



OFFERING MEMORANDUM

42 DIAMONDBACK WAY

Carson City, NV 89706

Marcus & Millichap

..... 42 DIAMONDBACK WAY

**EXCLUSIVELY
LISTED BY**

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Marcus & Millichap



OFFERING SUMMARY

42 DIAMONDBACK WAY

\$

Listing Price
\$1,160,000

▲

Price/SF
\$170.59

✕

Building Size
6,800 SF

FINANCIAL

Listing Price	\$1,160,000
Occupancy	One Tenant Occupies 400 SF M-T-M; Vacant Otherwise
Price/SF	\$170.59

PROPERTY INFORMATION

Net Rentable Area	6,800 SF
Lot Size	0.47 Acres (20,473 SF)
Year Built	2003
Zoning	M1 - General Industrial
Parcel Number	01616236
Roll-Up Doors	Three 12'x14' Grade-Level
Utilities	Septic + Municipal Water, Gas, & Electric
Number of Restrooms	2
HVAC	Central HVAC in Office, Reznor Heaters in Warehouse





42 DIAMONDBACK WAY

Carson City, NV 89706

INVESTMENT OVERVIEW

The Subject Property, 42 Diamondback Way, is an exceptionally well maintained 6,800 square-foot industrial building situated on 0.47 acres in Mound House, Nevada. The building has only ever been used for personal storage, small projects, and as an office, which has kept this property very clean. There is one tenant on a M-T-M basis who occupies 400 square-feet of office space, who would like to stay. Otherwise, the Property is being offered vacant.

