

5951 US-50, Carson City, NV 89701

With a large secure 1.86 acre lot, 15,460 square feet of building area, and excellent Highway 50 frontage, this versatile property offers a phenomenal basis at \$1,800,000



Subject Property

*Parcel Outlines are Approximate

Marcus & Millichap

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5951 US-50

**EXCLUSIVELY
LISTED BY**

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Marcus & Millichap



Subject Property

CAPITOL CITY LOANS

***Parcel Outlines are Approximate**

OFFERING SUMMARY

5951 US-50

\$

Listing Price
\$1,800,000

📈

Rentable SF
15,460

📏

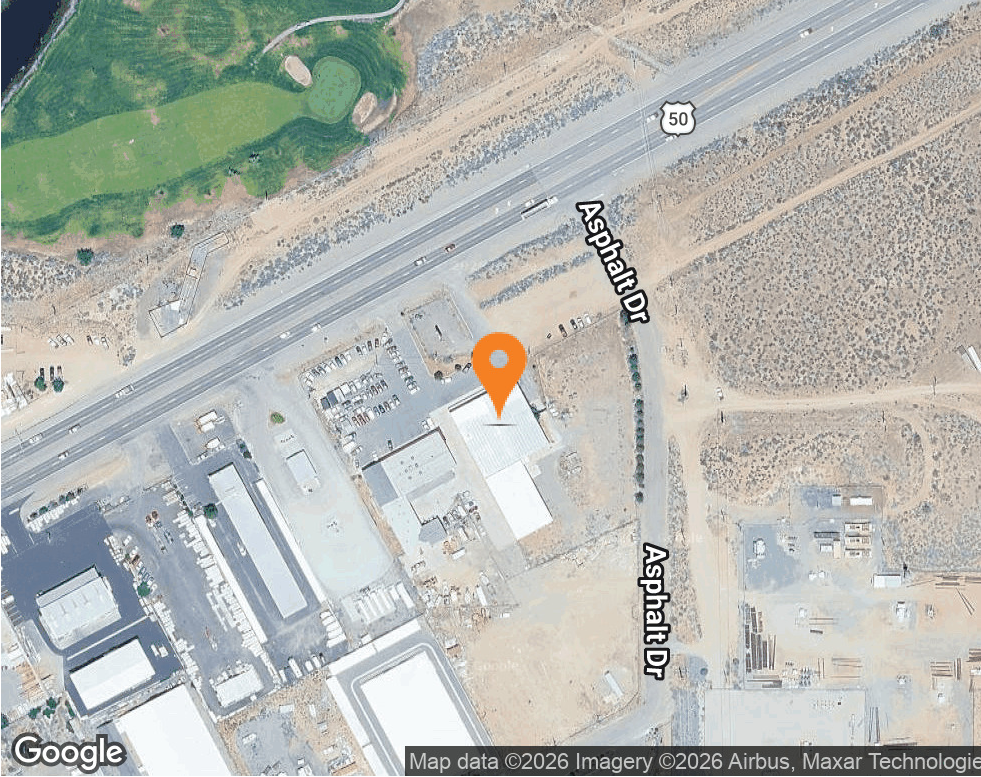
Price/SF
\$116.43

FINANCIAL

Listing Price	\$1,800,000
Price per Square Foot	\$116.43
Price per Acre	\$967,742

PROPERTY INFORMATION

Gross SF	15,460 SF
Year Built / Remodeled	1976 / 1980
Lot Size	1.86 Acres
Zoning	General Industrial
Parcel Numbers	008-523-10 & 008-523-98
Occupancy	Vacant
Ingress & Egress	(2) Access Points from Highway 50, and (1) from Asphalt Drive



5951 US-50

Carson City, NV 89701

INVESTMENT OVERVIEW

The Subject Property, 5951 US Highway 50, is a 15,460 square-foot commercial building situated on 1.86 acre(s) in Carson City, Nevada. The subject property is located along Highway 50, with over 28,700 cars per day seeing the property each day.

