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OWNED BY



EAGLE STATION

FOR LEASE | DRIVE-THRU BUILDING AVAILABLE
PROMINENT COMMUNITY SHOPPING CENTER

3701 S CARSON STREET | CARSON CITY, NV

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PROPERTY OVERVIEW

Eagle Station shopping center has been anchored by Raley's Supermarket for over 40 years and features over 940 linear feet of frontage along Highway 395, the main thoroughfare in Carson City. Kohl's regional location draws visitors to the center from Carson City, Douglas County and South Lake Tahoe.

PROPERTY FEATURES

Address	3701 S CARSON ST
Available Size Range	±1,400 to 5,320 SF
Parking Spaces	969
Store Units	31
Gross Leasable Area	174,119 SF
Year Built	1982



RENDERING OF ASPEN DENTAL

Site Plan & Available Space



Unit	Address	Tenants
1	3701	Raley's
2	3675	Beauty Systems
3	3679	MJ's Sport Bar
5	3683, 89, 91	Available ±4,358 SF
7,8,9	3693, 94, 97	Pegs Glorified Ham n Eggs
10	3679	Cutting Eddge
11	3723	Dotty's
12	3735	Dotty's
13	3759-71	Dotty's
15	3789	Dotty's
16	3795	Dotty's
17	3807	Dotty's
18	3665	Robert's Taco Shop
20	3815	Mountain Mike's Pizza
21	3819	Aspen Dental
23	3821	USA Cash Services
24	3823	H&R Block
25	3827	Postal Annex
26	3849	Available ±1,800 SF with drive-thru
27	3853	Available ±2,120 SF
28	3861	Available ±1,400 SF
29	3883	Chase Bank
30	PAD	Available
NAP	3871	Kohl's

EAGLE STATION



RENDERING OF ASPEN DENTAL



EAGLE STATION



JCPenney

Durlington

ROSS
DRESS FOR LESS

BIG 5
SPORTING GOODS

BR
BASKIN-ROBBINS

SUBWAY

WING STUFF

Olive Garden

KOHL'S

Dottys

Raley's

Pegs
Ham n Eggs

Robots

Wendy's

McDonald's

CHASE

MOUNTAIN ALPS
PIZZA

AspenDental

EAGLE STATION

enterprise

TACO BELL

COURTYARD
by Marriott

Casino
Flamingo

Chevrolet

Ford

S CARSON ST

LOCATION HIGHLIGHTS

Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 western states.

