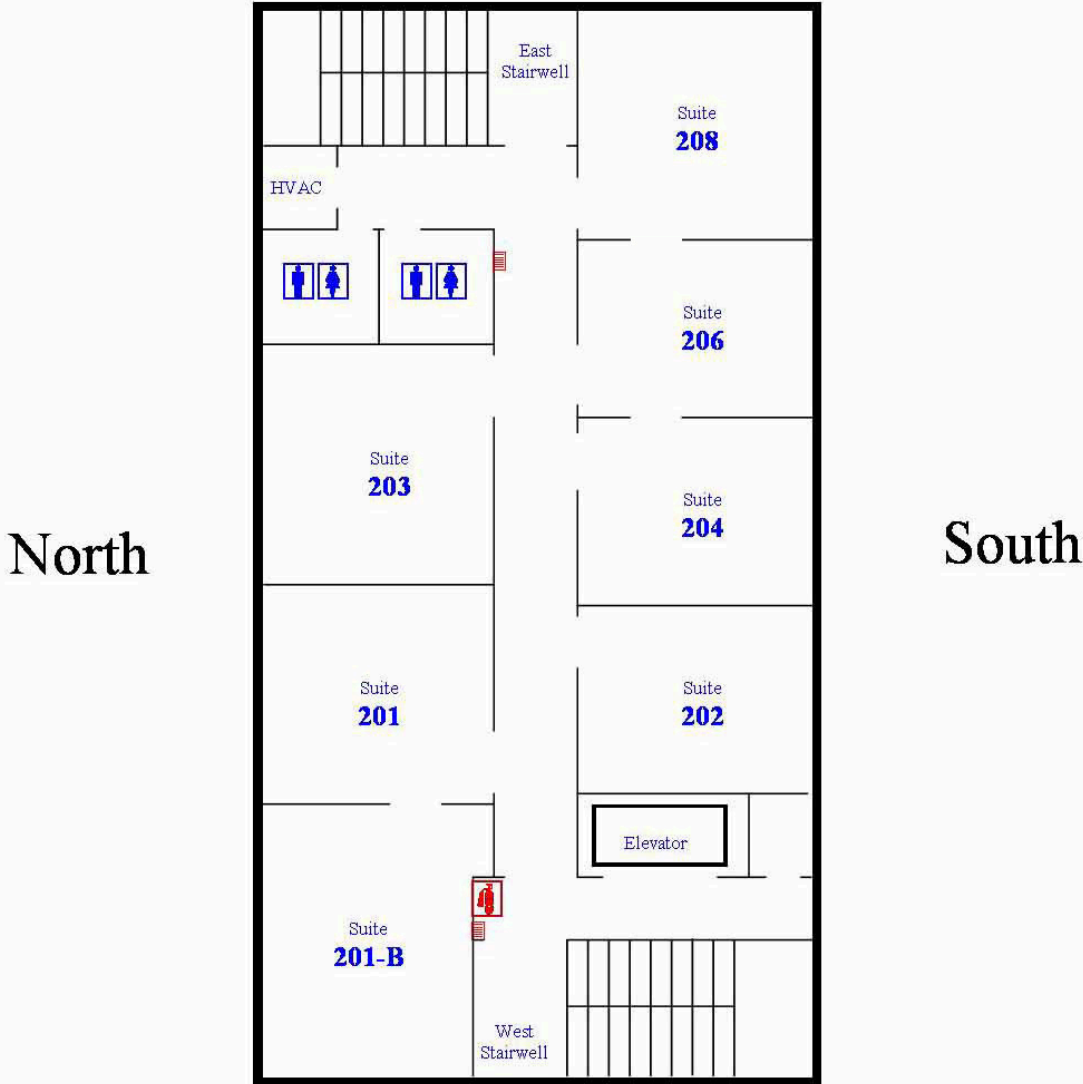
Floor Plan - 1st Floor

First Floor
501 S. Carson St.,
Carson City, NV 89701



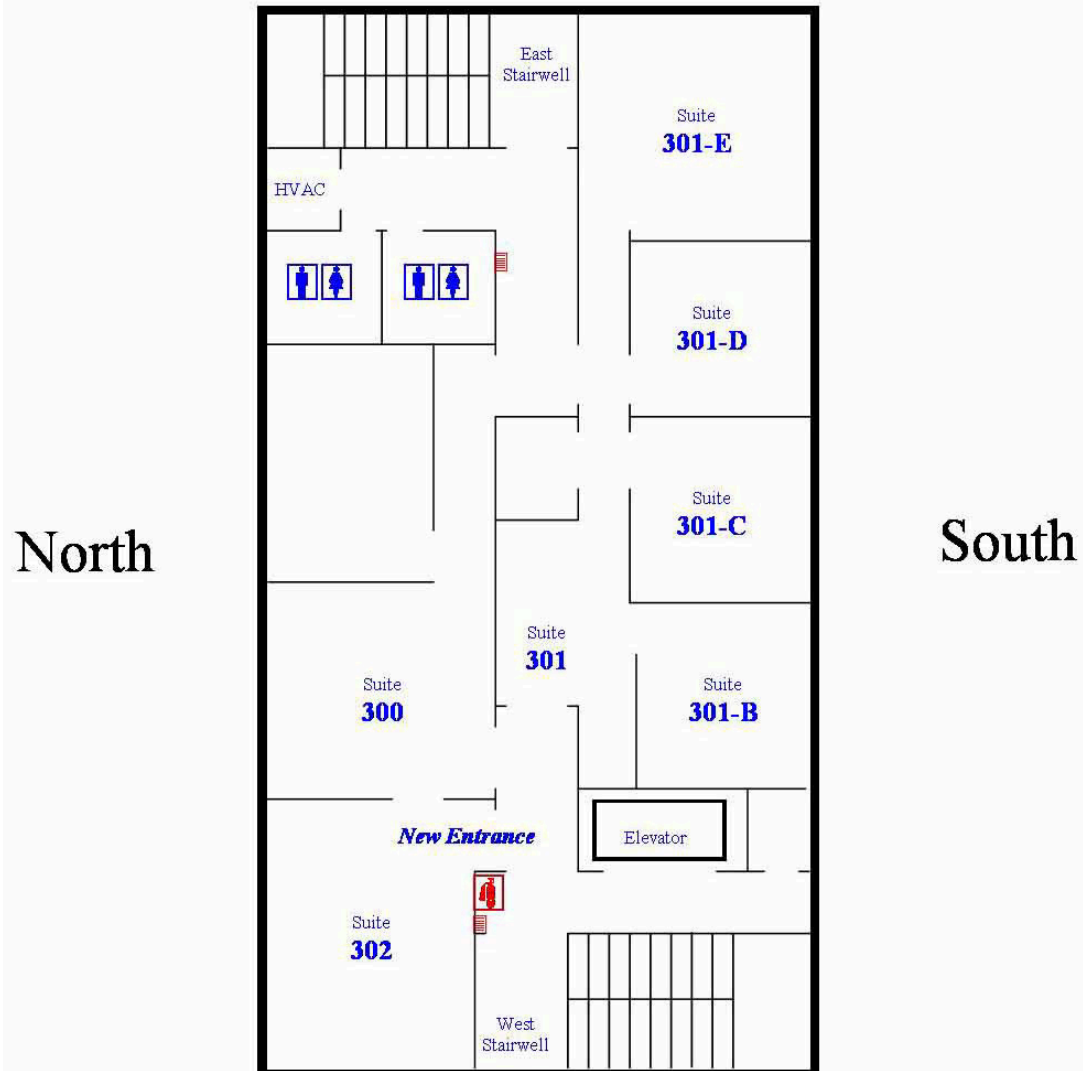
Floor Plan - 2nd Floor

Second Floor
501 S Carson St.,
Carson City, NV 89701

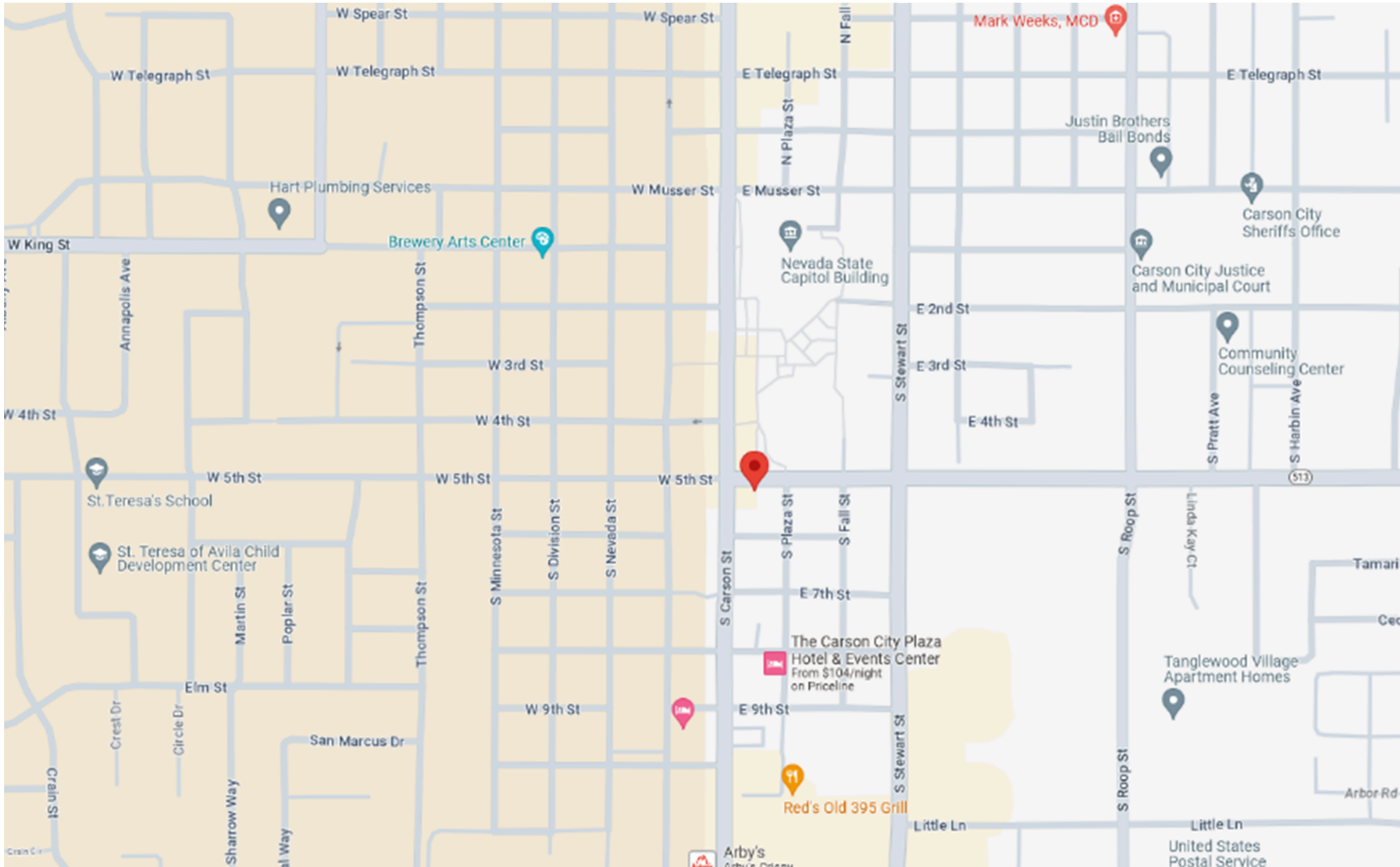


Floor Plan - 3rd Floor

Third Floor
501 S Carson St.,
Carson City, NV 89701



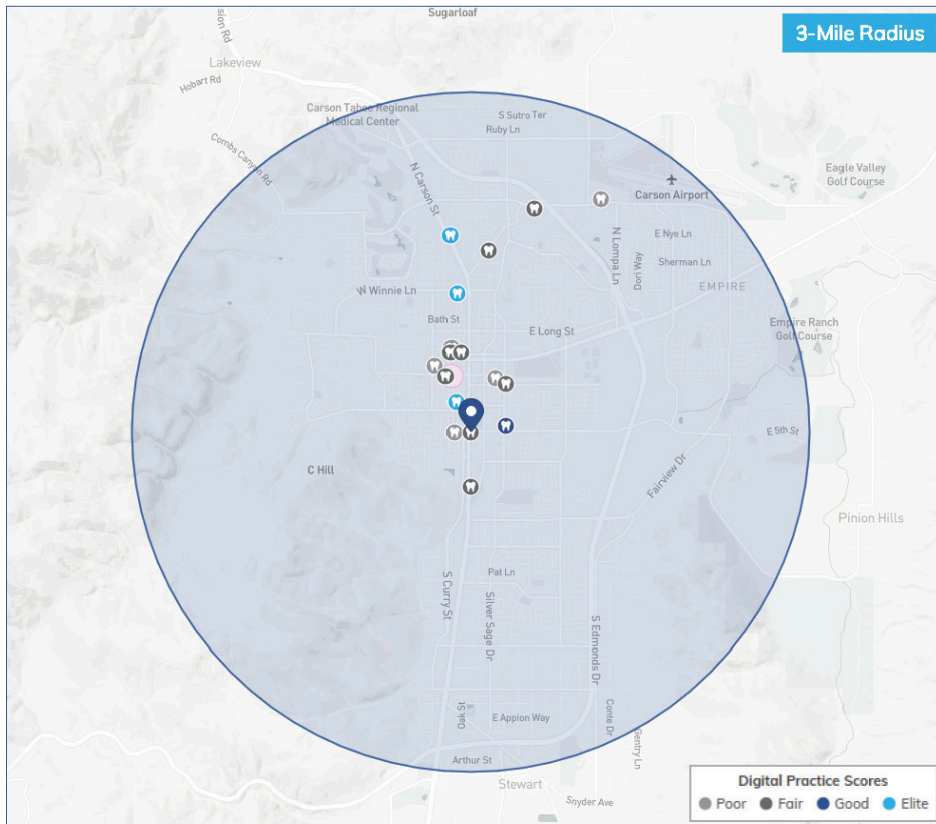
Area Map



Demographics

501 SOUTH CARSON STREET, CARSON CITY, NEVADA 89701
GENERAL DENTIST

Population 52,727	Employees 21,129	Avg Household Size 2.18
Household Income \$62,654	Median Age 41.6	Speaks English 74.5%
Practices 19	Observed Growth -0.7%	Fee Index \$\$\$\$\$
Saturation 2,775	Home Ownership 59.9%	Search Index Q Q Q Q Q



Who Lives in this Area

Midlife Constants (18.3%)

With below average labor force participation and above average net worth, Midlife Constants are seniors, at or approaching retirement. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Old and Newcomers (17.8%)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers are neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Metro Fusion (10.0%)

This is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. Metro Fusion residents are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. Metro Fusion is a hard working market dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 35% lower than the US level.

Middleburg (7.9%)

This segment transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty, but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch, and pride themselves on their expertise. They prefer to buy, and travel, American. This market is younger, but growing in size and asset.

Exurbanites (7.8%)

Ten years later, Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

About Us



For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 2 to 20 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

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OUR SERVICES

- Dental Practice Transitions
 - Real Estate
 - Lease Renewal
- Market Valuations
- Practice Relocation
 - Lender Referrals
- Professional Referrals



Contact Jared