The existing building was completed in 1980, using masonry, steel, and wood construction. The building is well-suited for a number of uses, and was most recently operated at a pawn business for over 30 years. It has a large showroom and ample storage to hold excess inventory. In addition, the large lot provides plenty of space for customer parking and outdoor storage.

Highway 50 has always been one of Northern Nevada's primary highways, but has become increasingly popular in recent years as Carson City, Mound House, and Dayton have experienced vast growth. The close proximity to the Carson City Airport, I-580, and a variety of other commercial users further improve the function of this site.

Carson City is Nevada's state capital. It is conveniently located 30 miles south of Downtown Reno, and just 20 miles east of Lake Tahoe. The entire Northern Nevada Region, including Carson City, has seen tremendous growth in recent years due to an influx of companies seeking the business-friendly tax climate and laws. The addition of companies with an international presence in Technology, Manufacturing, Distribution, Medical, and more has given Northern Nevada a robust, diversified economy.

Priced at \$1,800,000, or \$116.43 per square-foot, this property offers a purchaser the opportunity to acquire a versatile asset that is priced far below replacement cost.

INVESTMENT HIGHLIGHTS

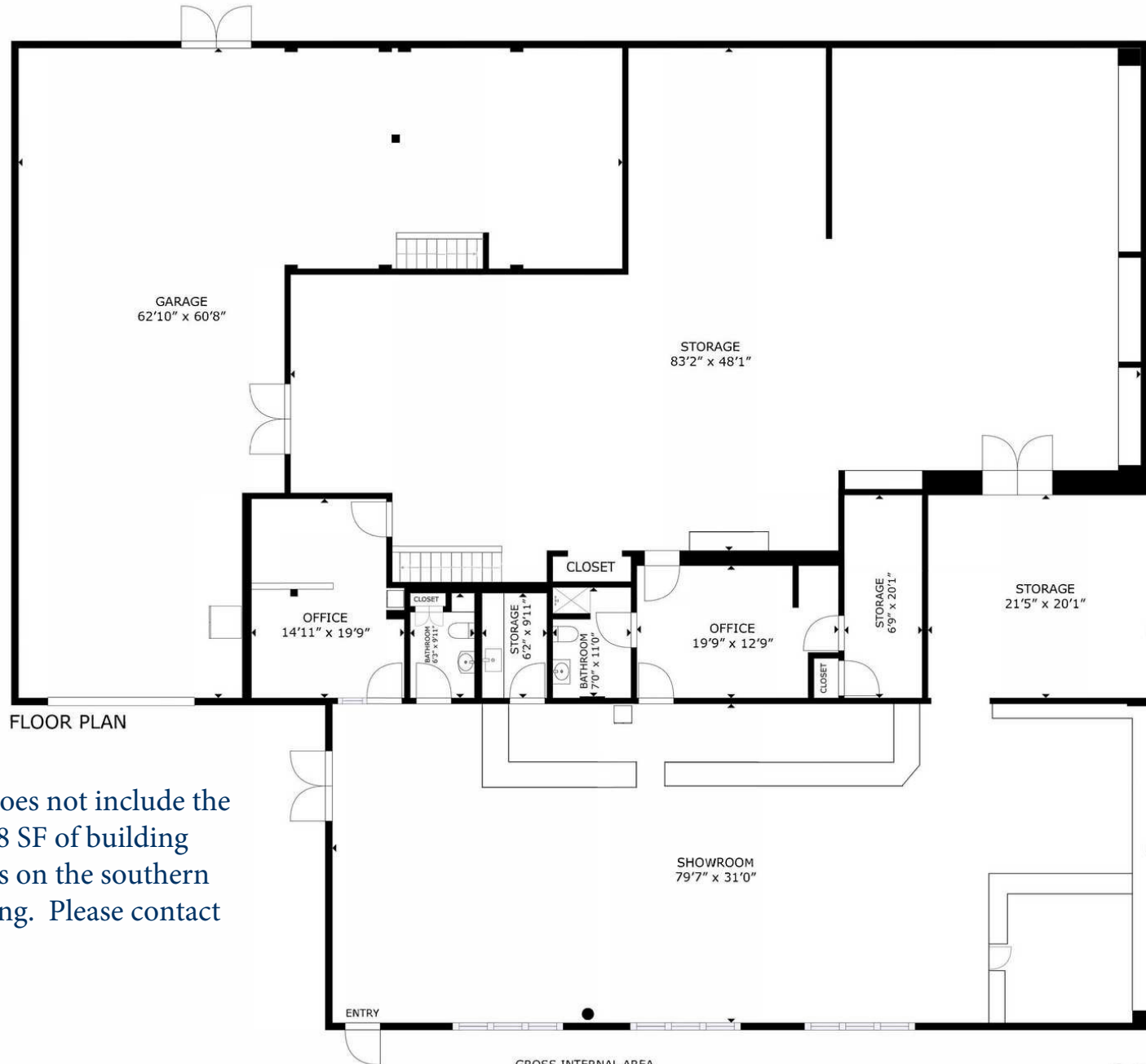
Excellent Highway 50 Frontage (28,700 Cars Per Day)

