



*The Elkins*  
REAL ESTATE GROUP  
CLIENT FOCUSED. RESULTS DRIVEN

# Medical Office Investment

415 Hwy 95A, Bldg A  
Fernley, Nevada

**\$875,000**

**2,400 SF**

**4.86% CAP**

**Corporate Guarantee**



## EXECUTIVE SUMMARY

KW Commercial Group One is pleased to present the exclusive opportunity to acquire 415 Hwy 95A, Suite A, a professionally maintained medical office investment located within the Sierra Meadows Business Plaza in Fernley, Nevada.

The ±2,400-square-foot medical office is leased to Pritchett Eye Care Associates under a Modified Gross (MG) lease with a corporate guarantee by Keplr Vision, LLC, providing dependable income supported by an established healthcare organization.

Constructed in 1999 and extensively improved with a professional medical build-out in 2014, the property has been meticulously maintained and presents in excellent condition. The owner maintains the roof and HVAC systems through a regular preventative maintenance program, while Community in Common (CIC) services preserve the attractive common areas and landscaping.

Positioned within one of Northern Nevada's fastest-growing communities, this offering combines stable cash flow, quality tenancy, and long-term market fundamentals, making it an attractive opportunity for private investors and 1031 exchange buyers.

### Investment Snapshot

ASKING PRICE  
**\$875,000**

NOI  
**\$42,500**

CAP RATE  
**4.86%**

BUILDING  
**±2,400 SF**

LEASE  
**Modified Gross**

TENANT  
**Pritchett Eye Care**

GUARANTOR  
**Keplr Vision**

# PROPERTY OVERVIEW

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## Property Information

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Address	415 Hwy 95A, Suite A
Building Size	2,400 SF
Lot Size	0.055 Acres
Year Built	1999
Medical Improvements	2014
Zoning	C-2
APN	021-132-39
Construction	Wood Stud / Stucco
Parking	Open Common Parking

## Building Condition

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The property has been professionally maintained since construction and benefits from extensive medical office improvements completed in 2014. The owner maintains both the roof and HVAC systems through a regular preventative maintenance program. No deferred maintenance or known major building issues have been reported.

# INVESTMENT HIGHLIGHTS

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## Why Investors Will Like This Property

- ✓ Corporate Guarantee
- ✓ Established Medical Tenant
- ✓ Actual Operating History
- ✓ Stable Cash Flow
- ✓ Medical Office Asset
- ✓ Excellent Condition

## Property Advantages

- ✓ Medical Improvements Completed in 2014
- ✓ Owner Maintained Roof & HVAC
- ✓ Two Five-Year Renewal Options
- ✓ Community in Common Maintenance
- ✓ Attractive Price Point
- ✓ Northern Nevada Growth Market

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*A professionally maintained healthcare investment backed by corporate tenancy in one of Northern Nevada's strongest emerging markets.*

# INVESTMENT SECURITY



## Lease Profile

Tenant	Pritchett Eye Care Associates
Corporate Guarantor	Keplr Vision, LLC
Lease Structure	Modified Gross (MG)
Commencement	June 1, 2025
Expiration	May 31, 2030
Renewal Options	Two (2) Successive Five-Year Terms
Rent Escalation	\$200/Month Every Year (0.0476/SF/Year)

## Investment Perspective

Stable tenancy is one of the most important characteristics investors seek when evaluating commercial real estate. This property is leased to an established optometry practice operating under a Modified Gross lease with a corporate guarantee provided by Keplr Vision, LLC.

With a remaining primary lease term extending through May 2030 and two successive five-year renewal options, the property offers the potential for dependable long-term income supported by an established healthcare provider.



Corporate-guaranteed tenancy provides an additional level of confidence for investors seeking stable income-producing assets.

# FINANCIAL SUMMARY

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Purchase Price

**\$875,000**

Annual NOI

**\$42,500**

CAP Rate

**4.86%**

## Operating Expenses

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<b>Expense</b>	<b>Annual</b>
Property Taxes	\$3,611
Insurance	\$3,065
Community in Common	\$3,624
<b>Total</b>	<b>\$10,300</b>

*Financial information reflects actual operating history provided by ownership.*

# PURPOSE-BUILT MEDICAL ENVIRONMENT



## Purpose-Built Medical Improvements

Unlike traditional office space, this property has been extensively improved to accommodate a modern optometric practice. The thoughtful floor plan includes an inviting reception area, spacious waiting room, optical retail showroom, multiple examination rooms, diagnostic and imaging areas, laboratory support space, administrative offices, and staff work areas.

These specialized improvements represent a substantial investment by the tenant and contribute to the long-term value of the property by supporting efficient patient flow and reducing future tenant improvement costs.



