



VALLEY PAWN

4880 Sun Valley Blvd • Sun Valley, NV 89433

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VALLEY PAWN  
Sun Valley, NV  
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4880 SUN VALLEY BLVD

FOR SALE

**PRICE: \$1,350,000**

Building SF: ± 6,038 SF

Year Built: 1997

Land Area: ± 1.43 AC

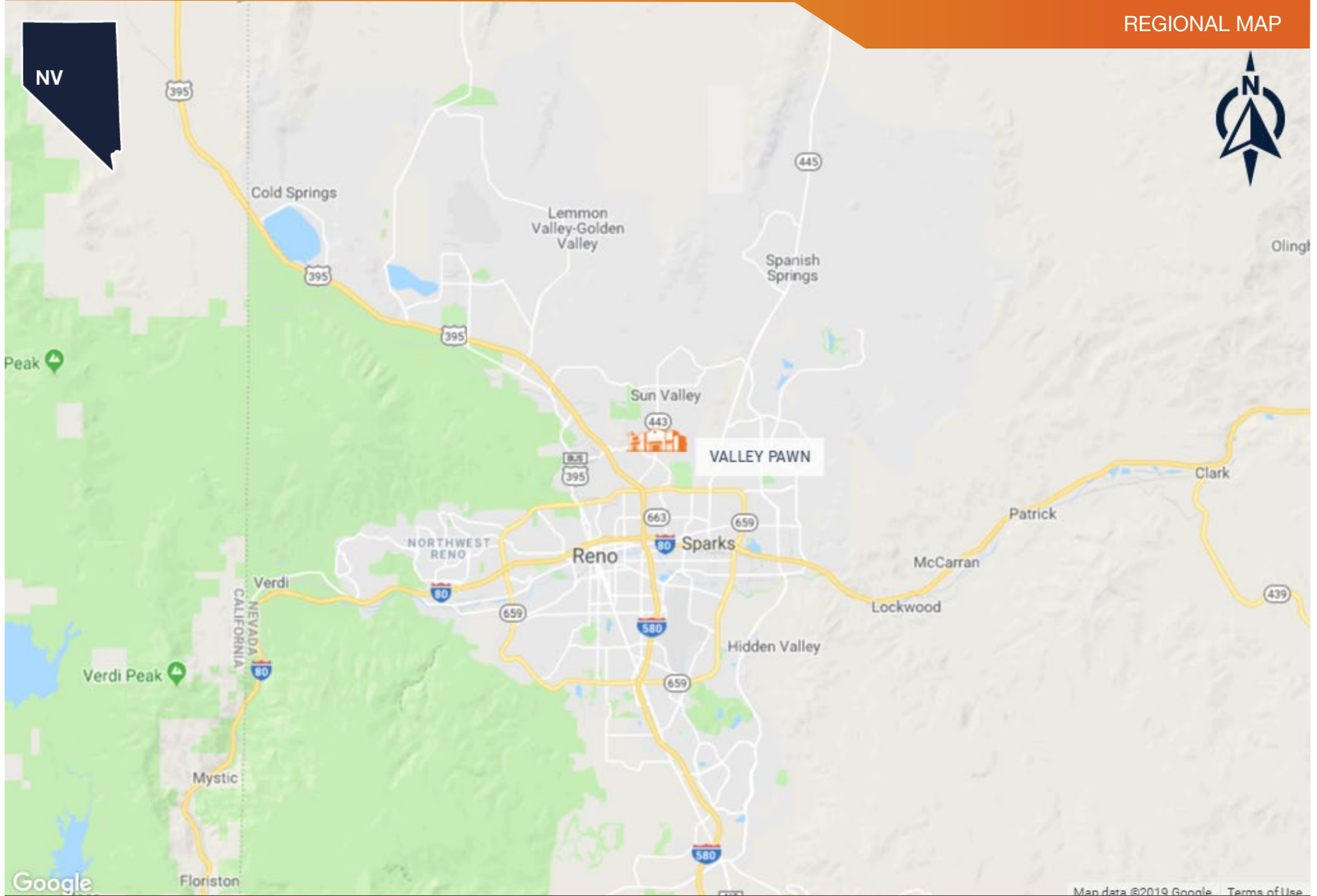


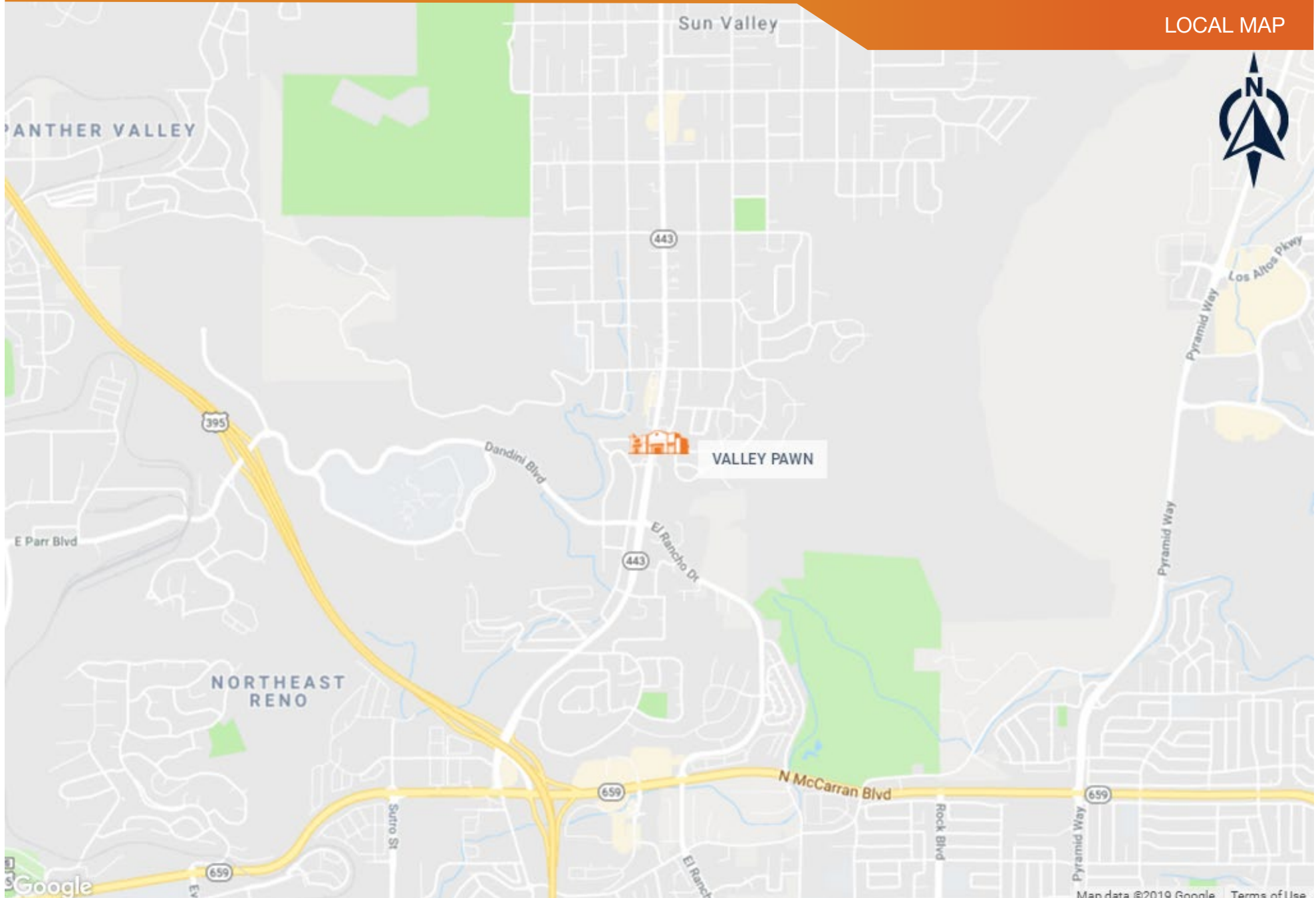
PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- Fronts Sun Valley Blvd - A Main Arterial Road with 37,000 CPD (NDOT 2018 Estimate)
- Large 1.43-Acre Lot with Ample Parking
- Minutes from Interstate-80 and Highway 395
- Low Maintenance, Masonry Construction
- Less than 10 Minutes to Downtown Reno
- Close Proximity to University of Nevada, Reno and Truckee Meadows Community College







