

For Lease | 202 North Carson Street, Carson City, NV 89701

Property Summary



Property Description

9,426 SF building For Lease

Property Highlights

- Well-maintained building
- Flexible and adaptable floor plan
- Ample street parking for tenants and visitors
- High visibility and signage opportunities
- Close proximity to major transportation routes
- Spacious and inviting lobby area

Offering Summary

Lease Rate:	Negotiable
Available SF:	9,426 SF
Lot Size:	0.234 Acres
APN:	003-213-03
Zoning:	DTMU

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	225	1,224	4,730
Total Population	427	2,583	10,313
Average HH Income	\$96,680	\$84,037	\$79,598

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us



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Additional Photos



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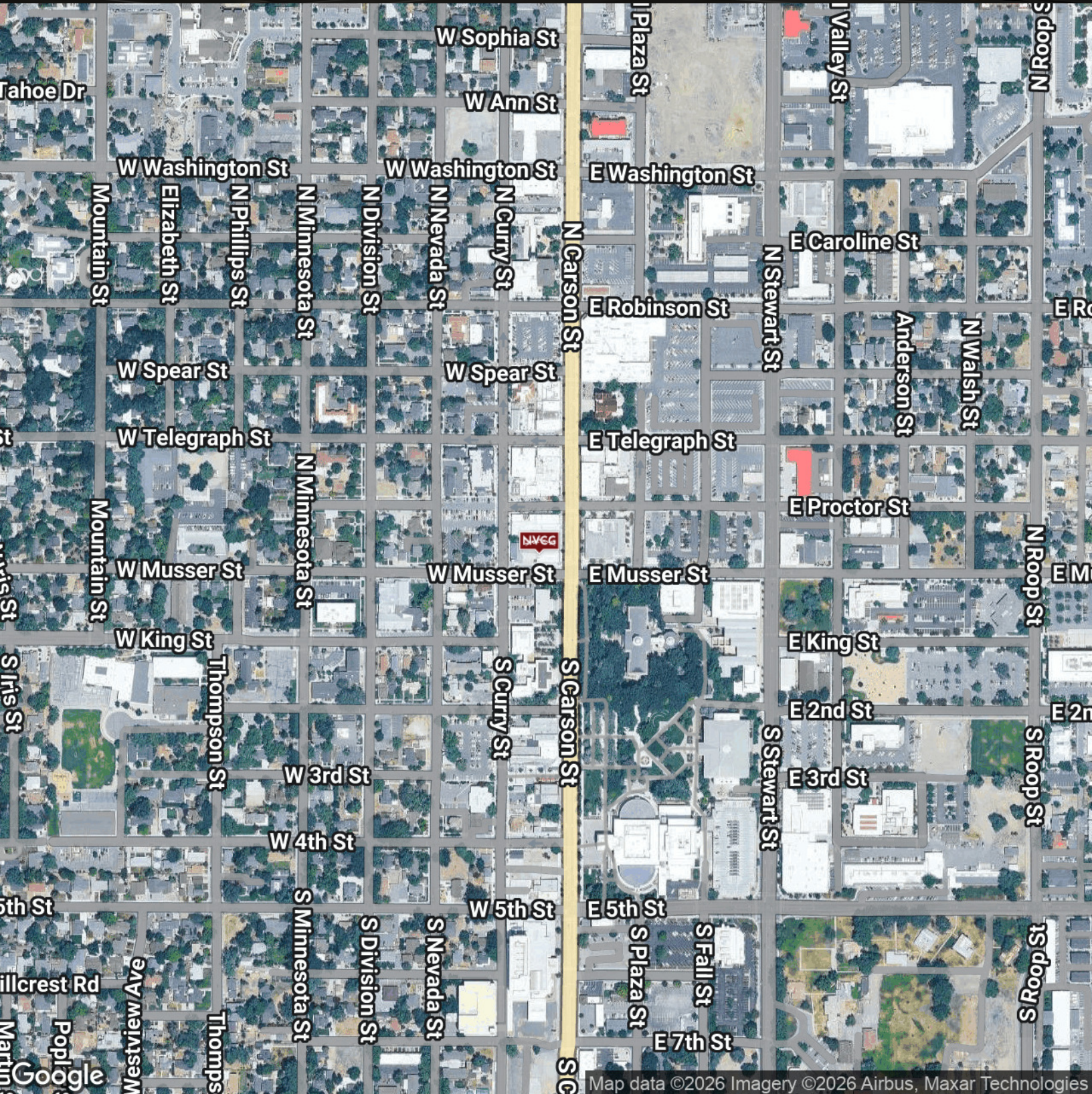
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us

