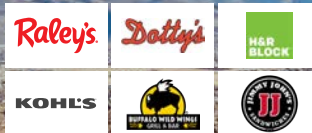


30 YEAR LEASEHOLD INTEREST FOR SALE OR LEASE

4348 S CARSON ST

CARSON CITY, NV 89701



±52,212 SF
AVAILABLE SPACE

27,600 ADT

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km Kidder Mathews

4348 S CARSON ST



PROPERTY HIGHLIGHTS

Lease Rate - \$0.68 PSF

Asking Purchase Price \$3,000,000 or \$58 PSF

±52,212 SF total building area, ±190,793 SF total land area

Commercial zoning

Built in 1996

Big Box / Dual Tenant Opportunity - freestanding space, currently Save Mart, tenant open to early lease termination

High Visibility - Two 30+ ft pylon signs on S Carson St & W Clearview Dr

Dock-High Loading - Dual truck well & adjacent trash compactor

Strong Traffic - ±27,600 ADT at S Carson St

Easy Access & Parking - 4 curb cuts, 205+ parking stalls

Co-Tenants - Salon Centric, Dotty's Gaming, Papa Murphy's, Jenuane Communities

Prime Retail Area - Near JC Penney, Ross, Burlington, Big Lots, Kohl's, Costco, Raley's, and Casino Fandango

LANDLORD WORK

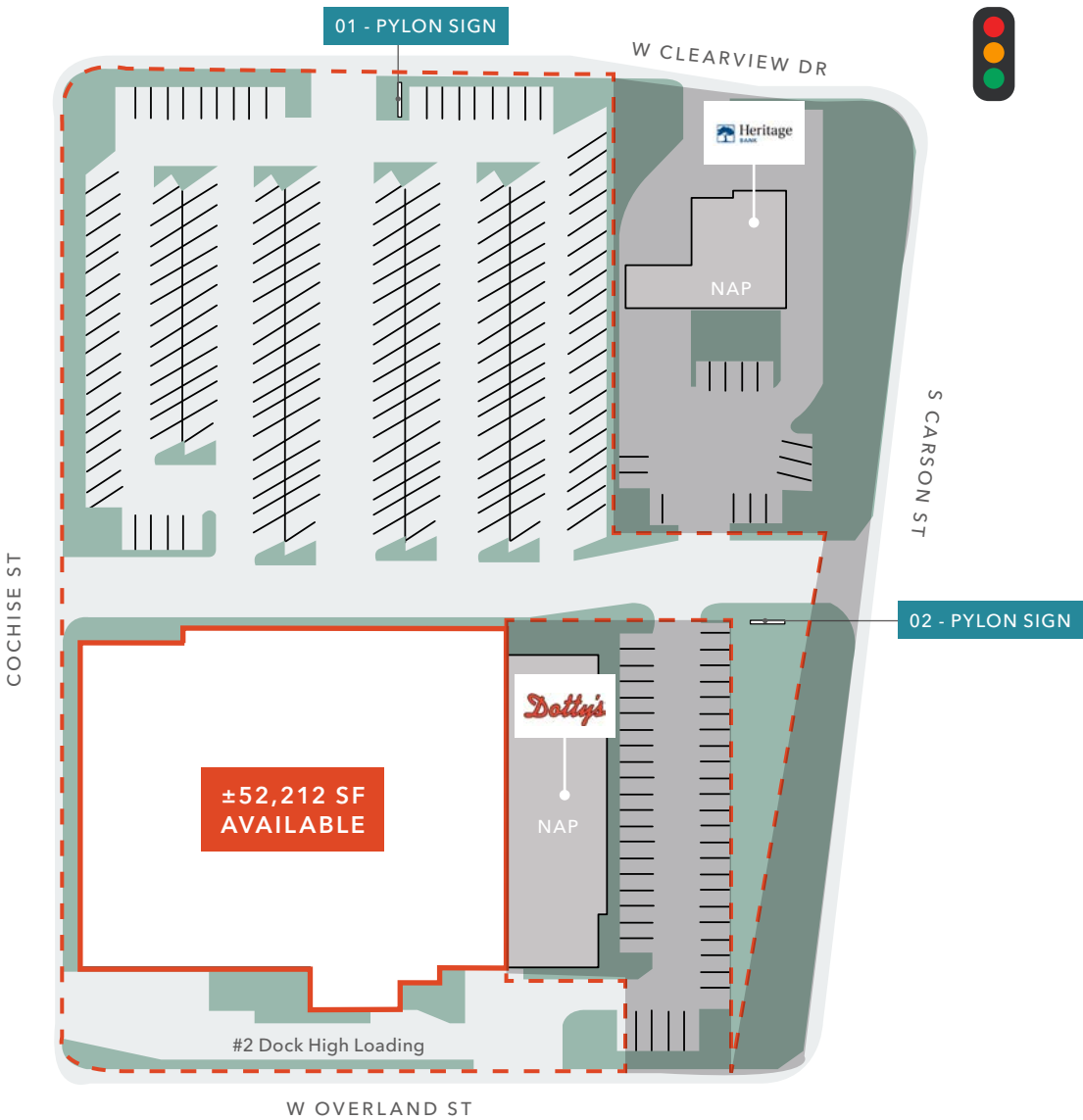
New TPO roof installed with a 20-year warranty (June 2025)

