

For Sale
Leased Investment
Bank of the West Branch
2976 North Carson Street
Carson City, Nevada



Exclusively Offered By:

Frank Gallagher SIOR
775.329.4000
Frank@cpnv.com

COMMERCIAL PARTNERS
— OF NEVADA —



Investment Overview

Location	2976 North Carson Street Carson City, Nevada
Price	\$1,800,000.00
Annual Net	
Operating Income	\$105,600.00 (\$1.62/SF/MO)
Cap Rate	5.87%
Building Size	5,424 +/- SF
Land Size	1.150 Acres (50,057 SF)
Parking	28 Spaces on Site
Zoning	RC (Retail Commercial)
APN	001-021-16
Age	Built in 1996

Presented by:

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Commercial Partners of Nevada
275 Hill Street, Third Floor
Reno, NV 89501

HIGHLIGHTS

- Stable Tenant: Bank of the West
- Triple Net Lease
- Annual Rent Escalators
CPI not to exceed 3%
- Term: August 1, 2016 – July 31, 2020
(Tenant has occupied the building since 1997)
- Two 5 year options to renew at market rates
- Excellent exposure to North Carson Street, Carson City's main thorough fare.
- Two minutes from I-580 and East College Parkway Interchange.
- Growing area in near proximity to Tesla, Switch, Google, Apple and Western Nevada College.



Bank of the West Branch

About The Tenant

Bank of the West Bank of the West is a strong and prudently managed bank that customers have entrusted with their money for over 135 years.

Today, Bank of the West operates more than 600 retail, wealth, commercial and business banking offices in 23 states. Prudent credit underwriting, a diversified loan portfolio, and careful risk management have allowed us to grow to more than \$80.7 billion in assets. It is one of the nation's largest banks, yet it preserves its local feel and its award-winning style of relationship banking that ensures superior customer service.

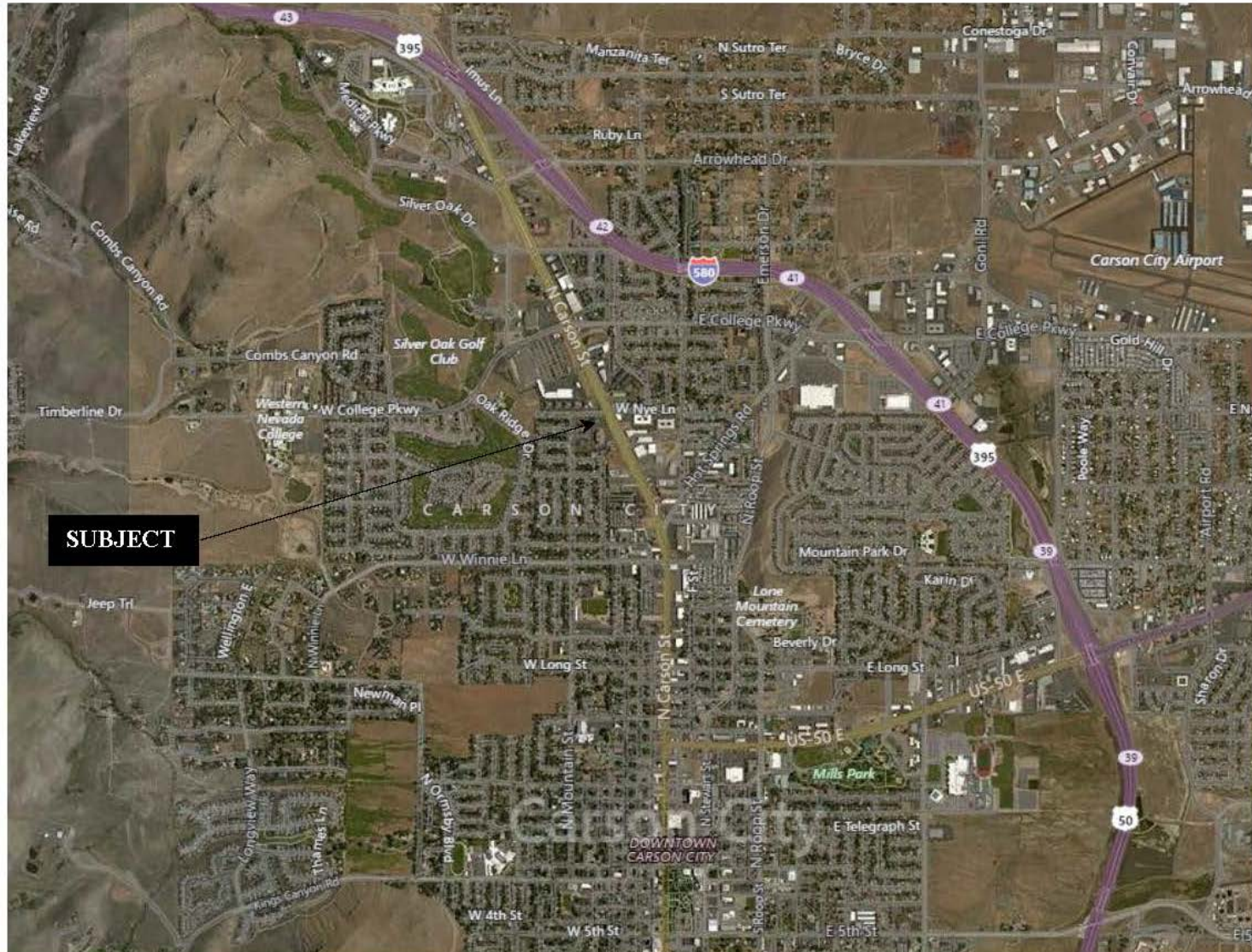
Bank of the West has continued to grow in recent years, thanks to a combination of organic growth and strategic acquisitions, including United California Bank, the largest Los Angeles-based bank, in 2002, Union Safe Deposit Bank in California's Central Valley and Community First Bank in Fargo, ND, both in 2004, and Commercial Federal Bank, of Omaha, in 2005.