**4880 SUN VALLEY BLVD  
SUN VALLEY, NV**





## PROPERTY OVERVIEW

The subject property, currently operated as "Valley Pawn", is a 6,038 square foot commercial building situated on 1.43 acres of commercial land in Sun Valley, Nevada. The property will be offered as vacant, allowing for a wide range of owner/user or investment opportunities.

Located at the corner of Rampion Way and Sun Valley Boulevard, this property fronts a main arterial road that sees an estimated 37,000 vehicles per day (NDOT 2018 Estimate). The subject property is also located in close proximity to both Highway 395 and Highway 80, allowing users to quickly access northern Nevada's growing customer base. Neighboring properties are occupied by a number of national credit tenants, which reinforces the strength of this prime retail corridor.

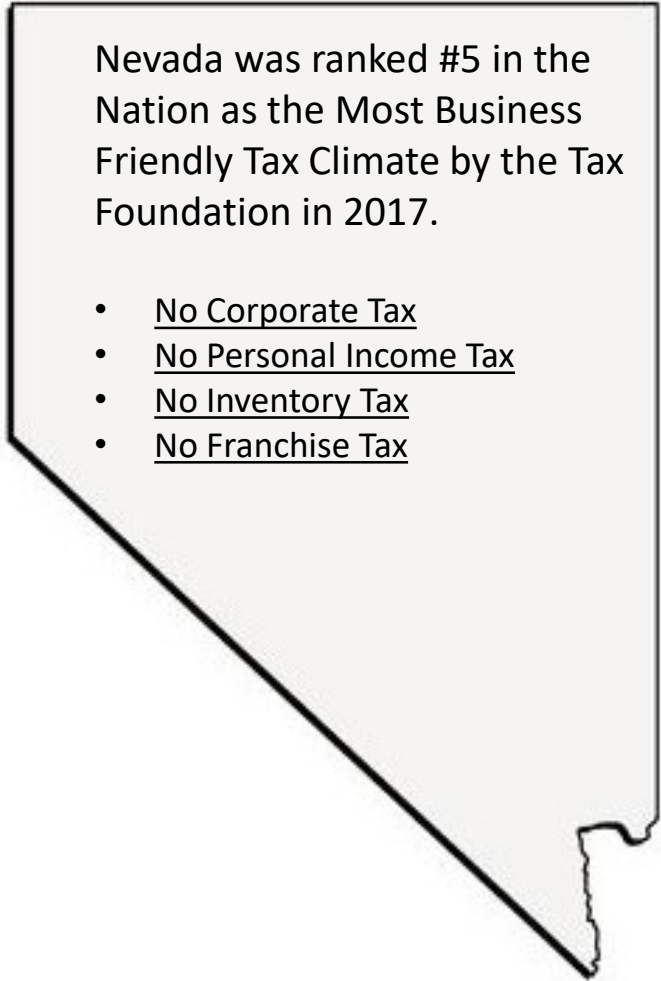
The 6,038 square foot commercial building was built by the current owner in 1997, who has operated in this location for 20+ years. Low maintenance, masonry construction coupled with a spacious lot allows for a wide array of future uses. The site enjoys 23 paved parking stalls, while still providing ample room for additional parking or potential future expansion of the existing structure.

Priced at \$1,350,000, the subject property offers a new owner a number of opportunities. This could be a turn-key property for a similar use, or an opportunity to bring a new concept into an excellent location that has room to grow.