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



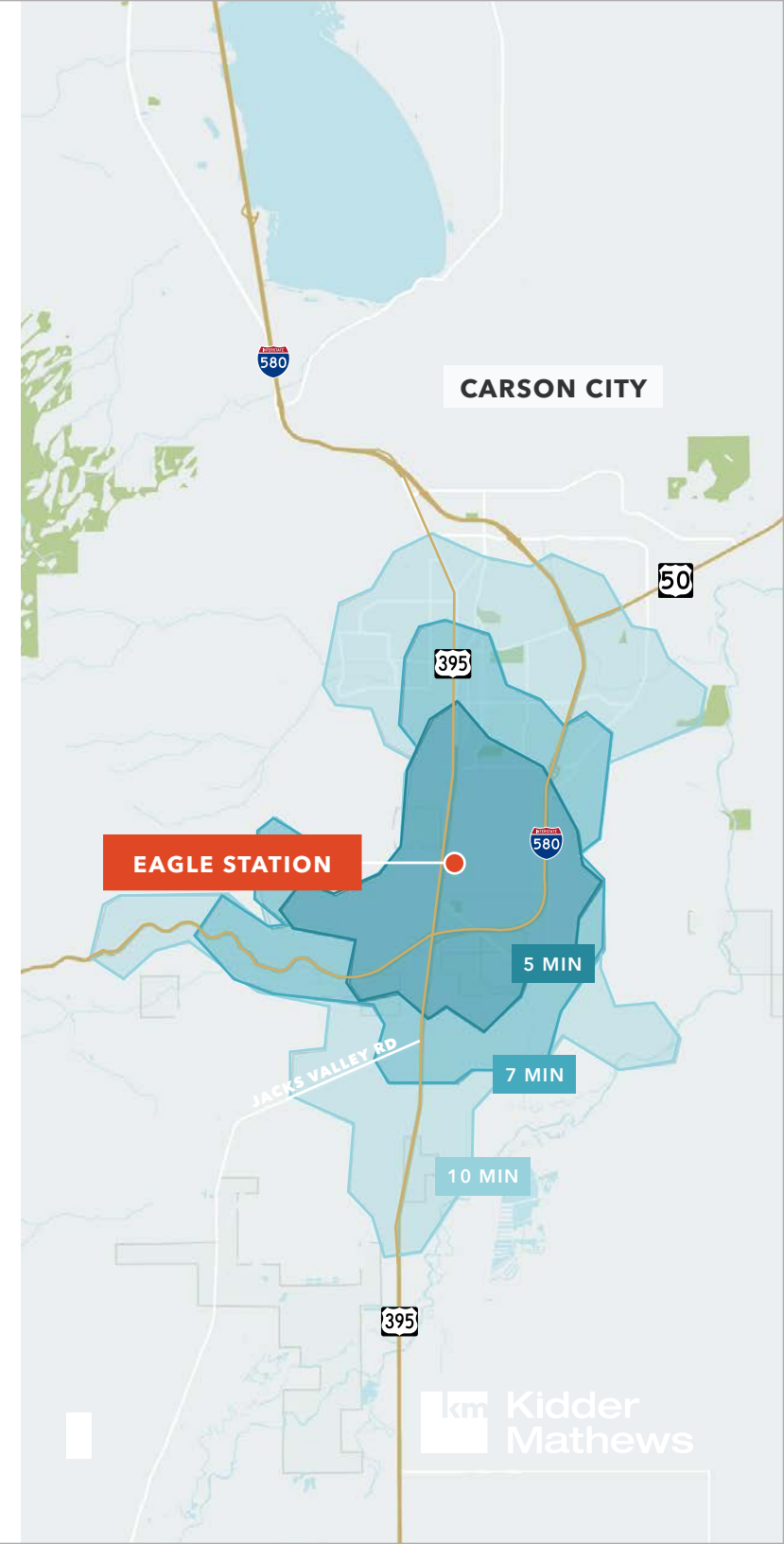
DRIVE TIME DEMOGRAPHICS

POPULATION	5 min	7 min	10 min
2023 Est. Population	14,005	24,808	49,616
2028 Proj. Population	14,553	25,505	50,346
2023 Med. Age	44.4	43.8	42.2
Daytime Population	14,005	24,808	49,616

HOUSEHOLDS	5 min	7 min	10 min			
2023 Est. HH	5,311	9,464	19,586			
2028 Proj. HH	5,365	9,499	19,538			
Proj. Annual Growth (2023-2028)	548	0.8%	697	0.6%	730	0.3%
2023 Avg. HH Size	2.46	2.31	2.36			

INCOME	5 min	7 min	10 min
2023 Est. Avg. HH Income	\$112,674	\$109,942	\$106,690
2028 Proj. Avg. HH Income	\$118,283	\$115,067	\$111,680
2023 Est. Med. HH Income	\$76,432	\$73,202	\$72,303
2028 Proj. Med. HH Income	\$71,338	\$68,432	\$67,335
2023 Est. Per Capita Income	\$43,658	\$43,667	\$43,072

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$407.96 M	\$715.73 M	\$1.45 B
Annual Retail Expenditure	\$192.38 M	\$337.15 M	\$681.72 M
Monthly HH Expenditure	\$6,402	\$6,302	\$6,157
Monthly Retail Expenditure	\$3,019	\$2,969	\$2,901





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