

INVESTMENT OFFERING

TWO-TENANT NET LEASE

2024 Ground-Up Renovation | 100% Occupied | Interstate-580 Visibility



1770 DORI WAY
CARSON CITY, NEVADA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details	3
Highlights	4
Site Plan	5
Overhead Photo	6
Property Photos	7-8
Aerial Photos	9-10
Aerial Map	11
Regional Map	12
Demographics	13
Market Overview	14
Tenant Profile	15

CONFIDENTIALITY & DISCLAIMER

THE INFORMATION CONTAINED IN THE FOLLOWING OFFERING MEMORANDUM IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED ONLY TO BE REVIEWED BY THE PARTY RECEIVING IT FROM CIRE BROKERAGE SERVICES INC. DBA CIRE PARTNERS (HEREAFTER "CIRE PARTNERS") AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF CIRE PARTNERS. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

CIRE PARTNERS HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATORS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY.

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, CIRE PARTNERS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS CIRE PARTNERS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. THIS IS NOT AN APPRAISAL. PLEASE CONSULT YOUR CIRE PARTNERS AGENT FOR MORE DETAILS. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, CIRE PARTNERS MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS THEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY CIRE PARTNERS FOR ADVERTISING AND GENERAL INFORMATION ONLY. CIRE PARTNERS EXCLUDES UNEQUIVOCALLY ALL INFERRED OR IMPLIED TERMS, CONDITIONS AND WARRANTIES ARISING OUT OF THIS DOCUMENT AND EXCLUDES ALL LIABILITY FOR LOSS AND DAMAGES ARISING THERE FROM.

Kipp Gstettenbauer
Executive Vice President
619.347.3861
kipp@cirepartners.com
NV LIC. #B.1003284.INDV

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA LIC. #01940384

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA LIC. #01895830

PROPERTY DETAILS

GENERAL SUMMARY

Address	1770 Dori Way, Carson City, NV 89706
APN	008-161-77
Building Size	±12,120 SF
Parcel Size	±0.99 AC (±43,352 SF)
Year Built / Renovated	1974 / 2024
Parking	±46 Spaces (3.80 per 1,000 SF)
Number of Buildings	One (1)
Number of Tenants	Two (2)
Occupancy	100%
Vacancy	0%
Lease Types	Triple-Net (NNN)
Zoning	RC (Retail Commercial)
Ownership	Fee Simple - Land & Building
Traffic Counts	Highway 50: ±22,099 ADT Interstate-580: ±41,670 ADT

PURCHASE PRICE	CAP RATE	NOI
\$5,333,337	5.61%	\$299,438.52

LEASE SUMMARIES

Tenant	Safelite Auto Glass
Square Footage	±5,194
Pro Rata Share	±43%
Lease Commencement	August 20, 2024
Lease Expiration	August 19, 2034
Lease Term Remaining	±8.5 years
Lease Renewal Options	Two (2) - 5 Years
Annual Rent*	\$144,600.96
Rent Increases	±3.0% Annually

*August 20, 2026 Rent.

Tenant	L&N Party Rentals
Square Footage	±6,926
Pro Rata Share	±57%
Lease Commencement	September 1, 2024
Lease Expiration	January 31, 2033
Lease Term Remaining	±7 years
Lease Renewal Options	None
Annual Rent	\$154,837.56
Rent Increases	3.5% Annually



INVESTMENT HIGHLIGHTS

NNN LEASES PROVIDE A PASSIVE INVESTMENT AND INCOME

Tenants operate under absolute NNN leases with no landlord responsibilities, insulating a buyer from potential increases in capital expenditures and operating expenses.

LONG-TERM CORPORATE LEASE WITH SAFELITE AUTO GLASS

Base lease term with Safelite runs until August 2034, and they have two 5-year options to extend. Safelite is the largest auto glass repair and replacement company in the U.S., currently operating over 7,100 locations and mobile units nationwide and backed by Belron, the world's leading vehicle glass repair group operating in 40+ countries, performing millions of windshield repairs and replacements annually.