**PROPERTY SUMMARY**

THE OFFERING		
Property		Valley Pawn
Price		\$1,350,000
Property Address	4880 Sun Valley Blvd, Sun Valley, NV	
Assessors Parcel Number		035-074-03
Zoning		NC
SITE DESCRIPTION		
Number of Stories		1
Year Built/Renovated		1997
Gross Leasable Area		6,038 SF
Ownership		Fee Simple
Lot Size		1.43 acre(s)
Parking		23 Stalls
Topography		Flat
Access Points		2
UTILITIES		
Gas		NV Energy
Electric		NV Energy
Water		TMWA
CONSTRUCTION		
Framing		Masonry
Exterior		Concrete Block
Parking Surface		Asphalt
MECHANICAL		
HVAC		Central



Nevada was ranked #5 in the Nation as the Most Business Friendly Tax Climate by the Tax Foundation in 2017.

- No Corporate Tax
- No Personal Income Tax
- No Inventory Tax
- No Franchise Tax

POPULATION	3 Miles	5 Miles	7 Miles
■ 2023 Projection			
Total Population	98,385	215,288	348,619
■ 2018 Estimate			
Total Population	95,931	207,296	327,939
■ 2010 Census			
Total Population	88,700	190,888	301,841
■ 2000 Census			
Total Population	82,316	170,014	258,598
■ Current Daytime Population			
2018 Estimate	90,591	266,305	363,766
HOUSEHOLDS	3 Miles	5 Miles	7 Miles
■ 2023 Projection			
Total Households	35,473	84,792	136,019
■ 2018 Estimate			
Total Households	33,695	79,572	125,674
Average (Mean) Household Size	2.77	2.53	2.55
■ 2010 Census			
Total Households	31,462	73,714	116,443
■ 2000 Census			
Total Households	29,661	65,361	100,697
■ Occupied Units			
2023 Projection	35,473	84,792	136,019
2018 Estimate	36,417	86,421	135,825
HOUSEHOLDS BY INCOME	3 Miles	5 Miles	7 Miles
■ 2018 Estimate			
\$150,000 or More	3.51%	4.92%	6.53%
\$100,000 - \$149,000	8.03%	10.24%	11.97%
\$75,000 - \$99,999	11.44%	12.10%	12.91%
\$50,000 - \$74,999	18.91%	18.89%	19.30%
\$35,000 - \$49,999	17.00%	15.50%	14.94%
Under \$35,000	41.12%	38.37%	34.34%
Average Household Income	\$55,727	\$61,895	\$69,204
Median Household Income	\$42,275	\$45,548	\$50,892
Per Capita Income	\$19,907	\$24,219	\$26,830

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	7 Miles
Total Average Household Retail Expenditure	\$55,395	\$58,649	\$62,568
■ Consumer Expenditure Top 10 Categories			
Housing	\$14,725	\$15,428	\$16,192
Transportation	\$10,189	\$10,945	\$11,800
Shelter	\$8,965	\$9,339	\$9,710
Food	\$5,315	\$5,597	\$5,939
Personal Insurance and Pensions	\$4,157	\$4,565	\$4,992
Health Care	\$3,464	\$3,700	\$3,965
Utilities	\$2,977	\$3,115	\$3,298
Entertainment	\$2,341	\$2,546	\$2,762
Cash Contributions	\$1,378	\$1,510	\$1,637
Household Furnishings and Equipment	\$1,315	\$1,403	\$1,496
POPULATION PROFILE	3 Miles	5 Miles	7 Miles
■ Population By Age			
2018 Estimate Total Population	95,931	207,296	327,939
Under 20	27.42%	24.65%	25.00%
20 to 34 Years	24.66%	24.66%	23.68%
35 to 39 Years	6.10%	6.14%	6.29%
40 to 49 Years	11.59%	11.86%	12.05%
50 to 64 Years	17.34%	18.62%	18.68%
Age 65+	12.87%	14.08%	14.31%
Median Age	33.46	35.53	35.99
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	61,716	139,416	221,413
Elementary (0-8)	9.30%	6.42%	5.40%
Some High School (9-11)	12.00%	9.89%	9.01%
High School Graduate (12)	30.57%	28.12%	26.58%
Some College (13-15)	24.83%	26.48%	26.75%
Associate Degree Only	5.50%	7.02%	7.37%
Bachelors Degree Only	10.58%	13.35%	15.22%
Graduate Degree	4.87%	7.06%	8.26%

Source: © 2018 Experian

## RENO-SPARKS-CARSON CITY OVERVIEW

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into a growing high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. A lower cost of living and doing business than nearby California is drawing companies as well as residents. Over the next five years, more than 40,000 additional people are expected in 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 metro, contributing to an active outdoor recreation segment. A diverse array of activities that include gambling and cultural amenities keep the tourism industry growing.