Originally constructed in 2003, the property features a functional layout that includes 6,000 square-feet of clear-span warehouse space, and 800 square-feet of front office (divided into two office suites). The warehouse has three 12' x 14' grade-level roll-up doors.

The building's efficient design, modern construction, and manageable size make it an attractive option for a wide variety of construction, manufacturing, and storage uses.

The property is strategically located just minutes from Carson City, along Highway 50. This location provides convenient access throughout Northern Nevada and the greater Western United States. The area's accommodating industrial zoning and business-friendly environment continue to attract manufacturing, distribution, contractor, and service-oriented businesses.

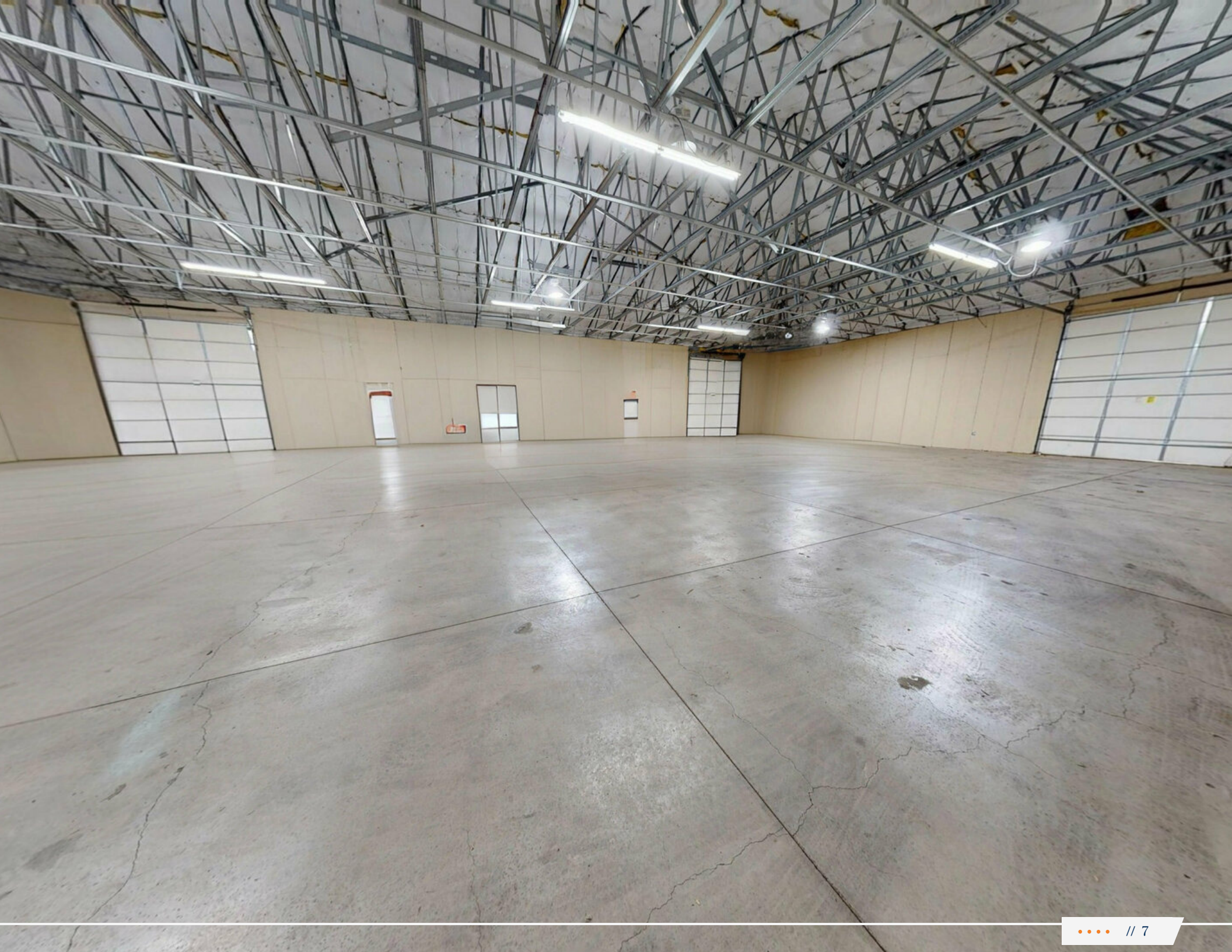
Listed at \$1,160,000, or \$170.59 per square foot, this offering is priced at a lower price per square foot than many other competing offerings, and is in much better condition. Prospective purchasers are encouraged to tour in person to get a better understanding of the excellent condition of this building.