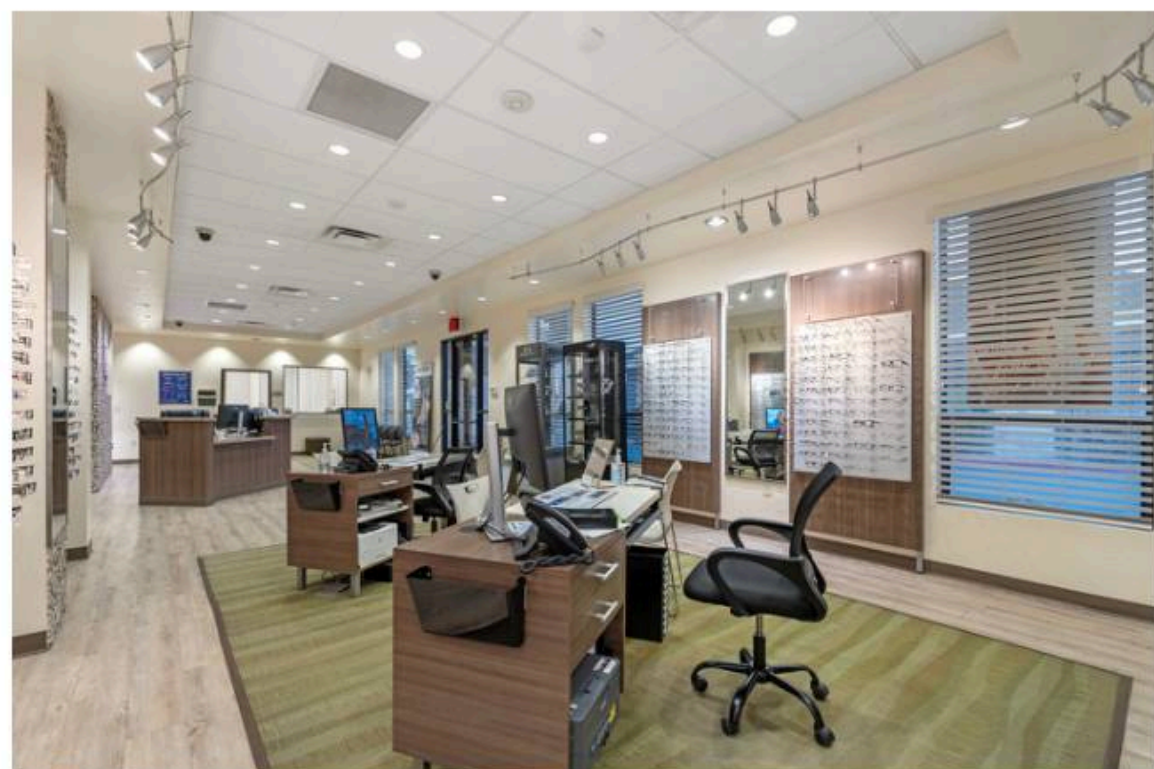
## Building Features

- Professional Medical Office Build-Out
- Modern Interior Finishes
- Attractive Reception Area
- Dedicated Optical Showroom
- Multiple Examination Rooms
- Diagnostic Testing Area
- Laboratory Support Space
- Administrative Offices
- Excellent Overall Condition

# MODERN MEDICAL OFFICE ENVIRONMENT

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Quality finishes and thoughtfully designed clinical spaces provide an attractive environment for patients while supporting efficient daily operations.



# WHY MEDICAL OFFICE INVESTMENTS MAKE SENSE

A RESILIENT ASSET CLASS. ESSENTIAL SERVICES. ATTRACTIVE RETURNS.



Medical office buildings (MOBs) have consistently demonstrated stronger fundamentals than traditional office, supported by essential healthcare services, specialized tenant improvements, and long-term occupancy.



## ESSENTIAL SERVICES

Healthcare is non-discretionary and always in demand.



## STRONG TENANT COMMITMENT

High tenant investment in improvements and equipment leads to longer occupancy.



## RESILIENT PERFORMANCE

MOBs have historically outperformed traditional office across key metrics.



## DEMOGRAPHIC TAILWINDS

Aging population and growing communities drive healthcare demand.



## STABLE INCOME

Longer lease terms and strong renewal fundamentals support cash flow stability.

## SUPERIOR FUNDAMENTALS

MEDICAL OFFICE VS. TRADITIONAL OFFICE

	MEDICAL OFFICE BUILDINGS (MOB)	TRADITIONAL OFFICE
 <b>VACANCY RATE</b> (2025 Forecast)	<b>&lt; 9.5%</b>	~ 19%
 <b>NET ABSORPTION</b> (2024)	<b>POSITIVE</b> Nationally	<b>NEGATIVE</b> Many Markets
 <b>RENT GROWTH</b> (2024 Forecast)	<b>2.5% – 4.5%</b>	0% – 1%
 <b>AVERAGE LEASE TERM</b> (Typical)	<b>7 – 10 YEARS</b>	3 – 5 YEARS

Sources: CBRE 2025 U.S. Healthcare Real Estate Outlook, JLL Medical Office Outlook 1H 2025, Colliers U.S. Medical Office Report, NIC MAP® Data Service.