Nevada Commercial Group LLC | www.nvccg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

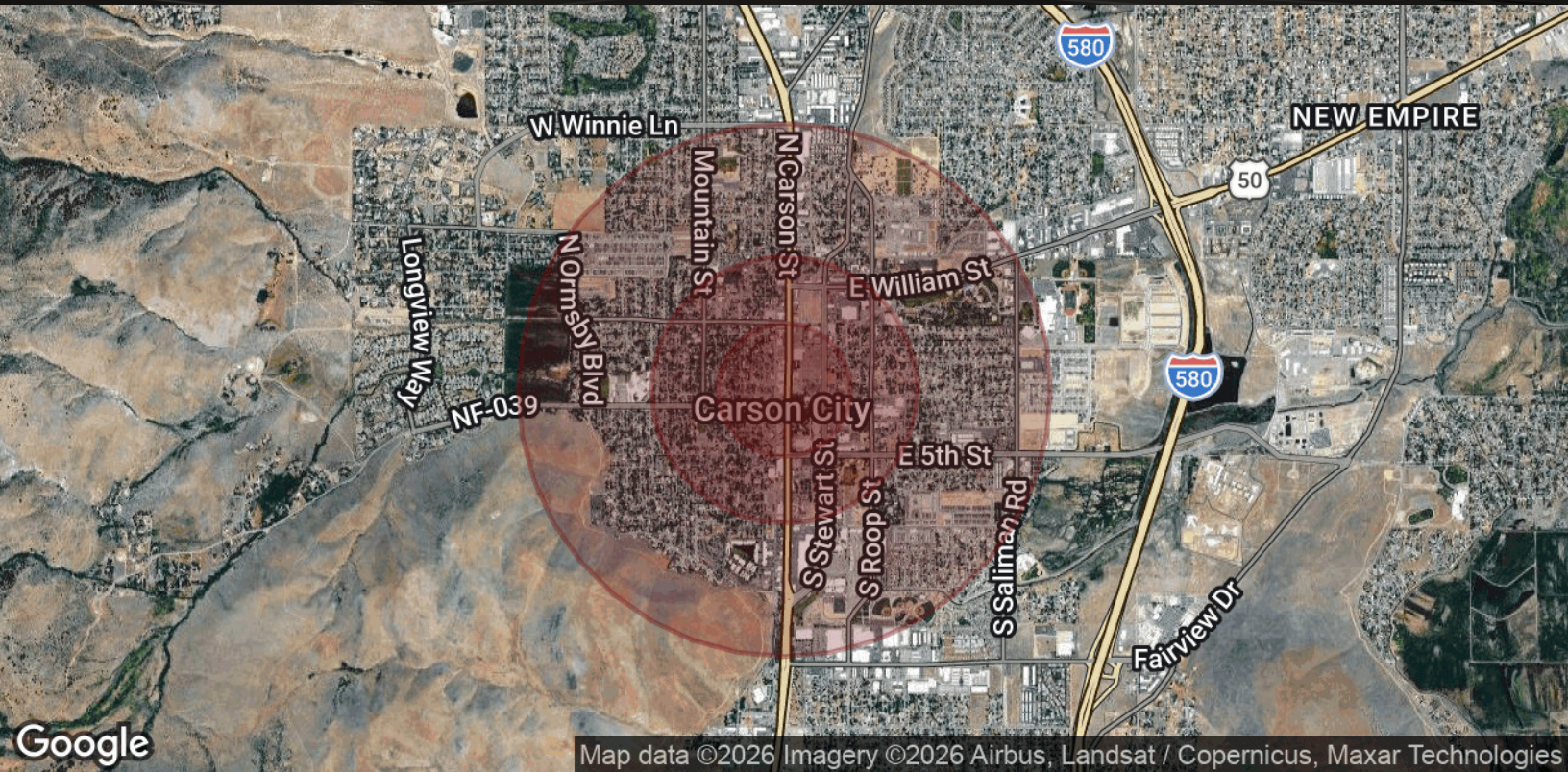
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	427	2,583	10,313
Average Age	53.5	47.4	46.4
Average Age (Male)	52.2	47.5	46.1
Average Age (Female)	58.1	47.4	45.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	225	1,224	4,730
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$96,680	\$84,037	\$79,598
Average House Value	\$512,517	\$447,595	\$420,314

2023 American Community Survey (ACS)

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