<https://www.bankofthewest.com/>

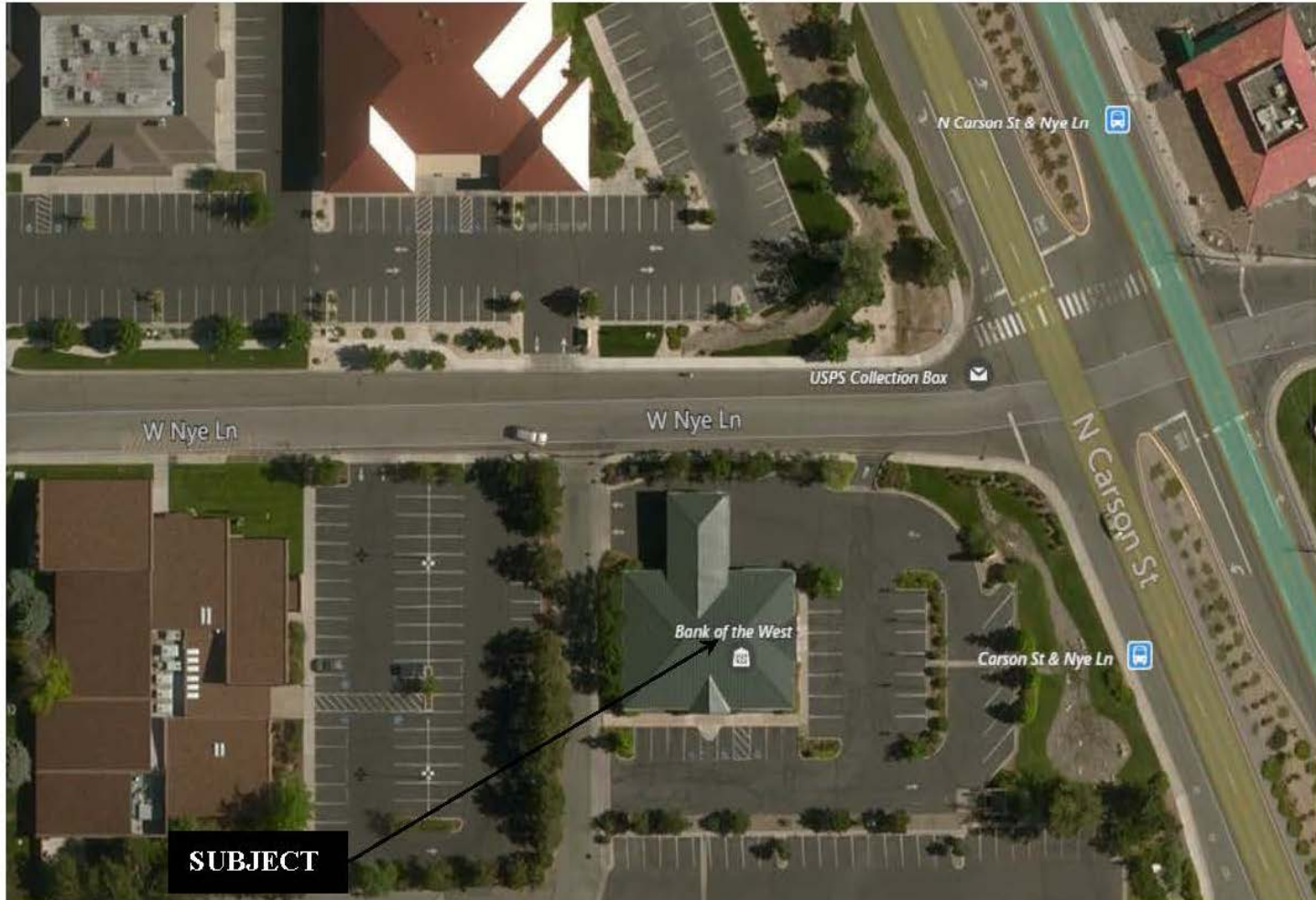


BANK OF THE WEST®

AERIAL PHOTO – LARGE OVERVIEW

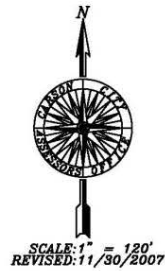
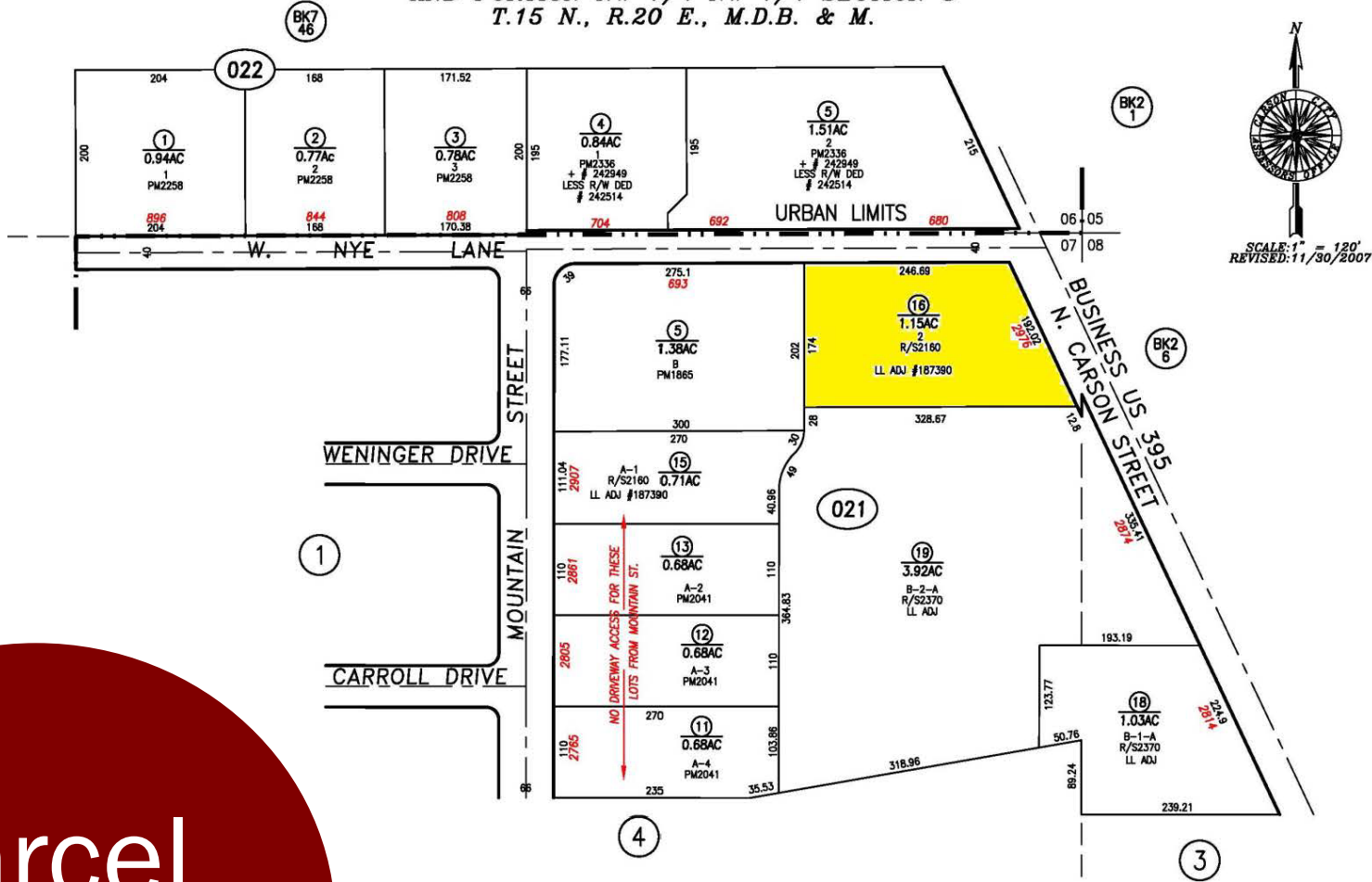


AERIAL PHOTO – CLOSE-UP



PORTION NE 1/4 NE 1/4 SECTION 7
 AND PORTION SE 1/4 SE 1/4 SECTION 6
 AND PORTION NW 1/4 NW 1/4 SECTION 8
 T.15 N., R.20 E., M.D.B. & M.

1-02



Parcel
 Map



Subject Property

W. Nye Lane



jiffylube



North Carson Street