Large 1.86 Acre Lot with Ample Parking

Priced Well Below Replacement Cost at \$116.43 Per Square Foot

5951 US-50

SITE PLANS



This floor plan does not include the additional ~6,098 SF of building area that extends on the southern end of the building. Please contact agent for details.

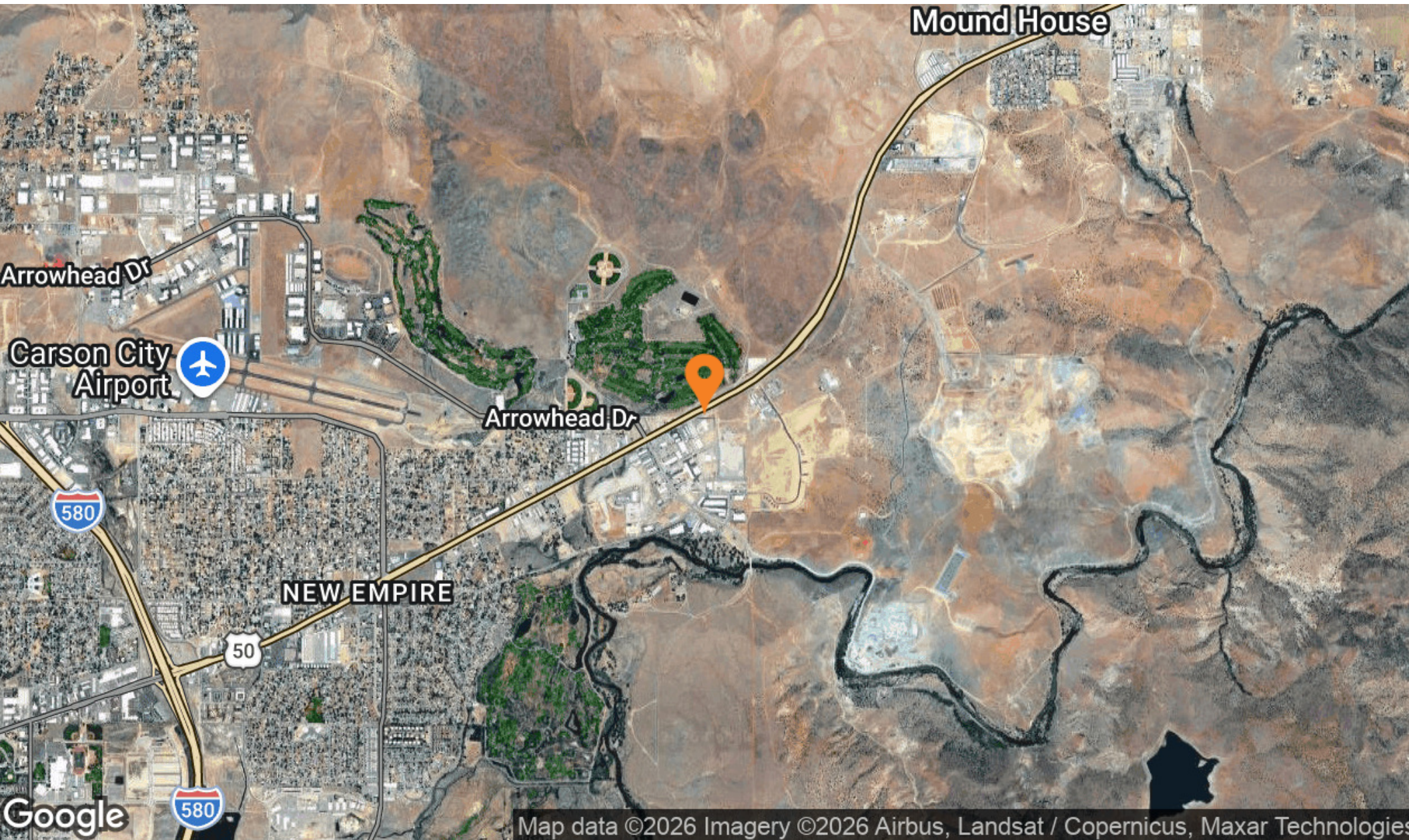
5951 US-50

REGIONAL MAP



5951 US-50

LOCAL MAP



lake tahoe

34 min / 24.9 mi

Mt. Rose
SKI TAHOE

44 min / 35 mi



SW

Distance To:



Downtown Reno - 34.3 mi / 36 min



TACO BELL

food maxx

Domino's Pizza

FIREHOUSE SUBS

CVS pharmacy

goodwill

7 ELEVEN

MAVERIK

the HUMAN BEAN

UNITED STATES POSTAL SERVICE

Subject Property



Lincoln Hwy

28,700+
Cars per Day



*Parcel Outlines are Approximate

lake tahoe
34 min / 24.9 mi

Mt. Rose
SKI TAHOE
44 min / 35 mi



