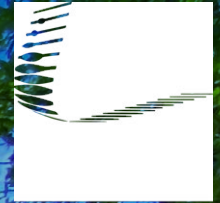


For Sale or Lease

# W. 5th St. & S. Division St.



LOGIC



[Click for a Virtual Tour](#) 

314 W. 5th St.  
Carson City, NV 89703

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Listing Snapshot



**\$700,000**  
Sale Price



**\$1.45 NNN**  
Lease Rate



**± 3,193 SF**  
Total Square Footage



**\$0.30**  
Estimated NNN Cost

Property Highlights

- Turn-key dental office
- Existing dental plumbing in place
- Centrally located in Carson City
- Seven (7) surface parking spaces (2.65 spaces/± 1,000 SF)
- Detached storage garage

Demographics

	1-mile	3-mile	5-mile
2023 Population	10,789	52,301	62,448
2023 Average Household Income	\$77,179	\$86,752	\$90,871
2023 Total Households	5,052	21,760	25,184



# Vicinity Map

The office is strategically located in a dense and mature residential area servicing ± 62,448 residents with an average household income of ± \$90,871 within a 5-mile radius.

## Amenities within a 5-mile radius

- 1

**Nevada State Capitol Building**  
-0.3 miles
- 2

**Carson Mall Shopping Center**  
-0.8 miles
- 3

**Nevada State Railroad Museum**  
-1.1 miles
- 4

**Mills Park**  
-1.5 miles
- 5

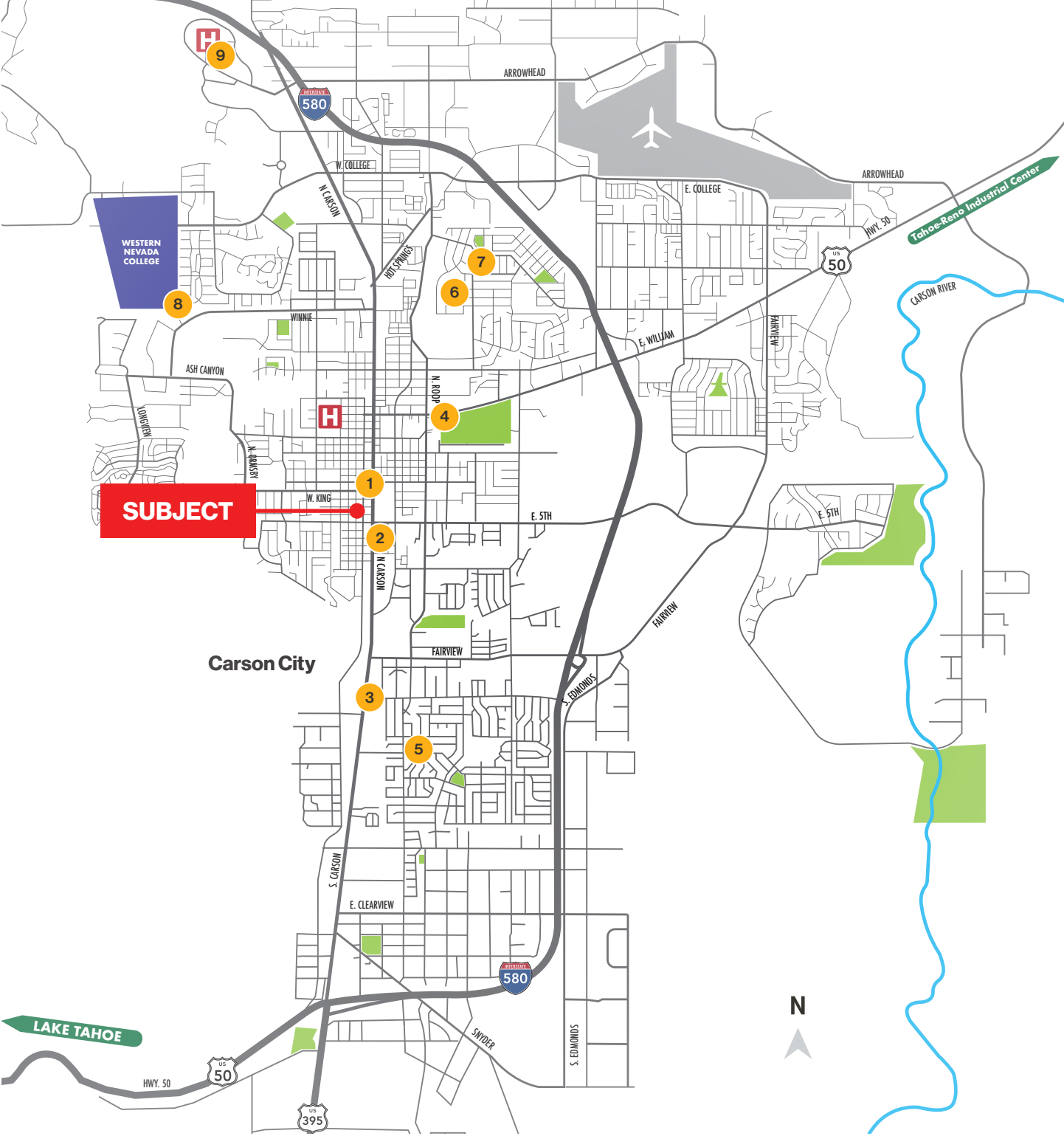
**Raley's**  
-2.2 miles
- 6

**Walmart Supercenter**  
-2.3 miles
- 7

**The Home Depot**  
-2.7 miles
- 8

**Western Nevada College**  
-2.9 miles
- 9

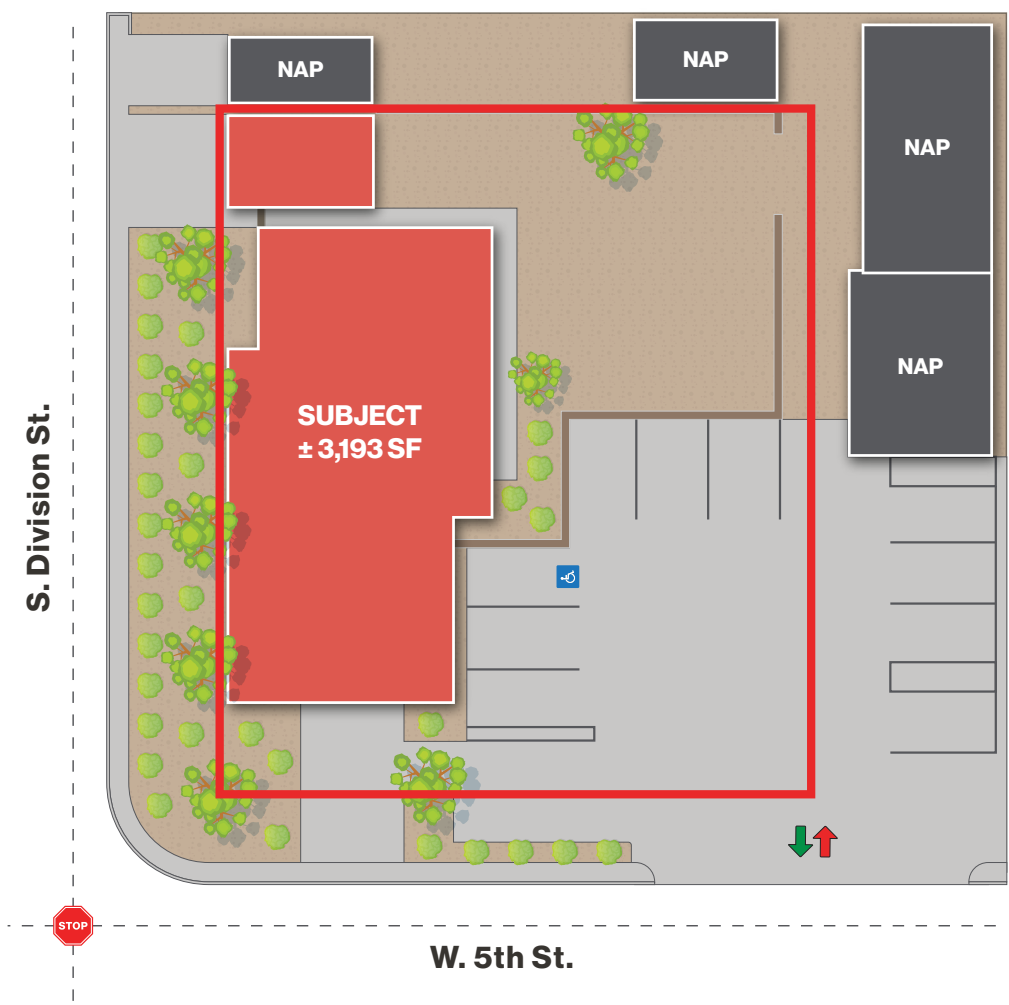
**Carson Tahoe Regional Medical Center**  
-3.3 miles