Parking lot: black top and stripes (July 2025)

New HVAC

New paint (Aug/Sept 2025)

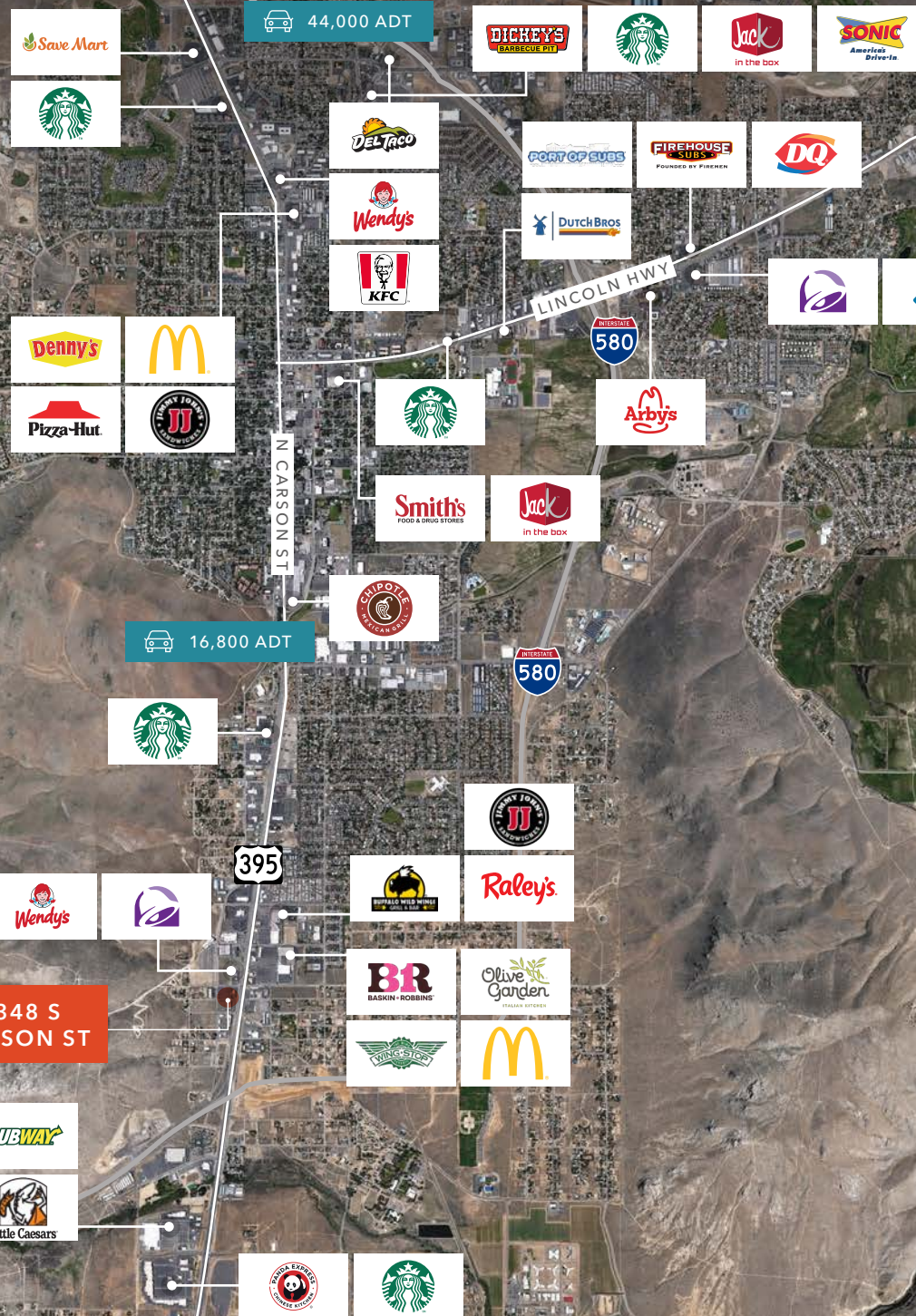
SITE PLAN



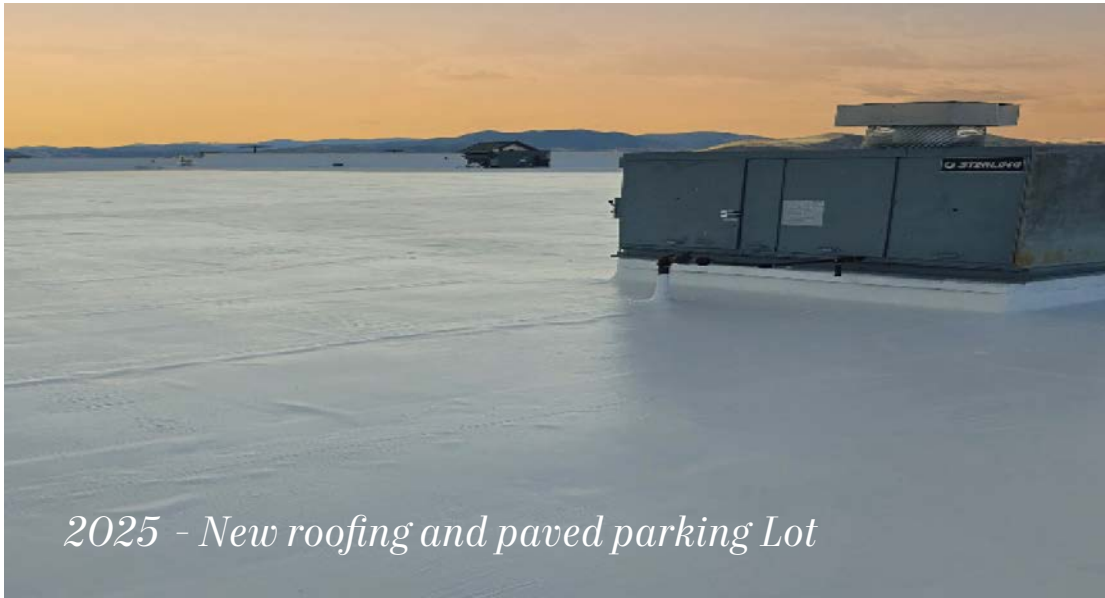


AVAILABLE FOR LEASE

KIDDER MATHEWS







DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	16,477	27,487	48,388
2030 PROJ. POPULATION	16,506	27,511	47,309
2025 MED. AGE	44.1	43.5	41.8
DAYTIME POPULATION	18,304	26,256	40,227

