

FOR LEASE

210 N CARSON STREET



Retail

PRODUCT TYPE



±9,877

AVAILABLE SF



\$1.00

PRICE / SF (NNN)



Carson City

LOCATION



Amanda Lavi, ccim

Director

(775) 336 4626

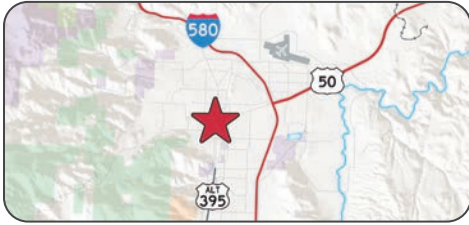
alavi@naialliance.com

NRED NO: S.180915

NAI Alliance

FOR LEASE

210 N CARSON STREET



Property Highlights

This well-located retail building is located in Downtown Carson City with excellent visibility on N Carson Street, the city's main business thoroughfare. The property offers easy access to shopping, restaurants, entertainment, housing, and is directly across the street from City Hall and just steps away from the Nevada State Capitol Building.

210 N Carson Street was previously occupied by Hanifin's Art & Antiques, and is built out with a large, open layout, first-floor restrooms, and second-floor office and storage space. Seeking Group M Occupancy users such as *general retail, antiques or memorabilia, furniture store or showroom, art gallery, bookstore, clothing boutique, hobby supply shop, toy store, and more!*

Property Details

Address	210 N Carson Street Carson City, NV 89701
Available SF	9,877 SF
Lease Rate	\$1.00/SF
Lease Type	NNN - \$0.23/SF (Estimated)
Parking	Shared Street Parking
Year Built	1917
Zoning	DT-MU



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Immediately

AVAILABLE

5-MILE KEY FACTS



62,288

POPULATION



4.9%

UNEMPLOYMENT



2.4

HOUSEHOLD
SIZE (AVG.)



44

MEDIAN
AGE

5-MILE INCOME FACTS



\$71,665

MEDIAN
HOUSEHOLD
INCOME



\$38,447

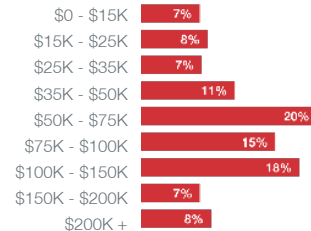
PER CAPITA
INCOME



\$184,646

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



3,133

BUSINESSES



43,790

EMPLOYEES

5- MILE EDUCATION FACTS

9%

NO HIGH
SCHOOL
DIPLOMA



28%

HIGH
SCHOOL
GRADUATE



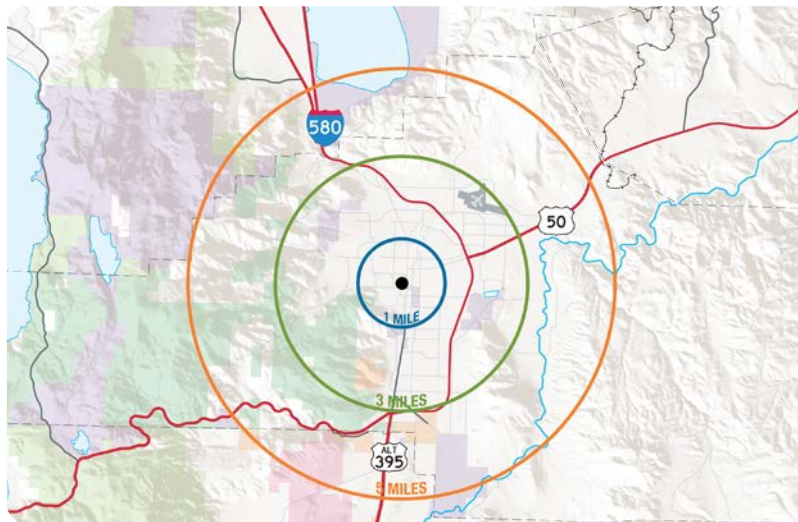
36%

SOME
COLLEGE



27%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

210 N CARSON STREET

Smith's

E WILLIAM ST

N CARSON ST

N STEWART ST

Nevada State Museum

OW GREAT BASIN BREWING CO.
OLD WORLD COUNTRY INN

SUBJECT

City Hall

CARSON NUGGET NEVADA

Nevada State Library, Archives and Public Records

Nevada State Capitol Building

Supreme Court of Nevada

Carson City Jail

E 5TH ST

Nevada State Legislature

Nevada State Printing Office
Education Department
Nevada Department of It

Area Map



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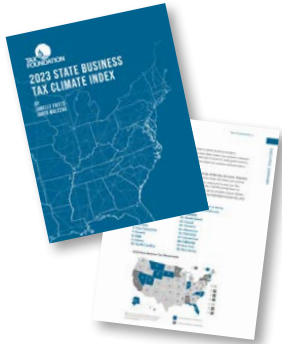
AVAILABLE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.



No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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HEAVENLY SKI RESORT

Heavenly Ski Resort is located on the California-Nevada border in the Sierra Nevada mountains, overlooking Lake Tahoe, and the Carson Valley.

Heavenly is the largest ski resort in Lake Tahoe and offers terrain in both California and Nevada.



SIERRA NEVADA RANGE

Sierra Nevada range is home to iconic destinations like Lake Tahoe, Yosemite, and Mammoth Mountain.

The range draws millions annually for skiing, hiking, and sightseeing, offering year-round adventure and breathtaking alpine scenery.



MINDEN MILL DISTILLING

Located in the historic Minden Flour Mill built in 1907, Minden Mill Distilling blends rich Nevada heritage with modern craftsmanship.

The distillery produces premium spirits using locally sourced ingredients and offers tours, tastings, and a unique look into the art of small-batch distilling.



LAKE TAHOE

Lake Tahoe is less than 20 miles from downtown Minden, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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