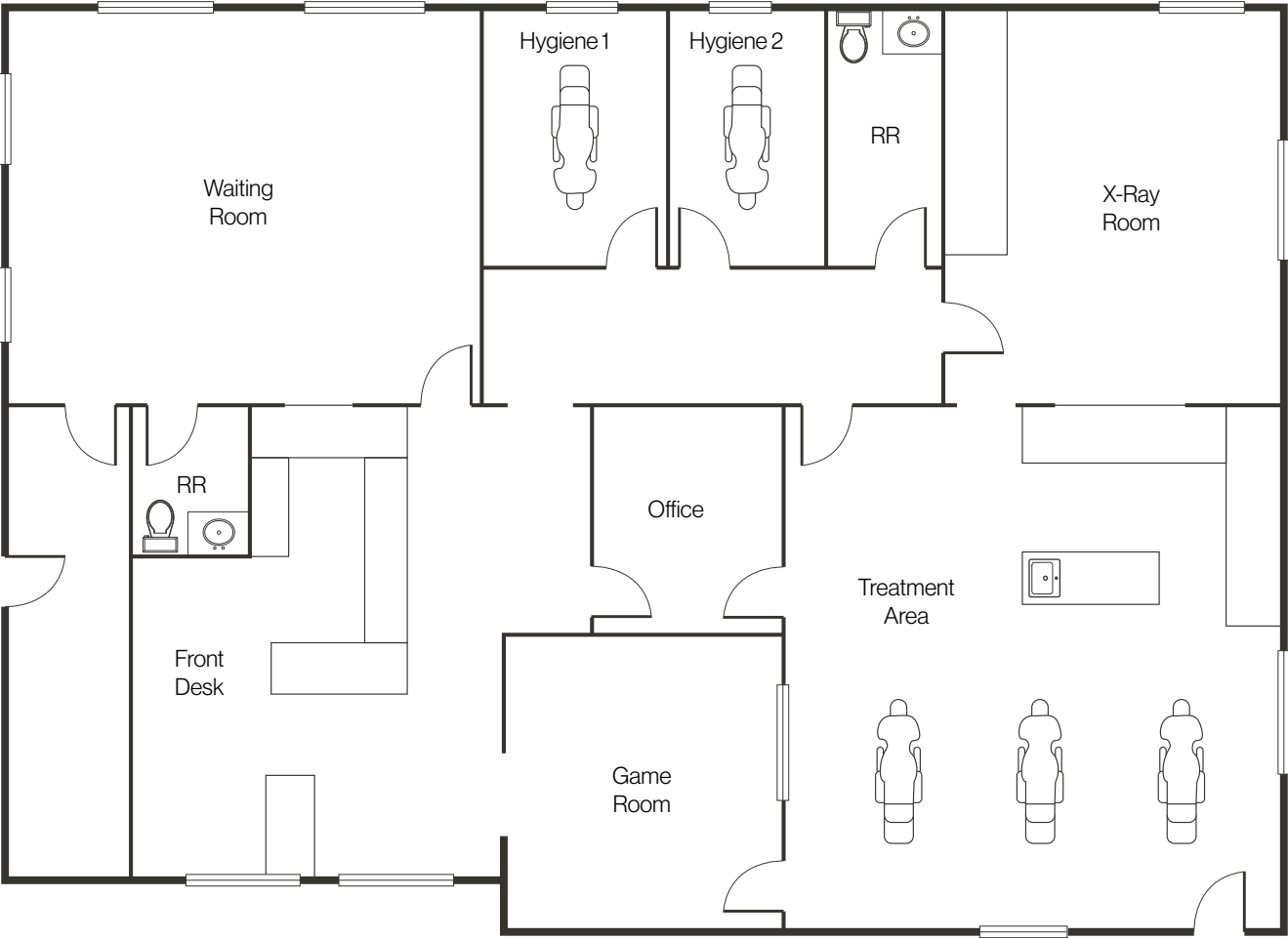






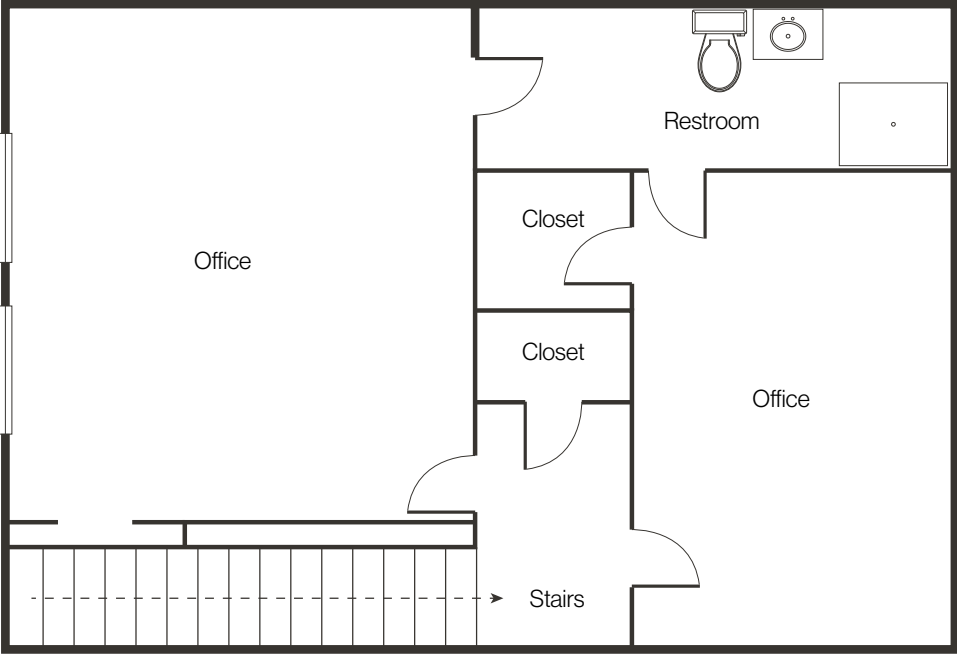


Floor Plan | First Floor



- One (1) Office
- Game Room
- Two (2) Restrooms
- Waiting Room
- Front Desk
- Two (2) Hygiene Rooms
- X-Ray Room
- Treatment Area

Floor Plan | Second Floor



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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