SECURE CASH FLOW AND FIXED RENT INCREASES

With ± 8.5 years remaining on the Safe lease and ± 7 years remaining on the L&N Party Rentals, and fixed annual rent increases, this property provides a future owner with additional cash flow and return on investment, along with a protection against inflation.

COMPLETE REMODEL - 100% OCCUPIED

Ground-up renovation completed in 2024, delivering a fully modernized asset with best-in-class construction and strong in-place tenancy.

HIGHWAY-50 AND INTERSTATE-580 EXPOSURE

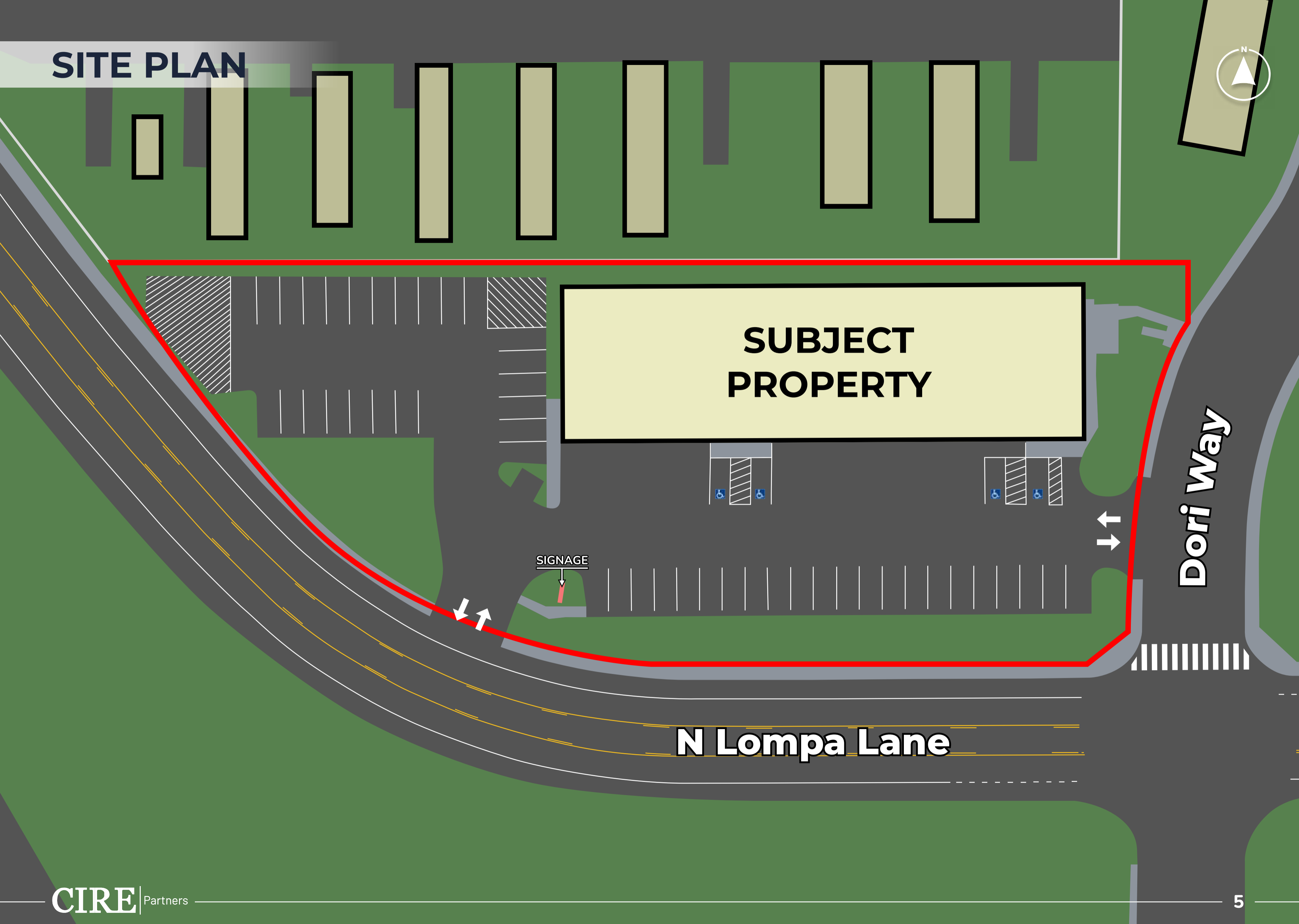
The property is strategically located just off U.S. Highway 50 with immediate access to Interstate 580, two of Northern Nevada's primary transportation corridors. This positioning provides direct connectivity to Reno, Lake Tahoe, and the greater Reno-Tahoe economic region, while offering excellent accessibility for daily commuters, regional traffic, and logistics. The site benefits from strong visibility and ease of ingress and egress, reinforcing long-term tenant desirability and supporting sustained commercial demand.