### 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.



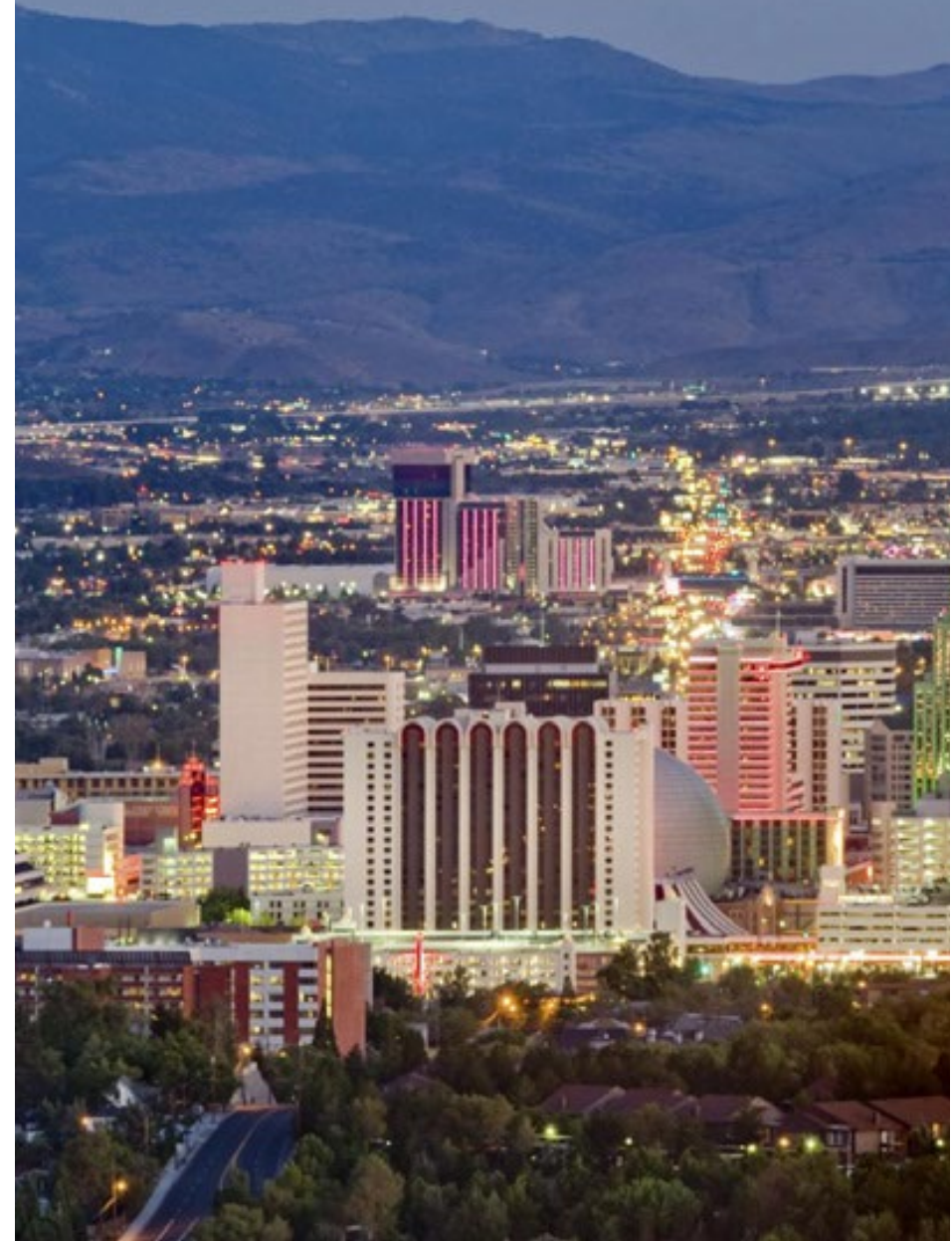
#### STRONG EMPLOYMENT GAINS

Employment growth is expected to rise at a rate nearly double that of the nation over the next five years as companies move to and expand locally.