HOUSEHOLD INCOME

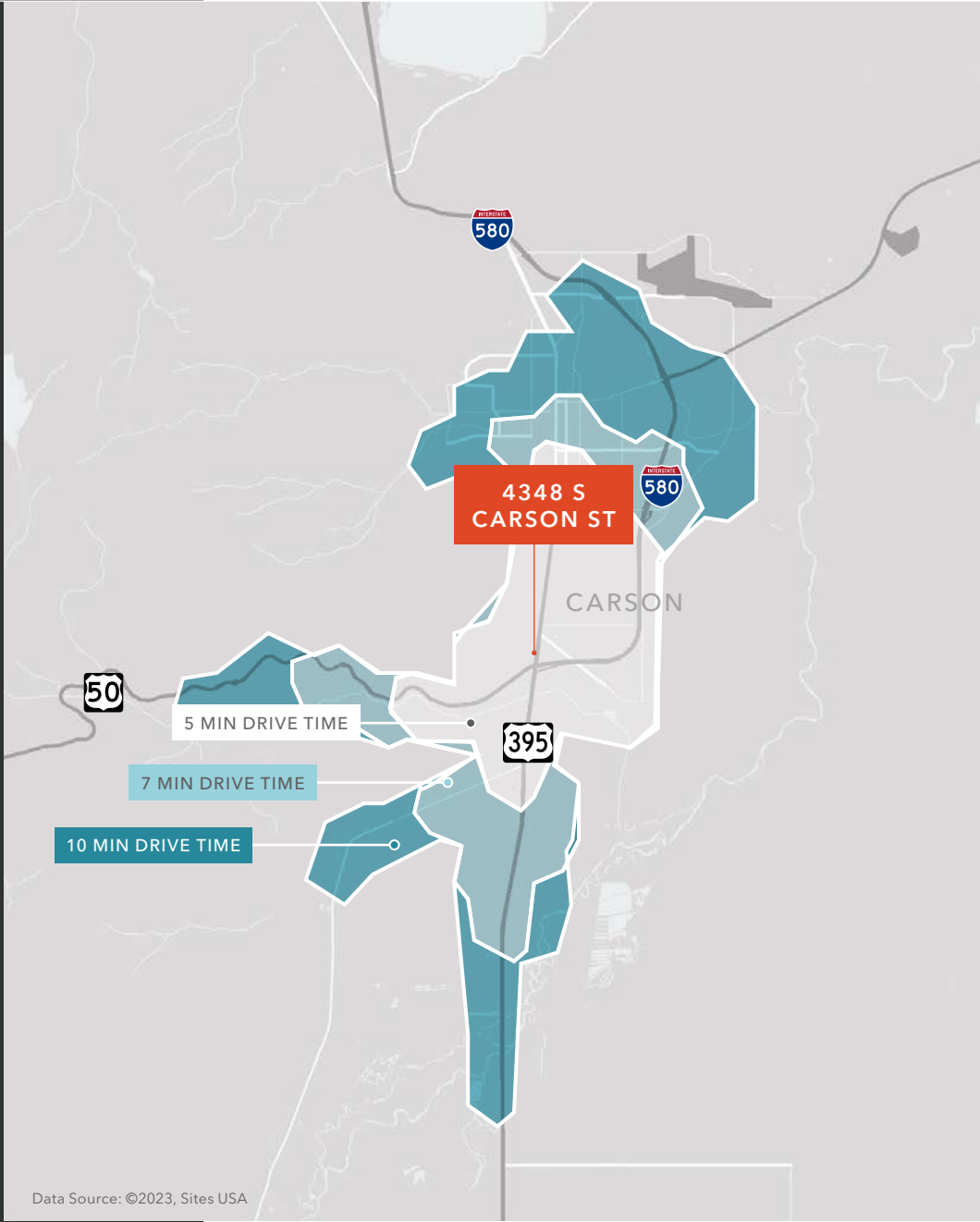
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$105,845	\$103,120	\$98,375
2030 PROJ. AVG. HH INCOME	\$104,421	\$101,642	\$97,029
2025 EST. MED. HH INCOME	\$82,626	\$80,501	\$79,050
2030 PROJ. MED. HH INCOME	\$82,983	\$80,367	\$78,559
2025 EST. PER CAPITA INCOME	\$42,874	\$42,017	\$40,316