NO STATE TAX

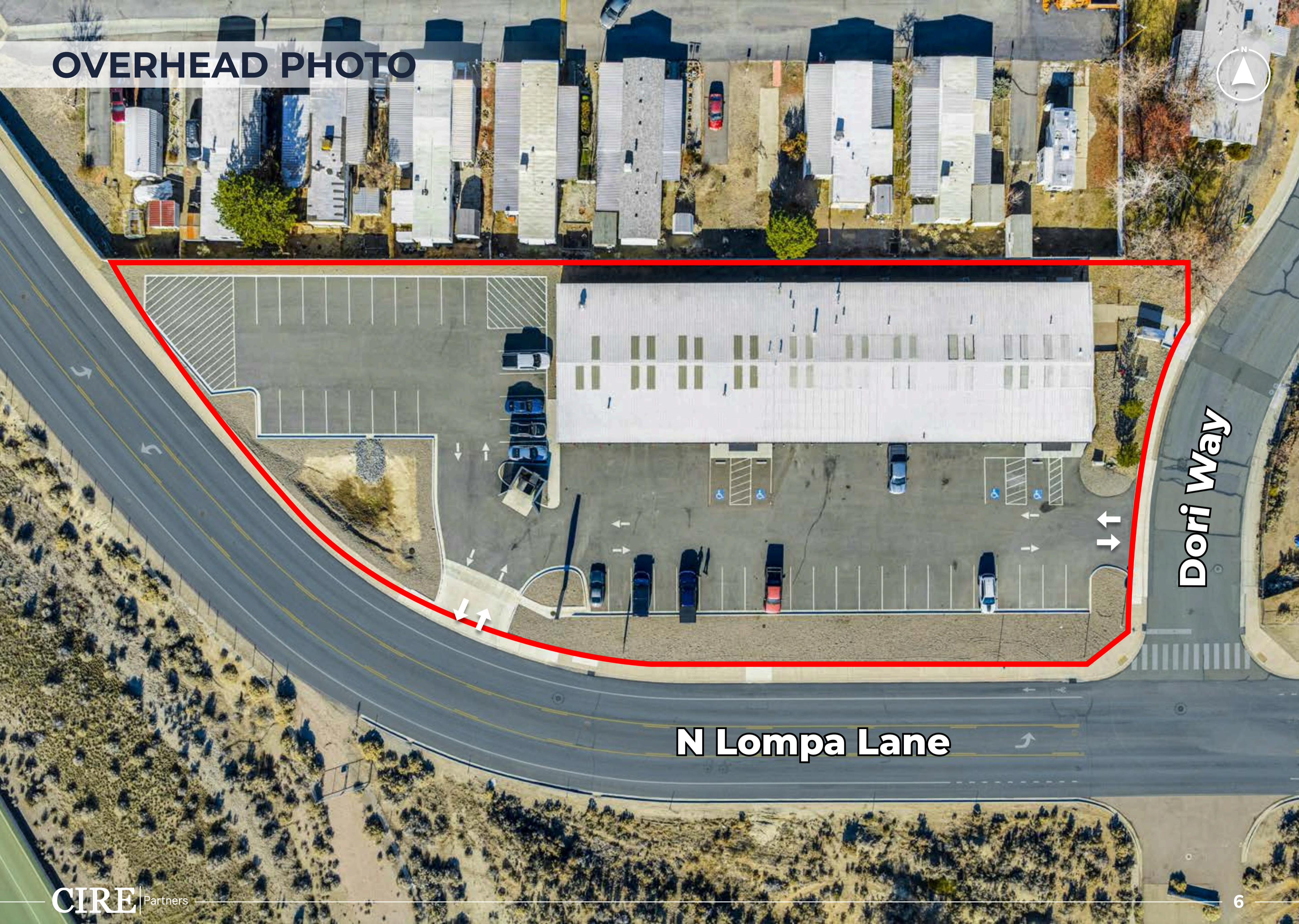
Nevada has a business and investor-friendly tax environment, with no state personal income tax, corporate income tax, franchise tax, inheritance tax, or gift tax.



