

# For Lease Carson Valley Plaza

Colliers

Anchor Space, End-Cap and In-Line Suites Available | **Ace Hardware Now Open**





## Ace Hardware and Ganbaru Sushi Now Open

### About the Center

Carson Valley Plaza is Carson's premier community/regional shopping center. Anchor tenants Best Buy, Marshalls, ULTA, Cost Plus and Petco create a powerful regional draw from Carson City, Minden, Gardnerville and Lake Tahoe. The property has superior market access and visibility and is centrally located in the most robust retail hub. The center is conveniently located near the US 395 extension to Highway 50.



Premier community/regional center anchored by national brands including Best Buy, PetCo, Cost Plus World Market, Michaels, Marshalls, Dollar Tree, and ULTA

## Property Features

- National in-line brands include Ace Hardware, Famous Footwear, Maurices, AT&T, UPS Store, and Mattress Firm
- Area traffic generators include Walmart, Trader Joe's, In-N-Out Burger, and Costco
- Highly visible with excellent ingress and egress
- Available suites feature high-end improvements in place including restaurant and salon
- Adjacent to the region's only In-N-Out Burger
- Lease pending on a 20,086 SF anchor space, opportunity to lease a 5,600 SF end-cap suite or efficient in-line suites from 801 SF to 6,400 SF
- Competitive lease rates and terms



# Site Plan

Available  
 Leased  
 Pending  
 Not a part


360°  
 Click on a suite to view virtual tour



#	Tenant	Address/Suite #	SF
1	Vim & Vigor Gym	911 Topsy #102	16,994
2	Leased	911 Topsy Lane #104	20,086
3	Cost Plus World Market	911 Topsy Lane #106	17,789
4	Petco	911 Topsy Lane #108	13,500
5	<b>Available - Retail Improved</b>	<b>911 Topsy Lane #110</b>	<b>6,400</b>
6	Michaels	911 Topsy Lane #112	23,828
7	Marshalls	911 Topsy Lane #114	28,000
8	Dollar Tree	911 Topsy Lane #116	14,800
9	<b>Available - Retail Improved</b>	<b>911 Topsy Lane #118</b>	<b>2,800</b>
10	<b>Available - Retail Improved</b>	<b>911 Topsy Lane #122</b>	<b>2,800</b>
11	<b>Available - Retail Improved</b>	<b>911 Topsy Lane #202-204</b>	<b>3,984</b>
12	<b>Available - Office Improved</b>	<b>919 Topsy Lane #206</b>	<b>801</b>
13	U.S. Armed Forces Recruiting Center	911 Topsy Lane #208	3,615
14	Sierra Pacific Windows	911 Topsy Lane #214	1,400
15	<b>Available</b>	<b>911 Topsy Lane #216</b>	<b>1,400</b>
16	Bath & Body Works	911 Topsy Lane #220	2,800
17	Sierra Sewing Center	911 Topsy Lane #222	1,400
18	Famous Footwear	911 Topsy Lane #224	8,000
19	Play it Again	911 Topsy Lane #226A	4,500
20	Maurices	911 Topsy Lane #226	4,500
21	ULTA	911 Topsy Lane #228	10,200
22	<b>Available</b>	<b>911 Topsy Lane #230</b>	<b>1,600</b>
23	AT&T	911 Topsy Lane #232	1,600
24	<b>Available</b>	<b>911 Topsy Lane #234</b>	<b>1,600</b>
25	<b>Available</b>	<b>911 Topsy Lane #236</b>	<b>1,600</b>
26	Bike	911 Topsy Lane #238	1,600
27	<b>Available - Office Improved</b>	<b>911 Topsy Lane #240</b>	<b>1,600</b>
28	Best Buy	911 Topsy Lane #250	30,000
29	<b>Available</b>	<b>963 Topsy Lane #302</b>	<b>1,400</b>
30	Cozy Nails and Spa	963 Topsy Lane #304	1,400
31	UPS Store	963 Topsy Lane #306	1,400
32	Crumb Cookies	963 Topsy Lane #308	1,400
33	China Jade Horse	963 Topsy Lane #310	1,400
34	Ganbaru Sushi	963 Topsy Lane #312	2,100
35	La Salsa Grill	963 Topsy Lane #316	2,100
36	Bowls N Go	963 Topsy Lane #318	1,400
37	Poke Doke	963 Topsy Lane #320	1,400
38	Ace Hardware	971 Topsy Lane #334	10,800
39	<b>Available - Dental Improved</b>	<b>971 Topsy Lane #333</b>	<b>1,250</b>
40	Mattress Firm	971 Topsy Lane #332	4,250
41	Ace Hardware	971 Topsy Lane #322	6,500

