

Ground Lease

3600 Highway 50 E
Carson City, NV 89701

Commercial Parcel

- Lot Size: 1.69 Acres
- Depth: 639.62 Feet
- Rear Width: 136 feet
- Frontage: 71.4 feet
- Primary commuter corridor between I-580 and growing Dayton, NV
- Positioned on the "Morning-Side" commute to capture peak traffic flow for work and shopping
- Zoning allows for a broad range of uses
- Nearby retail and traffic generators include I-580 access and many national brands in grocery, retail, QSR, and automotive



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Property Details

Location:	3600 Highway 50 E Carson City, NV 89701
APN:	008-271-26
Area:	1.69 Acres; 73,616 SQFT
Zoning:	GC - General Commercial
Access:	US HWY 50E

Population

3 Mile Radius	5 Mile Radius
52,400	58,150

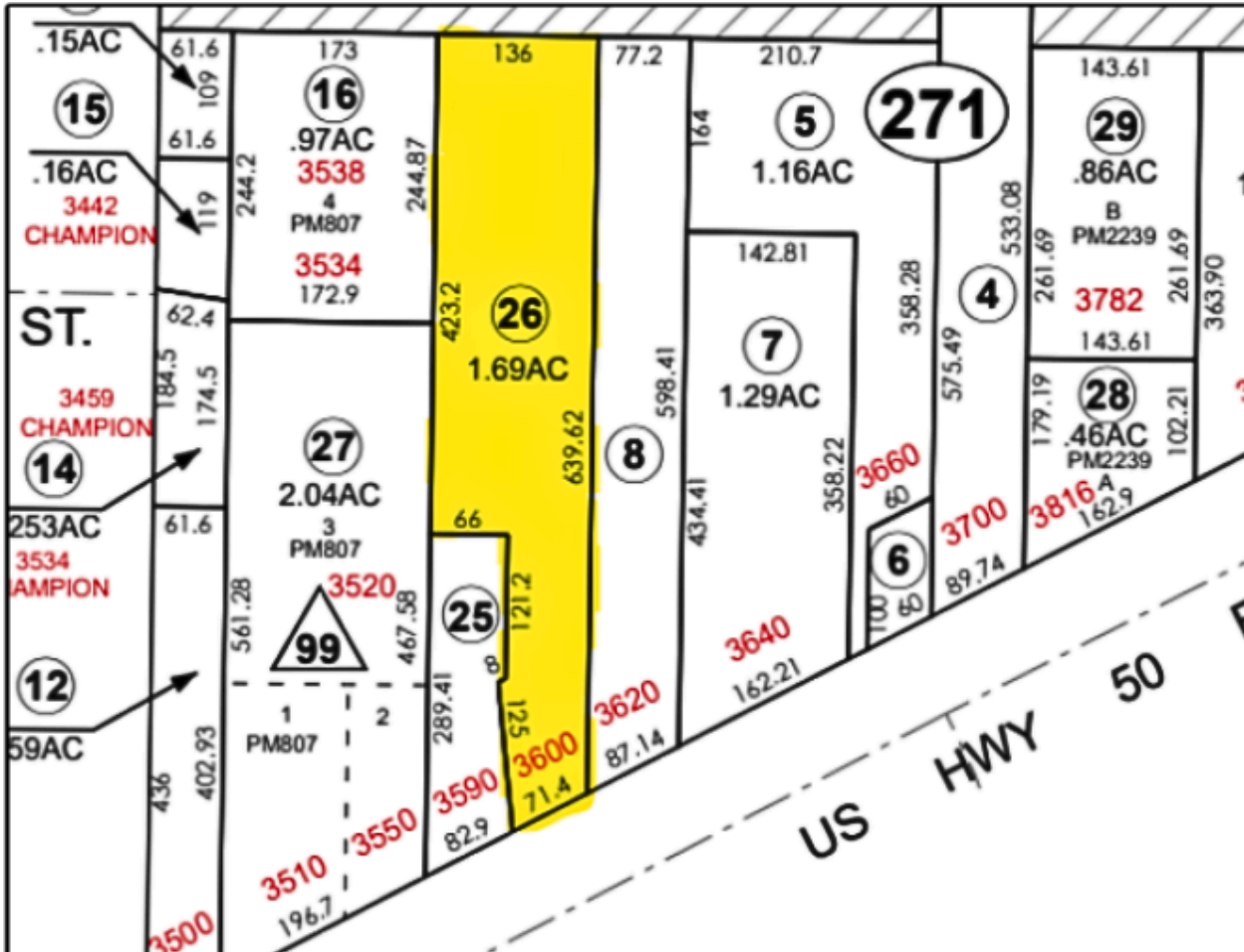
Median Household Income

3 Mile Radius	5 Mile Radius
\$69,850	\$73,200

Traffic

2024 (Actual)	25,400
2026 (Est @2% growth)	26,426
Source: NDOT	

Parcel Map



Area Overview Facing West



Regional Location