INVESTMENT HIGHLIGHTS

- 6,800 SF Industrial Building Constructed in 2003

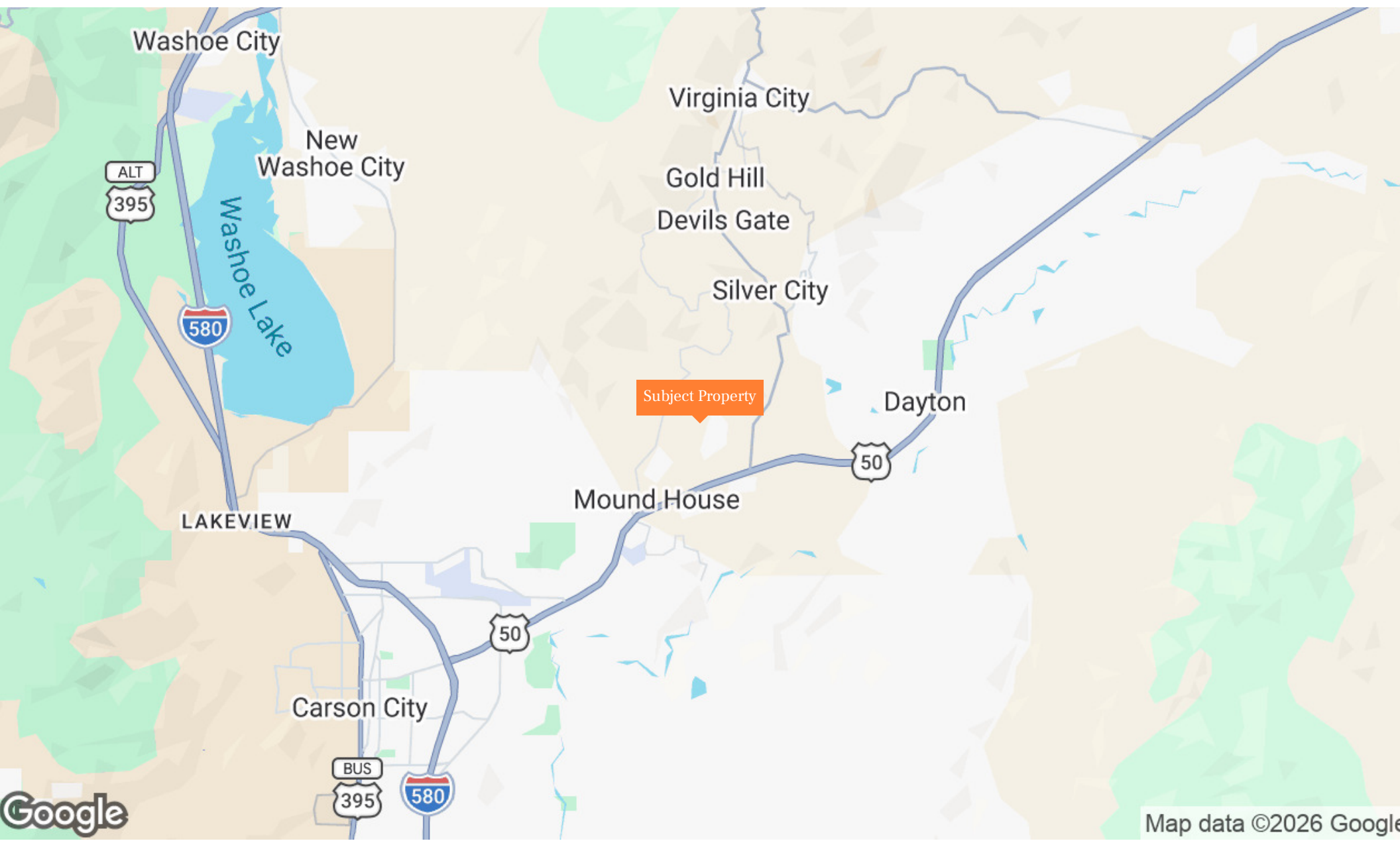
- Functional Clear-Span Warehouse

- Priced at \$170.59/SF, Below the Average Asking Price of Comparable Properties in the Immediate Market



42 DIAMONDBACK WAY

REGIONAL MAP



Distance To:

 Lake Tahoe - 29.7 mi / 39 min

 Carson City - 10 mi / 19 min

 Reno - 39 mi / 43 min



SW

341
NEVADA



21,800
Cars per Day



AMECO
The Site Services Company

Diamondback Way

Subject Property

TROPHY TEK
AWARDS MANUFACTURING
MET-TEC



NW

Distance To:

 Dayton - 5.4 mi / 9 min

 Tahoe-Reno Industrial Center - 37.7 mi / 63 min

CRUZ
CONSTRUCTION CO., INC.
Excavation • Paving • Pavers

AMECO
The Site Services Company

Carson Tahoe
Marine Inc

Carry Way

Subject Property

Diamondback Way



Carry Way



Subject Property

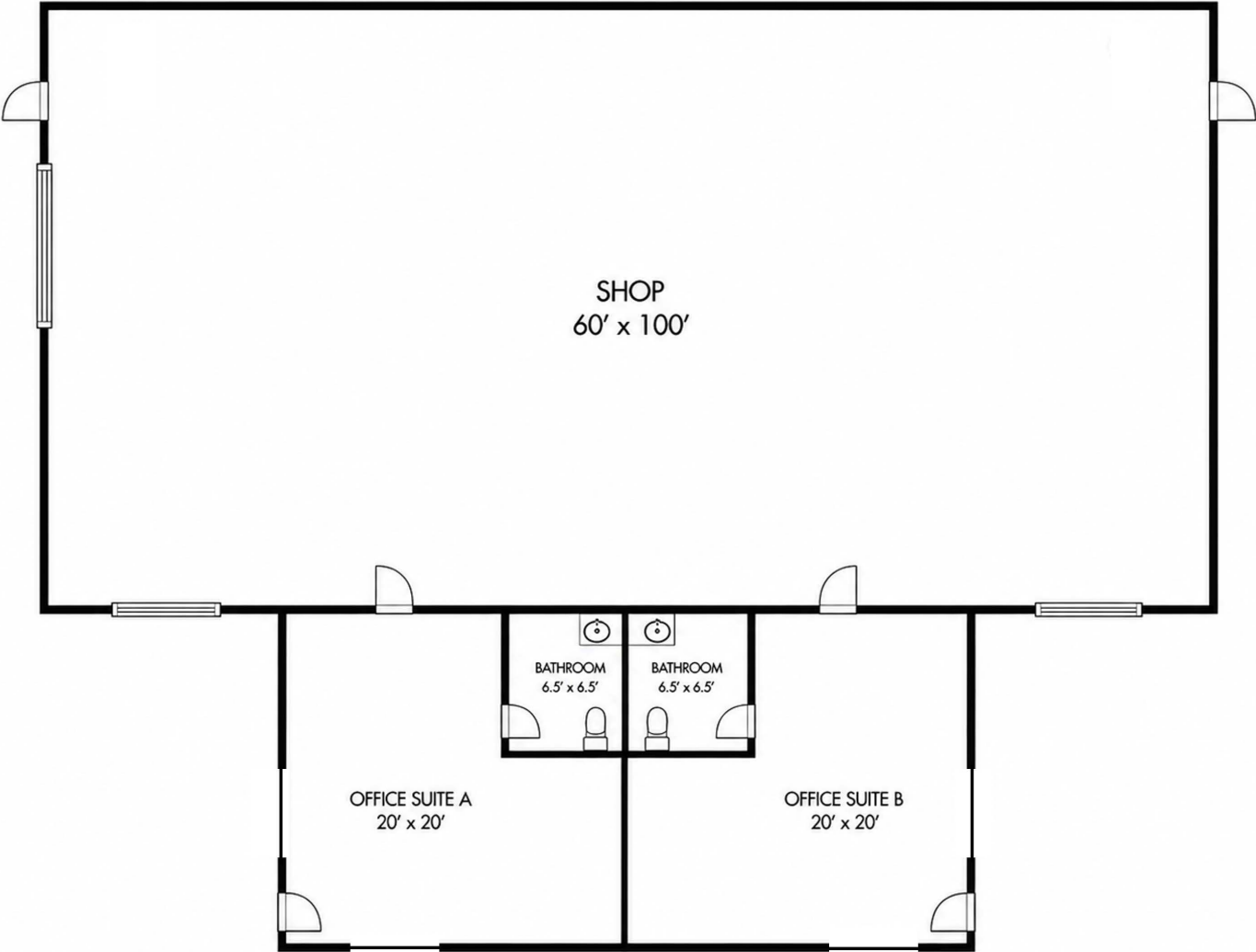
0.47 Acres

Diamondback Way



42 DIAMONDBACK WAY

FLOOR PLANS



Marcus & Millichap

FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



42 DIAMONDBACK WAY

MARKET OVERVIEW

RENO-SPARKS-CARSON CITY

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into an emerging high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. Lower cost and higher-quality living, as well as a business-friendly environment, are drawing companies and residents from across the nation, particularly from neighboring California. Across the next five years, nearly 30,000 additional people are expected to enter the metro, which encompasses Washoe and Storey counties, as well as Carson City, home to the state's capital. The eastern shore of Lake Tahoe is included in the market, contributing to an active outdoor recreation segment. A diverse array of activities — including gambling and cultural amenities — sustain the growing tourism industry.

METRO HIGHLIGHTS



LOWER BUSINESS COSTS

More affordable costs and a business-friendly climate attract firms, including Switch Data, Apple, Google and Tesla, to the region.