Distance To:



Downtown Reno - 34.3 mi / 36 min

Mound House
(3 min / 2.2 mi)

28,700+
Cars per Day



Lincoln Hwy



Subject Property

Super Sport Motors LLC



*Parcel Outlines are Approximate



***Parcel Outlines are Approximate**

Subject Property
1.86 Acres



Lincoln Hwy

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.

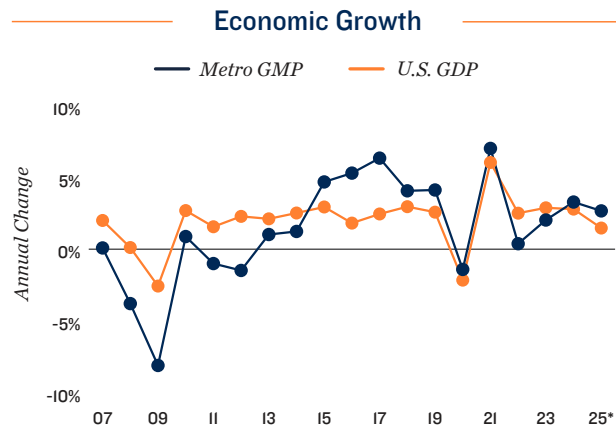


5951 US-50

MARKET OVERVIEW

ECONOMY

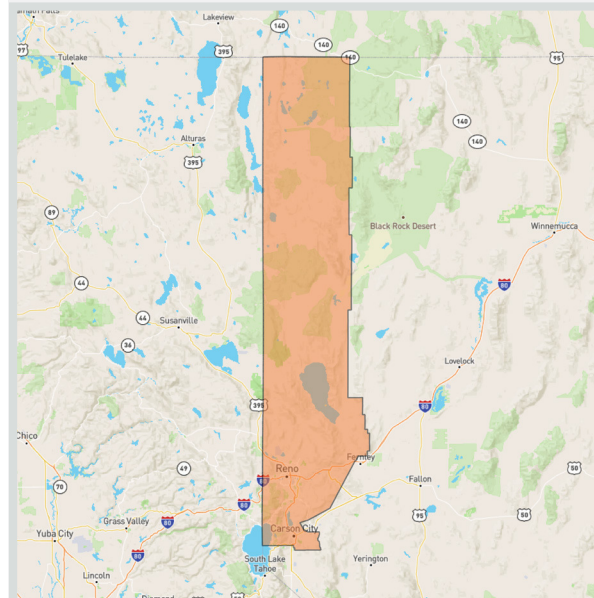
- The region is becoming an important center for distribution and industrial expansion, as all West Coast markets can be reached in one day.
- Pro-business environment and proximity to California attract an array of firms. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's Gigafactory 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.