#### TOURISM

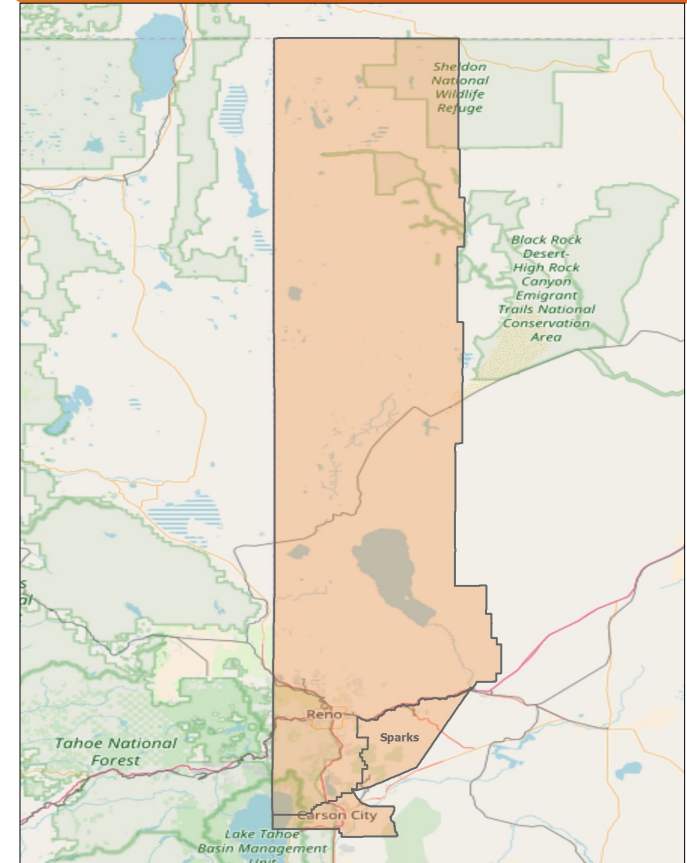
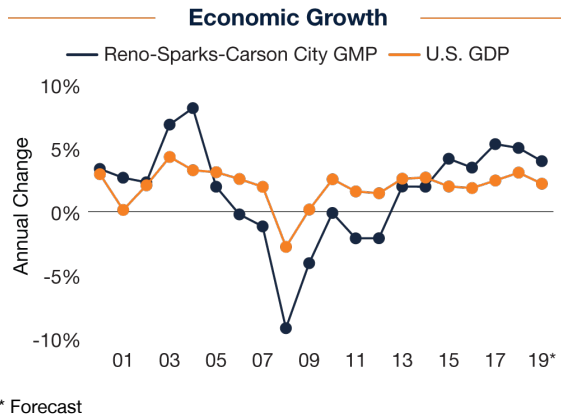
Special events such as the National Championship Air Races, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.



# ECONOMY

- The region is becoming an important center for distribution and industrial expansion as all West Coast markets can be reached in one day
- A pro-business environment and its proximity to the California border are attracting a diverse array of firms seeking to lower costs. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's battery Gigafactory is also based locally.
- Redeveloping unique neighborhoods such as the Brewery District and Mid-Town are drawing business, tourists and residents.
- Revenue from gambling in Washoe County has increased annually since 2013.

MAJOR AREA EMPLOYERS
University of Nevada, Reno
Renown Health
Peppermill Reno
International Game Technology
Atlantis Casino Resort
Eldorado Resort Casino
Saint Mary's Regional Medical Center
Carson Tahoe Health
State of Nevada
Western Nevada College



## SHARE OF 2018 TOTAL EMPLOYMENT