## WHY HEALTHCARE TENANTS STAY



### High Cost to Relocate

Specialized build-outs and equipment represent significant capital investment.



### Established Patient Base

Relocation can disrupt patient relationships and reduce referral networks.



### Regulatory & Licensing

Permitting and licensing requirements create barriers to relocation.



### Operational Efficiency

Tenants are more efficient and profitable in their established locations.

## IDEAL FOR A WIDE RANGE OF HEALTHCARE PROVIDERS



**MEDICAL OFFICE INVESTMENTS COMBINE STABLE TENANCY WITH ESSENTIAL COMMUNITY SERVICES—A WINNING FORMULA FOR INVESTORS.**

## IN SUMMARY

Medical office properties offer investors a compelling combination of durable demand, specialized assets, and financial stability that continues to outperform many traditional commercial property types.



### LOWER RISK

Essential services and longer lease terms support lower vacancy and turnover risk.



### ATTRACTIVE RETURNS

Strong fundamentals and limited new supply contribute to competitive cap rates.



### LONG-TERM STABILITY

Demographic trends and community growth support sustained demand for healthcare services.



### DIVERSE APPEAL

Attracts a broad range of investors including private, institutional, and 1031 exchange buyers.



### VALUE PRESERVATION

Specialized improvements and in-demand locations support long-term property value.

# LOCATION

## Sierra Meadows Business Plaza



Situated along Highway 95A, the property enjoys excellent accessibility and visibility within one of Fernley's established professional business districts.

Fernley continues to benefit from Northern Nevada's economic expansion, providing convenient access to regional transportation corridors, industrial employment centers, and a growing residential population.

The property's central location supports both patient convenience and long-term investment fundamentals.



# GROWTH STORY

Strong Fundamentals. Expanding Economy. Bright Future.



**35,000+**  
POPULATION

City of Fernley  
+24% Growth Since 2020\*



**1.5M+**  
REGIONAL POPULATION

Reno MSA  
+10% Growth Since 2020\*



**850+**  
NEW JOBS

Added in Lyon County  
Since 2020\*



**15,000+**  
DAYTIME EMPLOYEES

In Lyon County  
and Growing



**20M+ SF**  
INDUSTRIAL SPACE

Delivered or Under Construction  
in the Region

\*Sources: U.S. Census, NDOT, EDA, Local Governments, and Market Research Reports

## WORLD-CLASS EMPLOYERS DRIVING NORTHERN NEVADA'S ECONOMY



### Tesla Gigafactory

Continuing to expand production and employment in Storey County.



### Redwood Materials

Battery recycling and materials campus creating hundreds of high-quality jobs.



### Switch

World's largest data center campus with significant economic impact.



### Google

New data center investment further strengthening the region's technology infrastructure.



### Continued industrial demand

is driving new development, construction, and long-term economic growth.

## STRATEGIC CONNECTIVITY

Fernley is positioned at the crossroads of growth with easy access to major transportation corridors.



**Just minutes to I-80 via USA Parkway**  
Connecting Northern Nevada to California and the Western U.S.

## AFFORDABLE. ATTRACTIVE. GROWING.



Fernley offers affordable housing options, a high quality of life, and a welcoming community— attracting new residents, families, and businesses every day.



## THE BIG PICTURE

Northern Nevada is one of the fastest-growing regions in the country—driven by population influx, major corporate investment, and diversified economic growth.



**Fernley is at the center of it all— a smart location for businesses, residents, and investors.**



## **Broker's Perspective**

Every investment property tells a story beyond its financial statements.

This offering combines several characteristics that today's investors continue to value: an established healthcare tenant, a corporate lease guaranty, professional medical improvements, excellent physical condition, and a location within one of Northern Nevada's growing communities.

Rather than relying solely on projected performance, this opportunity is supported by actual operating history and quality in-place tenancy. These attributes position the property as an attractive investment for buyers seeking dependable income and long-term stability.

Our objective is to present investment opportunities with clarity, transparency, and thoughtful market analysis so that investors can make informed decisions with confidence.



**Keller Williams Group One, Inc**

*Ricci Rodriguez-Elkins*

Broker-Manager

Managing Director, Commercial Services

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QR Code

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**Representing Northern Nevada investors through thoughtful market analysis, disciplined pricing, and exceptional marketing.**

## **Northern Nevada Investment Collection**

Investment Offering Memorandum