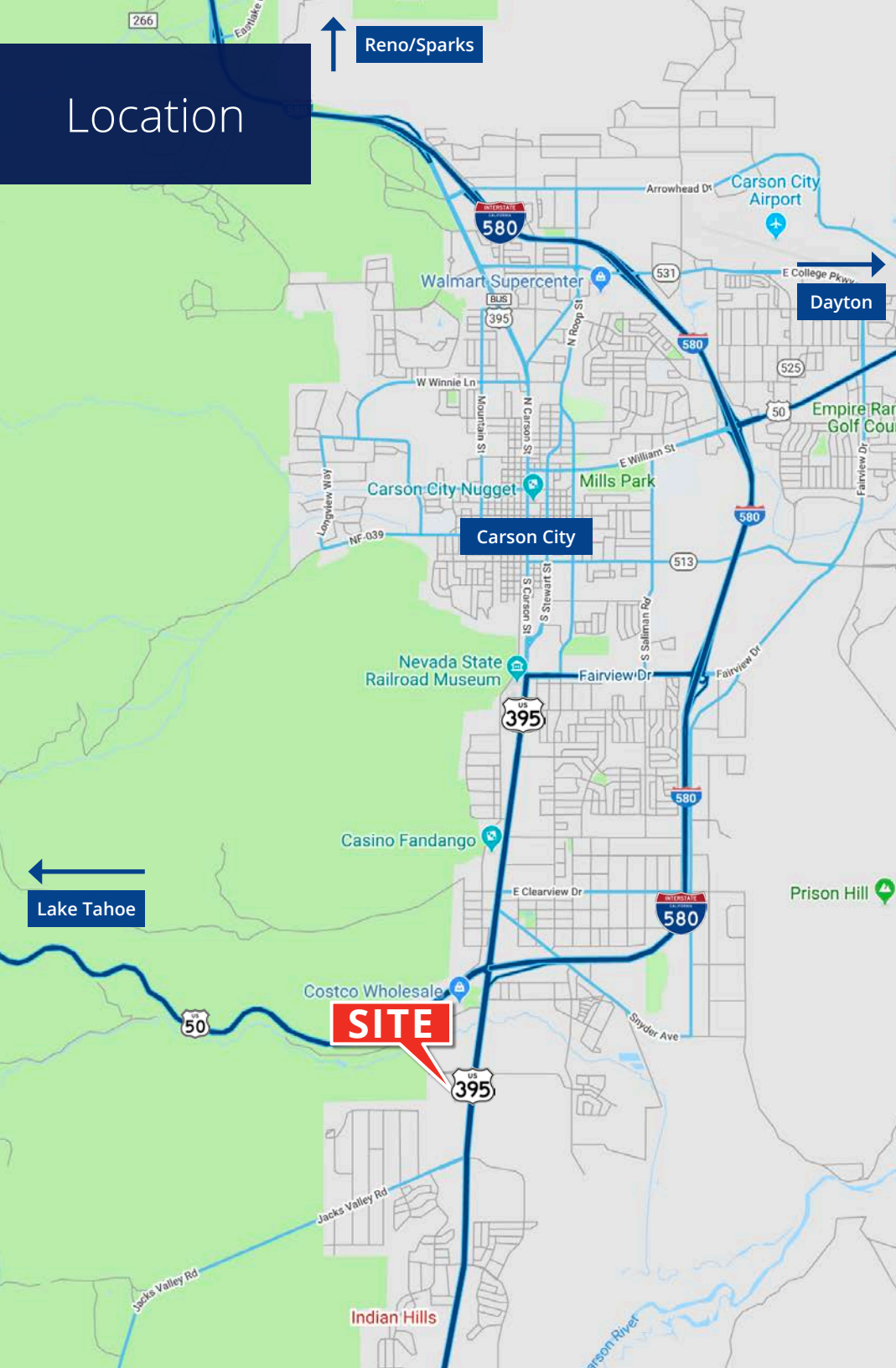
# Key Tenants



# Surrounding Area



# Location



# Demographics & Traffic Counts

	10 Minute	20 Minute	30 Minute
2023 Population	40,682	85,158	151,812
Daytime Population	45,489	88,256	147,720
Average Household Income	\$90,811	\$97,883	\$109,826
Total Households	16,429	36,605	66,826

	1 mile	3 mile	5 mile
2023 Population	2,207	19,278	41,533
Daytime Population	2,668	16,842	46,198
Average Household Income	\$104,010	\$101,658	\$96,829
Total Households	904	7,298	17,350

2022 Traffic Counts - NDOT	
0.4 mi North of Jacks Valley Road:	43,500 ADT
0.3 mi South of Jacks Valley Road:	29,500 ADT
Topsy Lane, 230ft West of US395:	10,000 ADT
Topsy Lane, 375ft East of US395:	2,500 ADT

# Carson Valley Plaza, Carson City, Nevada



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