SITE PLAN



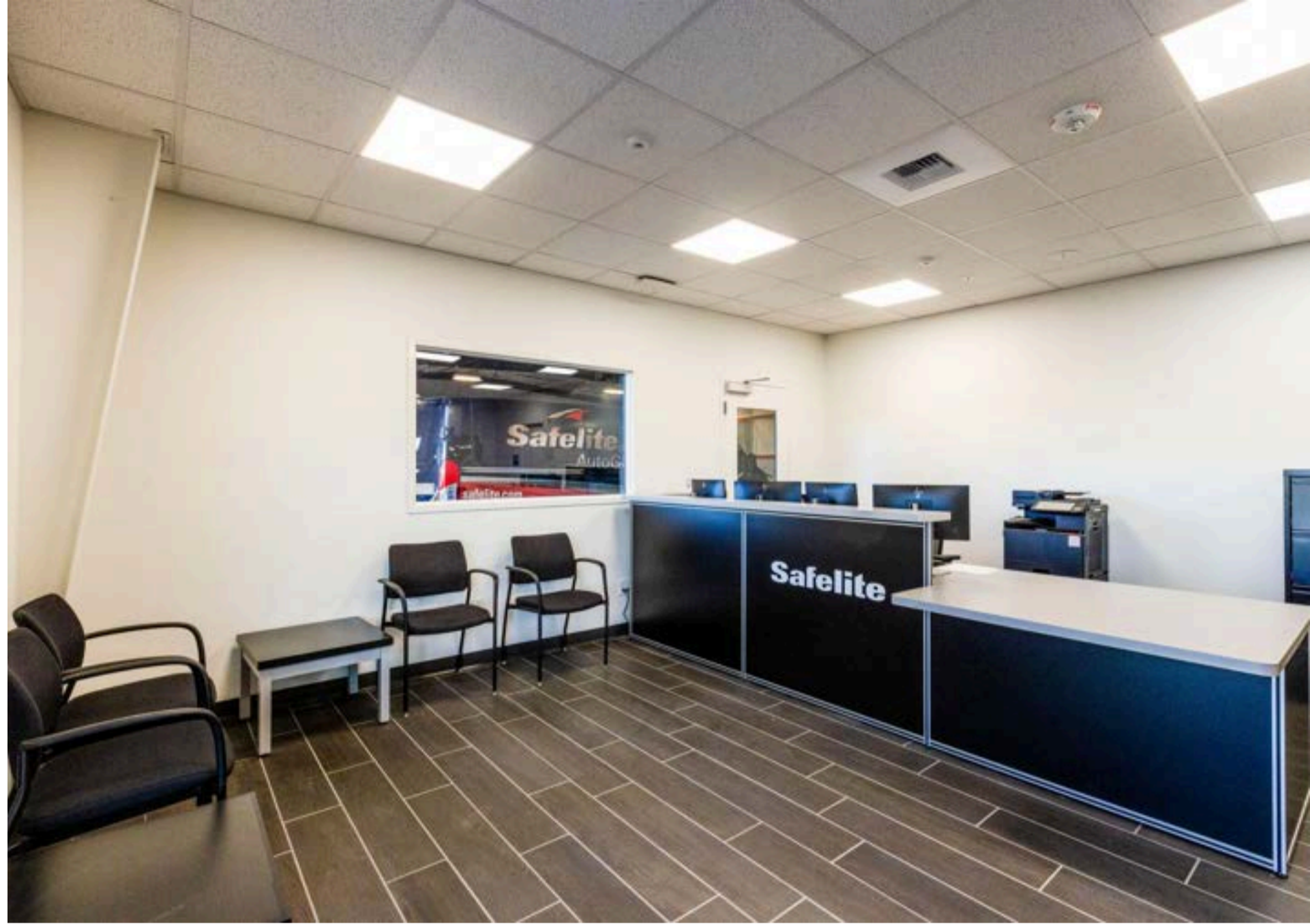
OVERHEAD PHOTO



Dorri Way

N Lompa Lane

PROPERTY PHOTOS



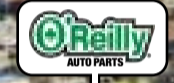
PROPERTY PHOTOS



AERIAL PHOTO



EMPIRE
ELEMENTARY
+434 STUDENTS



DOLLAR GENERAL



ROYAL
APARTMENTS



TIRES PLUS
TOTAL CAR CARE

50 ±22,099 ADT



±41,670 ADT

Dory Way

N Lompa Ln

SUBJECT
PROPERTY

AERIAL PHOTO



CARSON HIGH SCHOOL
±2,275 STUDENTS

CARSON CITY COMMUNITY CENTER

Gold Dust West
Carson City

TRACTOR SUPPLY CO

Auto Zone

Dutch Bros

W

Starbucks

Smith's

Little Caesars

WELLS FARGO

U-HAUL

NAPA

J

AT&T

E William St ±22,099 ADT

GROCERY OUTLET
bargain market™
DOLLAR TREE
Capriotti's ACTION
metro
by T-Mobile

INTERSTATE
580

±41,670 ADT

GOLDEN GATE

50 ±22,099 ADT

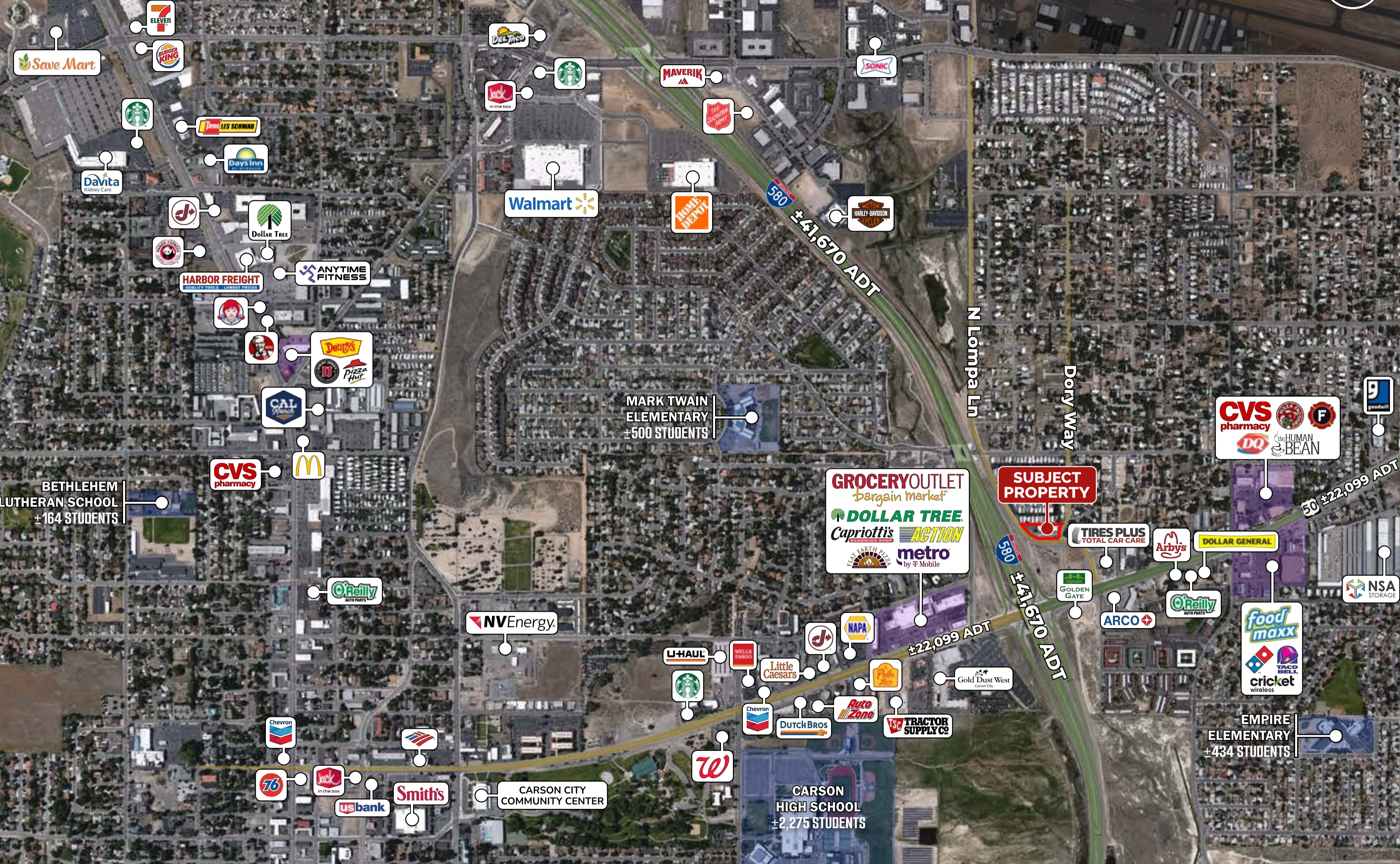
SUBJECT PROPERTY

N Lompa Ln