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	6,662	11,184	19,784
2030 PROJ. HH	6,627	11,128	19,294
PROJ. ANNUAL GROWTH (2025-2030)	-35	-55	-490
AVG. HH SIZE	2.4	2.3	2.4

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$670.3 M	\$1.12 B	\$1.93 B
ANNUAL RETAIL EXPENDITURE	\$338.86 M	\$564.45 M	\$979.48 M
MONTHLY HH EXPENDITURE	\$8,385	\$8,313	\$8,138
MONTHLY RETAIL EXPENDITURE	\$4,239	\$4,206	\$4,126



CARSON CITY FACTS & DEMOGRAPHICS

55,486

POPULATION

2.3

AVG HH SIZE

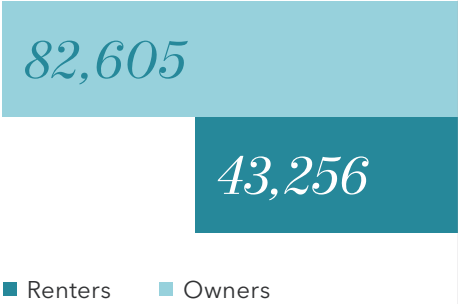
\$88,752

AVG HH INCOME

41.3

MEDIAN AGE

Home Ownership



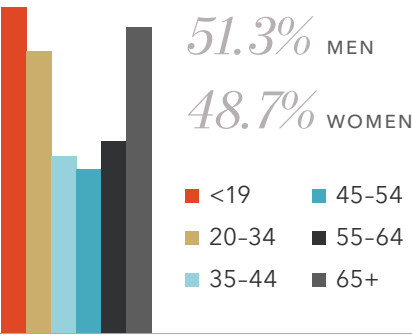
Race & Ethnicity

WHITE	77.5%
ASIAN	2.6%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	2.6%
HISPANIC	38.4%
TWO OR MORE RACES	3.8%

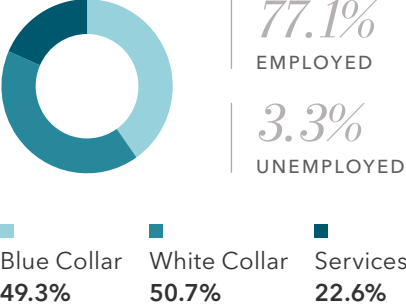
Education



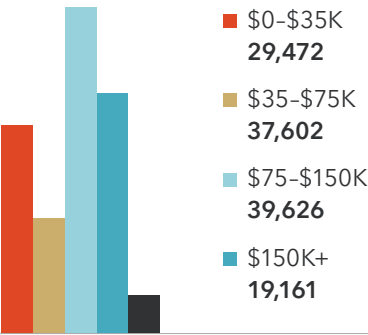
Gender & Age



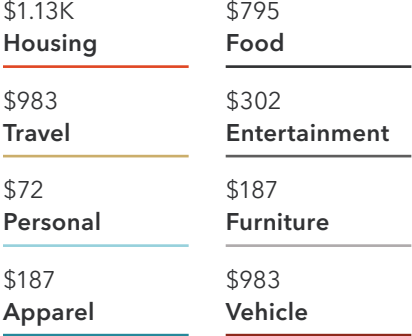
Employment



Income by Household



Household Spending



Source: ESRI

4348 S CARSON ST



Exclusively leased by

ALEX HILGENBERG

First Vice President

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