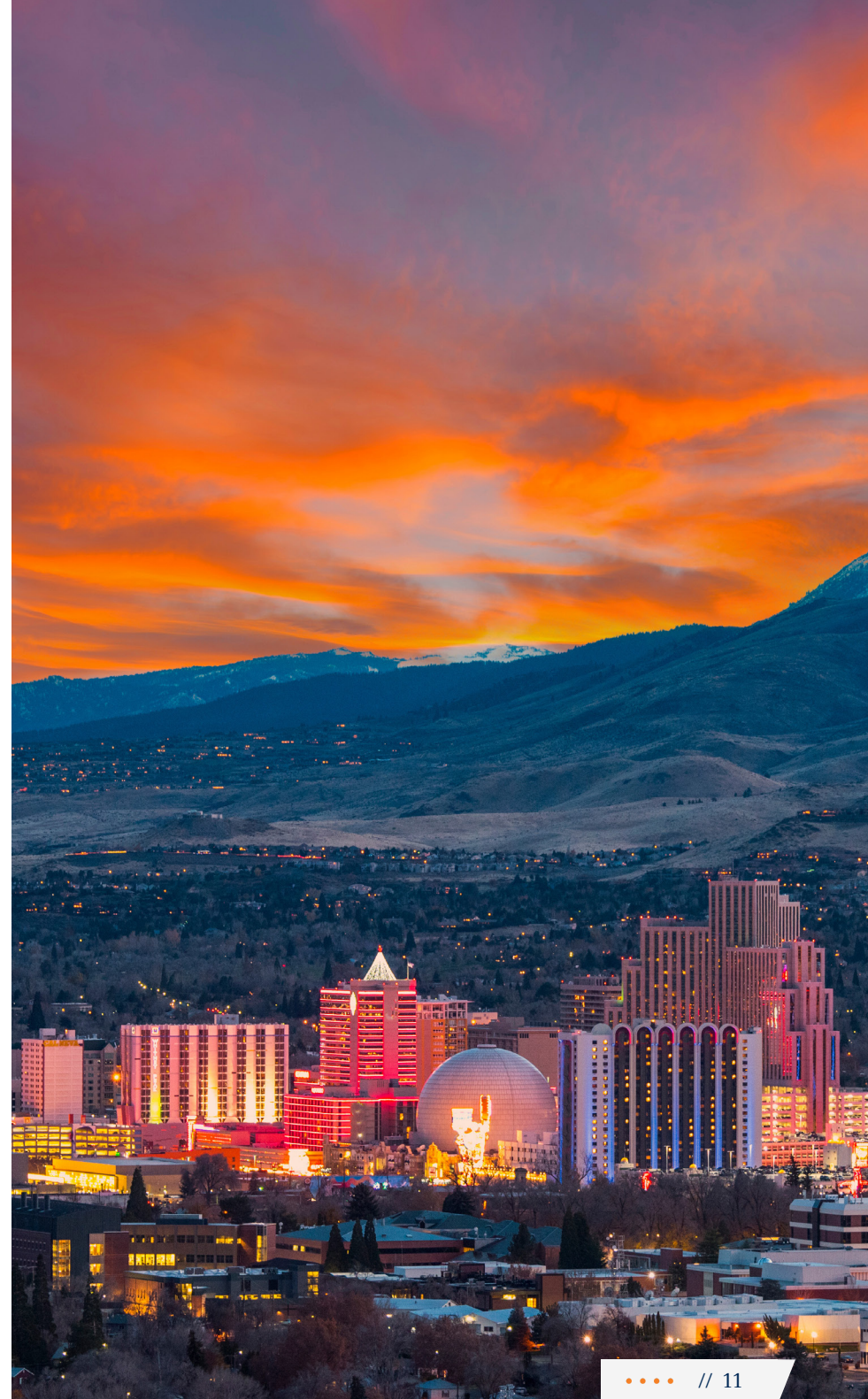
STRONG EMPLOYMENT GAINS

Between 2019 and the end of 2023, Reno's employment growth rate has nearly doubled that of the national average.



TOURISM

Special events, such as the Reno Rodeo or Reno Jazz Festival, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.