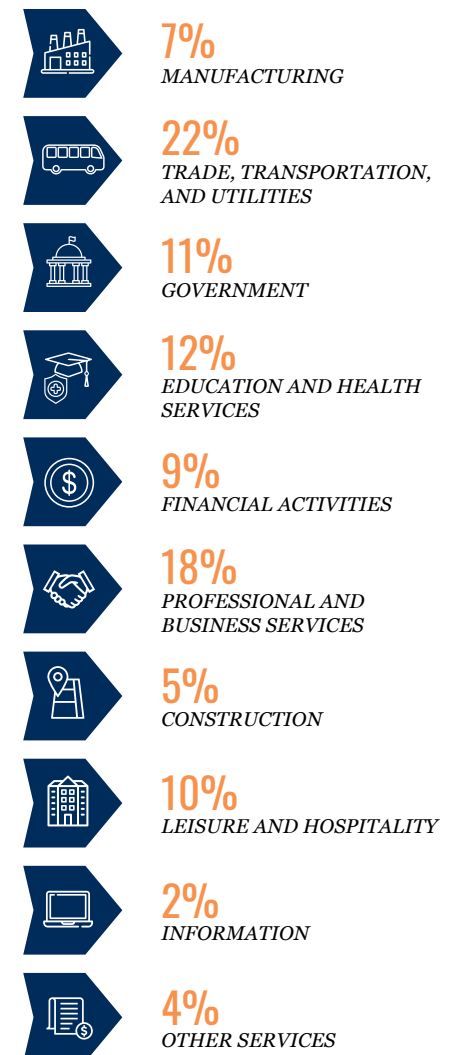
* Forecast

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

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

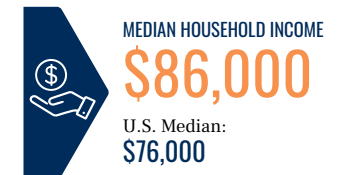
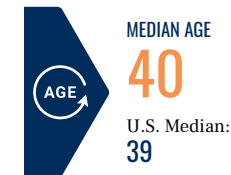
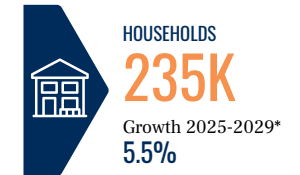
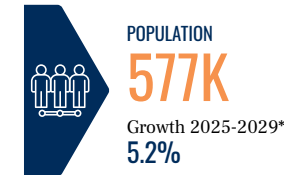


ARTS & ENTERTAINMENT

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

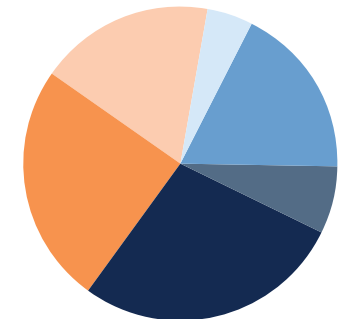
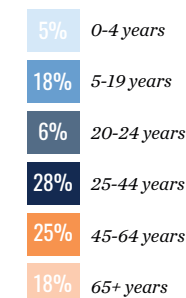