Dory Way

AERIAL MAP

CARSON CITY AIRPORT



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	13,702	50,593	60,583
Projected Population (2030)	13,824	51,910	62,232
Projected Annual Growth (2025-2030)	0.18%	0.52%	0.54%
Median Age (2025)	39.1	43.0	44.0
Wealth Index (2025)	45	72	78

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$70,388	\$89,379	\$93,730
Projected Average Household Income (2030)	\$76,566	\$99,140	\$104,110
Projected Annual Growth (2025-2030)	1.70%	2.09%	2.12%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$60,859	\$68,575	\$70,675
Projected Median Household Income (2030)	\$66,015	\$76,751	\$79,069
Projected Median Annual Growth(2025-2030)	1.64%	2.28%	2.27%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	5,265	20,840	24,317
Projected Households (2030)	5,280	21,358	24,951
Projected Annual Growth (2025-2030)	0.06%	0.49%	0.52%
Average Household Size (2025)	2.57	2.35	2.37

CARSON CITY, NV



5.3%
Greatest Gen
 Born in 1945/Earlier



21.1%
Baby Boomer
 Born in 1946 to 1964



20.5%
Generation X
 Born in 1965 to 1980



24.4%
Millennial
 Born in 1981 to 1998



20.8%
Generation Z
 Born in 1999 to 2016



8.0%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Carson City, NV

Carson City, Nevada is the capital of the State of Nevada and a thriving regional hub positioned at the base of the Sierra Nevada Mountains. Known for its strong government presence, expanding business environment, and exceptional quality of life, Carson City serves as a central connector between Reno, Lake Tahoe, and Northern California—making it a strategic market for commerce, tourism, and long-term economic stability.