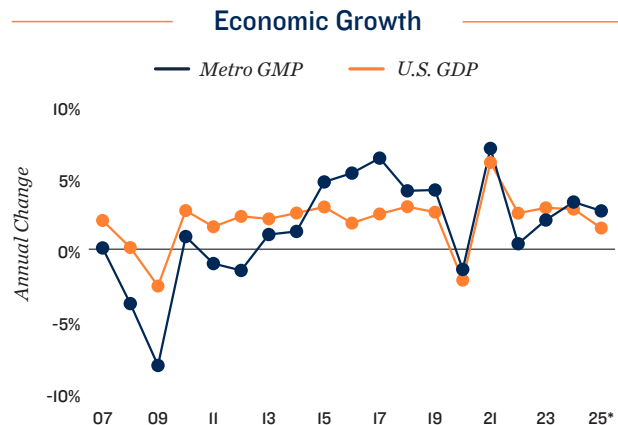


42 DIAMONDBACK WAY

MARKET OVERVIEW

ECONOMY

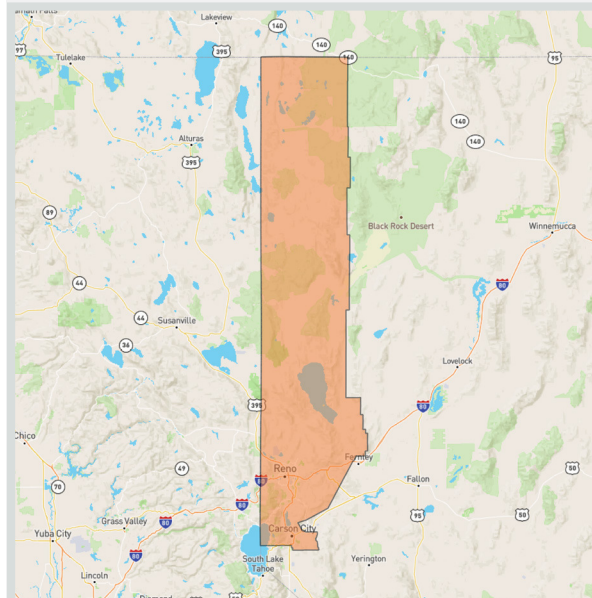
- The region is becoming an important center for distribution and industrial expansion, as all West Coast markets can be reached in one day.
- Pro-business environment and proximity to California attract an array of firms. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's Gigafactory and the Switch Digital Citadel, the world's most advanced data center, are also here.
- Redeveloping unique neighborhoods, such as the Brewery District and Mid-Town, are drawing businesses, tourists and residents.



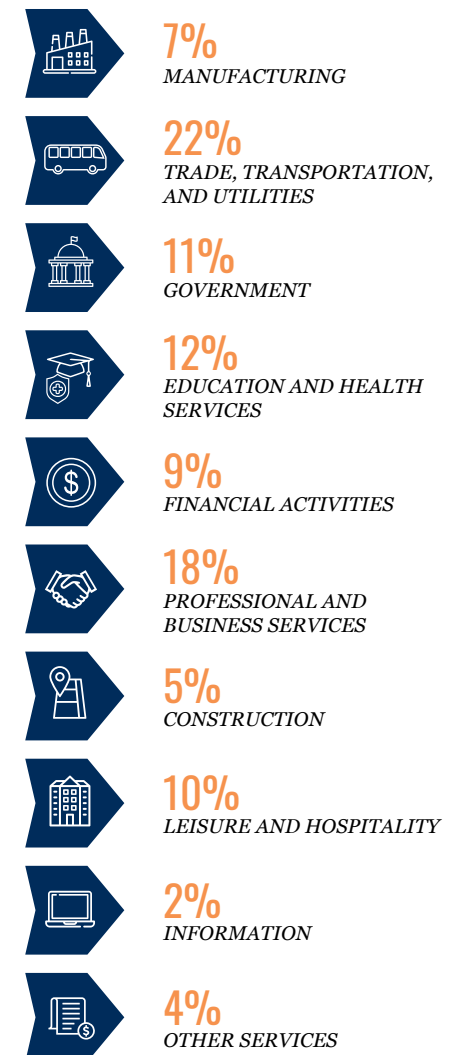
*Forecast

MAJOR AREA EMPLOYERS

- Peppermill Reno
- Honeywell
- Eldorado Resort Casino
- Saint Mary's Health Network
- Carson Tahoe Health
- Tesla Gigafactory
- Sun Technical Services, Inc.
- Boomtown, LLC
- SanMar Corp.
- Chewy.com LLC



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

42 DIAMONDBACK WAY

MARKET OVERVIEW

DEMOGRAPHICS

- The local population will swell by roughly 30,000 people by 2029, supporting a household gain of 5.5 percent or nearly 13,000 new households, driving demand for more housing. Home prices below large California markets continue to draw residents from the neighboring state.
- Roughly 65 percent of residents ages 25 and older have completed some college, while more than 31 percent hold at least a bachelor's degree, creating a skilled workforce.

QUALITY OF LIFE

Outdoor activities abound in the metro, with golf courses, parks and trails for biking, running and hiking. The region's rivers, lakes and reservoir offer numerous water sports, while the mountains provide a scenic backdrop and snow in the winter. Cultural venues include the Nevada Museum of Art, Discovery Children's Museum, Brūka Theatre, Fleischmann Planetarium, the Pioneer Center for the Performing Arts, and a host of other museums, galleries and festivals. More than 50,000 students attend local institutions of higher education, including the University of Nevada, Reno, Truckee Meadows Community College, Western Nevada College and Sierra Nevada College. These institutions also contain cultural and sports venues.

