

For Lease

Retail/Commercial | 1936 N Carson Street Carson City, NV 89701



For Lease by Owner
(415) 480-4921

For Lease

| 1936 N. Carson Street

Carson City, NV 89701



Retail/Commercial Building For Lease

Property Highlights

Excellent Exposure on North Carson Street.

- Lease Rate: \$3,404.80
- 4,864 SF on .52 acres
- Large Paved Parking Lot
- Pylon Signage

PARCEL INFORMATION

#001-091-05

Available SF:	4,864 SF
Lot Size:	0.52 Acres
Building Size:	4,864 SF
Zoning:	GC
Year Built:	1970

PREVIOUS USES:

- Title Loan Office
- Bar/Restaurant

LEASE

\$0.70 SF for 1st year/MO + (NNN)*

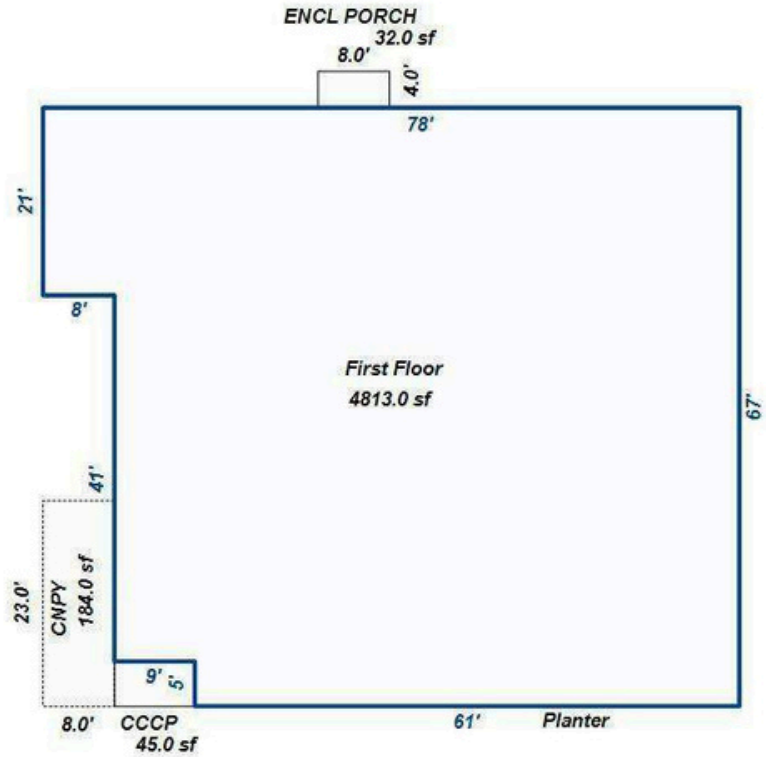
Tenant Improvements Allowance Available

**\$0.70 SF for 1st year, market rate thereafter*

For Lease

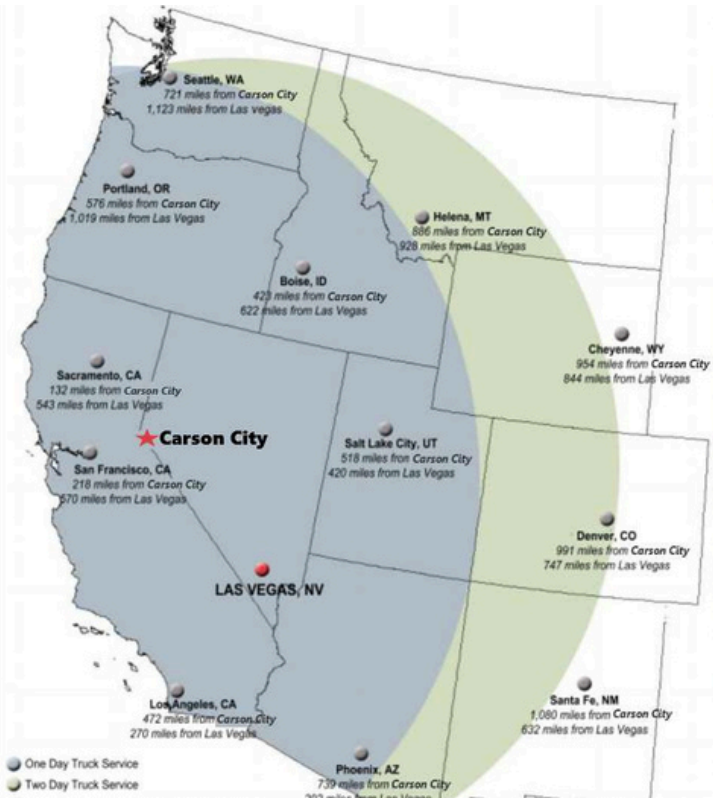
| 1936 N. Carson Street

Additional Photos



PORTION NW 1/4 SW 1/4 SECTION 8, T.15 N.





Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

1936 N Carson Street, Carson City, NV 89701

A vertical sign for "Loan Max" with the text "CASH LOANS ON CAR TITLES" and the phone number "775-883-6644".

For Lease

| 1936 N Carson Street, Carson City, NV 89701

Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,084	3,961	12,831
Average Age	41.4	41.9	43.1
Average Age (Male)	42.5	42.5	42.6
Average Age (Female)	40.3	41.1	43.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	550	1,874	5,933
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$51,270	\$58,543	\$66,269
Average House Value	\$148,593	\$191,187	\$237,519