With a population of approximately 59,000, Carson City spans about 157 square miles and benefits from excellent regional accessibility. The city is served by U.S. Highways 50 and 395, which link directly to Reno, South Lake Tahoe, and major California corridors. Its proximity to Reno–Tahoe International Airport enhances connectivity to national markets, while nearby Interstate 580 supports commuter and freight movement throughout the region.

Carson City’s economy is anchored by government, healthcare, manufacturing, tourism, and retail. As the state capital, it hosts a significant concentration of public-sector employment and administrative offices. The city also benefits from a robust manufacturing base, with firms involved in aerospace, electronics, and precision manufacturing. Major healthcare providers—including Carson Tahoe Health—enhance the city’s role as a regional medical center. Retail corridors along South Carson Street and the revitalized downtown area support a strong local consumer base and steady commercial activity.

The city has undergone notable revitalization and development, driven by investments in infrastructure, mixed-use projects, and downtown enhancements. Carson City’s pedestrian-friendly core features local dining, breweries, retail, and cultural institutions, adding to its appeal for both residents and visitors.

Carson City’s location offers unparalleled access to outdoor recreation. The city sits just minutes from Lake Tahoe, the Carson Range, and extensive trail systems that support hiking, skiing, biking, and water activities. Cultural attractions such as the Nevada State Museum, Nevada State Railroad Museum, and annual special events further strengthen the community’s identity and tourism draw.



Capital of Nevada with a stable population of approximately 58,000 residents
Strategically located along U.S. 395 and U.S. 50, connecting Reno, and the Sierra region
Proximity to Lake Tahoe recreation drives year-round visitor demand and spending
Revitalized downtown district featuring dining, retail, and cultural attractions



TENANT PROFILE

Safelite Auto Glass

Safelite AutoGlass is a national automotive services provider specializing in vehicle glass repair and replacement. Founded in 1947 and headquartered in Columbus, Ohio, the company operates one of the largest auto glass service networks in the United States, serving both individual consumers and commercial fleet customers across a wide range of markets.

Safelite's operating model focuses on windshield repair, replacement, and recalibration services, supported by centralized scheduling, insurance partnerships, and standardized service procedures. The company works closely with major insurance carriers, allowing customers to coordinate claims and service through integrated systems. This structure supports efficient operations and consistent service delivery across its portfolio of locations.

Locations are typically positioned along established commercial corridors, near major roadways, or within light industrial and service-oriented retail areas. Facilities are designed to accommodate vehicle access and short service dwell times, supporting steady daily traffic driven by necessity-based automotive needs. In addition to in-shop service, Safelite also operates a mobile service model that complements its physical locations.

From a commercial real estate perspective, Safelite is generally viewed as a service-oriented tenant with a repeatable site format and defined operational requirements. Locations often feature moderate square footage, dedicated service bays, and functional layouts rather than high-end retail buildouts. Lease structures vary by market, but the company's nationwide footprint and standardized operations contribute to predictable occupancy characteristics.

Operationally, Safelite benefits from demand driven by routine vehicle ownership and insurance-covered repairs, which can support consistent service volume across economic cycles. The company continues to refine its processes and technology to maintain efficiency and service reliability while adapting to evolving vehicle standards and safety requirements.



Largest auto glass repair and replacement company in the U.S

Operates 7,100+ locations and mobile units nationwide, providing extensive coverage

Backed by Belron, the world's leading vehicle glass repair group operating in 40+ countries

Performs millions of windshield repairs and replacements annually



Safelite

Year Founded	1947
Headquarters	Columbus, OH
Websites	www.safelite.com
Total Locations and Mobile Glass Shops	7,100+
Annual Revenue	± \$3.30 Billion (2025)
Ownership	Private



Kipp Gstettenbauer
Executive Vice President
619.347.3861
kipp@cirepartners.com
NV LIC #B.1003284.INDV

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA LIC #01940384

Arbi Goco
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA LIC. #01895830