QUICK FACTS



* Forecast

2025 Population by Age

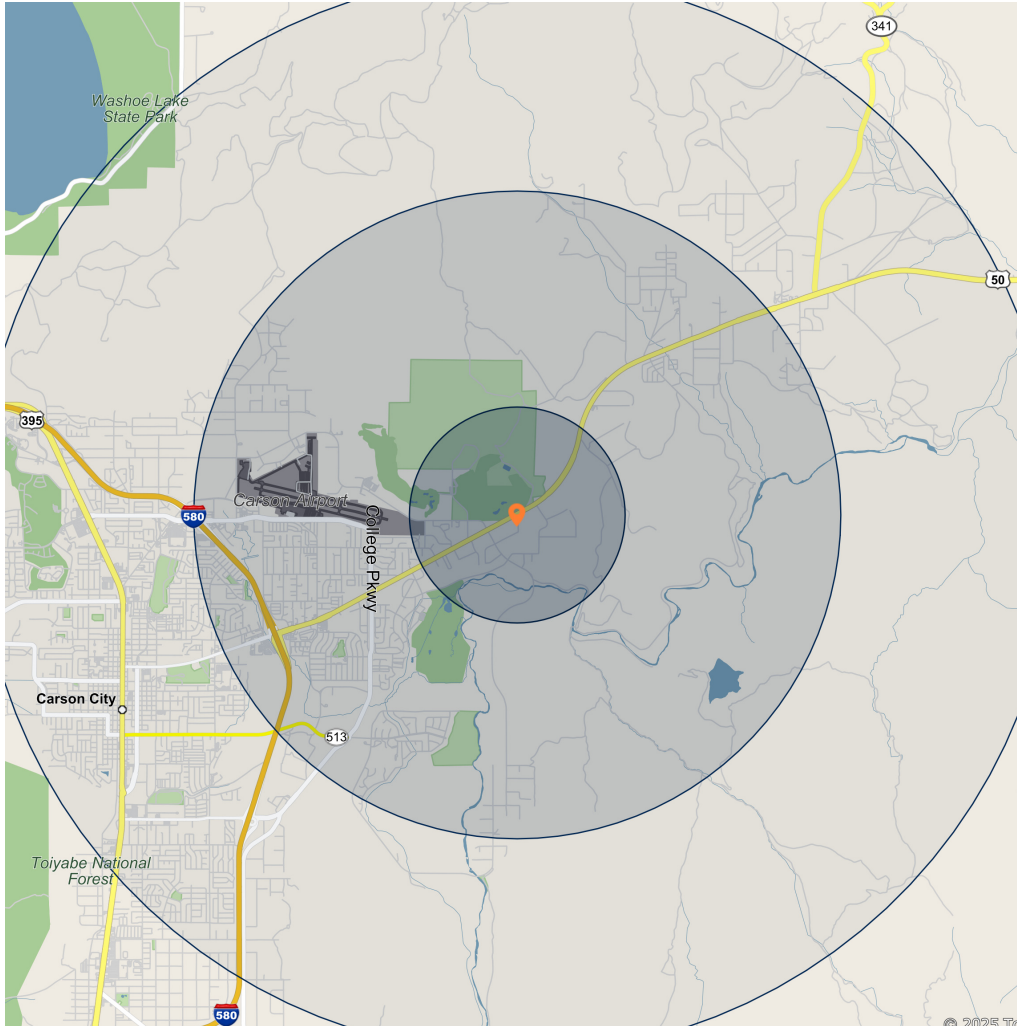


* Forecast

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

5951 US-50

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	484	18,120	53,958
2025 Estimate	482	18,037	53,089
2020 Census	488	18,085	51,862
2010 Census	470	17,069	49,148

HOUSEHOLD INCOME

Average	\$87,448	\$80,612	\$83,352
Median	\$82,985	\$66,112	\$66,787
Per Capita	\$32,865	\$32,377	\$35,339

HOUSEHOLDS

2030 Projection	145	7,234	22,828
2025 Estimate	144	7,148	22,314
2020 Census	141	6,990	21,352
2010 Census	135	6,360	19,698

HOUSING

Median Home Value	\$410,090	\$373,740	\$429,972
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EMPLOYMENT

2025 Daytime Population	365	14,068	54,421
2025 Unemployment	2.71%	3.57%	3.50%
Average Time Traveled (Minutes)	25	24	24

EDUCATIONAL ATTAINMENT

High School Graduate (12)	3.94%	2.85%	2.98%
Some College (13-15)	36.42%	43.22%	37.95%
Associate Degree Only	20.03%	15.72%	16.50%
Bachelor's Degree Only	7.51%	8.82%	9.81%
Graduate Degree	20.78%	16.67%	22.59%

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