SPORTS

Baseball | **AAA** | Reno Aces
Basketball | **NCAA** | Nevada Wolf Pack



EDUCATION

- Western Nevada College
- Sierra Nevada College
- University of Nevada, Reno
- Truckee Meadows Community College

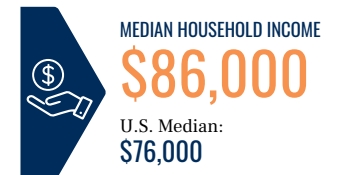
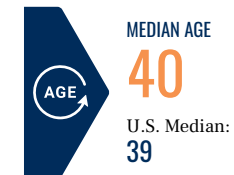
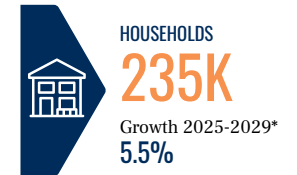
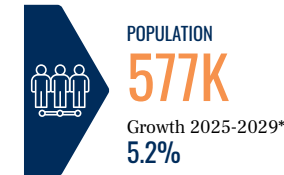


ARTS & ENTERTAINMENT

- Terry Lee Wells Nevada Discovery Museum
 - Nevada Museum of Art
- Pioneer Center for the Performing Arts
 - Fleischmann Planetarium

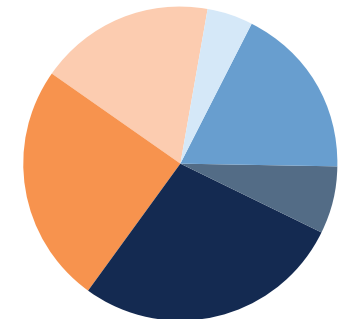
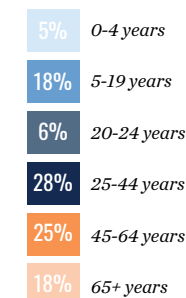


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	579	1,996	10,719
2025 Estimate			
Total Population	566	1,961	10,450
2020 Census			
Total Population	548	1,943	10,060
2010 Census			
Total Population	478	1,834	9,018
Daytime Population			
2025 Estimate	943	2,183	9,867
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	213	827	4,263
2025 Estimate			
Total Households	208	808	4,137
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	200	775	3,901
2010 Census			
Total Households	189	726	3,488
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	0.5%	1.4%	3.5%
\$150,000-\$199,999	5.0%	4.6%	8.6%
\$100,000-\$149,999	15.6%	18.2%	24.6%
\$75,000-\$99,999	33.3%	26.9%	18.4%
\$50,000-\$74,999	16.7%	18.0%	16.6%
\$35,000-\$49,999	13.0%	14.6%	10.1%
\$25,000-\$34,999	9.0%	7.7%	7.5%
\$15,000-\$24,999	2.1%	3.6%	5.5%
Under \$15,000	4.8%	5.0%	5.2%
Average Household Income	\$79,093	\$79,419	\$90,975
Median Household Income	\$78,372	\$73,485	\$82,428
Per Capita Income	\$31,976	\$32,565	\$36,381

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	566	1,961	10,450
Under 20	19.0%	20.6%	21.8%
20 to 34 Years	20.4%	19.5%	18.8%
35 to 49 Years	14.8%	15.9%	17.3%
50 to 59 Years	12.7%	12.6%	11.9%
60 to 64 Years	7.8%	7.9%	7.3%
65 to 69 Years	8.3%	8.2%	7.6%
70 to 74 Years	7.0%	6.8%	6.4%
Age 75+	9.9%	8.3%	8.9%
Median Age	46.0	44.0	43.0
Population by Gender			
2025 Estimate Total Population	566	1,961	10,450
Male Population	52.9%	52.7%	51.0%
Female Population	47.1%	47.3%	49.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	28.0	28.0

42 DIAMONDBACK WAY

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 10,450. The population has changed by 15.88 percent since 2010. It is estimated that the population in your area will be 10,719 five years from now, which represents a change of 2.6 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 40.0. The population density in your area is 133 people per square mile.



HOUSEHOLDS

There are currently 4,137 households in your selected geography. The number of households has changed by 18.61 percent since 2010. It is estimated that the number of households in your area will be 4,263 five years from now, which represents a change of 3.0 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 \$82,428, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 46.98 percent since 2010. It is estimated that the median household income in your area will be \$102,203 five years from now, which represents a change of 24.0 percent from the current year.

The current year per capita income in your area is \$36,381, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$90,975, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 5,212 people in your selected area were employed. The 2010 Census revealed that 54.3 percent of employees are in white-collar occupations in this geography, and 28.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$420,653 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 2,541.00 owner-occupied housing units and 947.00 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. 17.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.7 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 16.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.7 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 39.8 percent in the selected area compared with the 19.6 percent in the U.S.

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Activity ID #ZAG0420031

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