

North Town Plaza

Retail For Lease | 3246 N. Carson Street Carson City, NV 89706



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FOR LEASE



Property Highlights

- Strategically located on North Carson Street and College Parkway
- Serving the rapidly growing northern Nevada region
- Convenient to Carson City residents, the Plaza serves residents in outlying communities and rural areas located as far away as 150 miles
- Consists of approximately 265,000 SF of retail usage.

CO-TENANTS:

- STARBUCKS
- DAVITA DIALYSIS
- BULLY'S SPORTS BAR & GRILL
- VINO'S PIZZA

Offering Summary

Lease Rate:	\$1.20 SF/MO +
Lease Type:	NNN: TBD
Number of Units:	13
Available SF:	1,584 - 29,550 SF
Zoning:	RC

NEARBY BUSINESSES

- Silver Oak residential development
- Save Mart Supermarket
- Holiday Inn Suite Express
- Carson Tahoe Regional Medical Center
- Les Schwab

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AVAILABLE SUITES



Lease Information

Lease Type:	NNN: TBD	Lease Term:	Negotiable
Total Space:	1,584 - 29,550 SF	Lease Rate:	\$1.20 SF/MO +

Available Spaces

Suite	Size (SF)
Suite 5	1,881 SF
Suite 100	5,460 SF
Suite 105	1,617 SF
Suite 104	1,680 SF
Suite 103	1,680 SF
Suite 106-109	29,550 SF

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AVAILABLE SUITES



Suite

Size (SF)

Suite 114	3,144 SF
Suite 118	3,608 SF
Suite 122-125	3,648 SF
Suite 126	1,824 SF
Suite 127	1,724 SF
Suite 131	1,584 SF

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PROPERTY PHOTOS

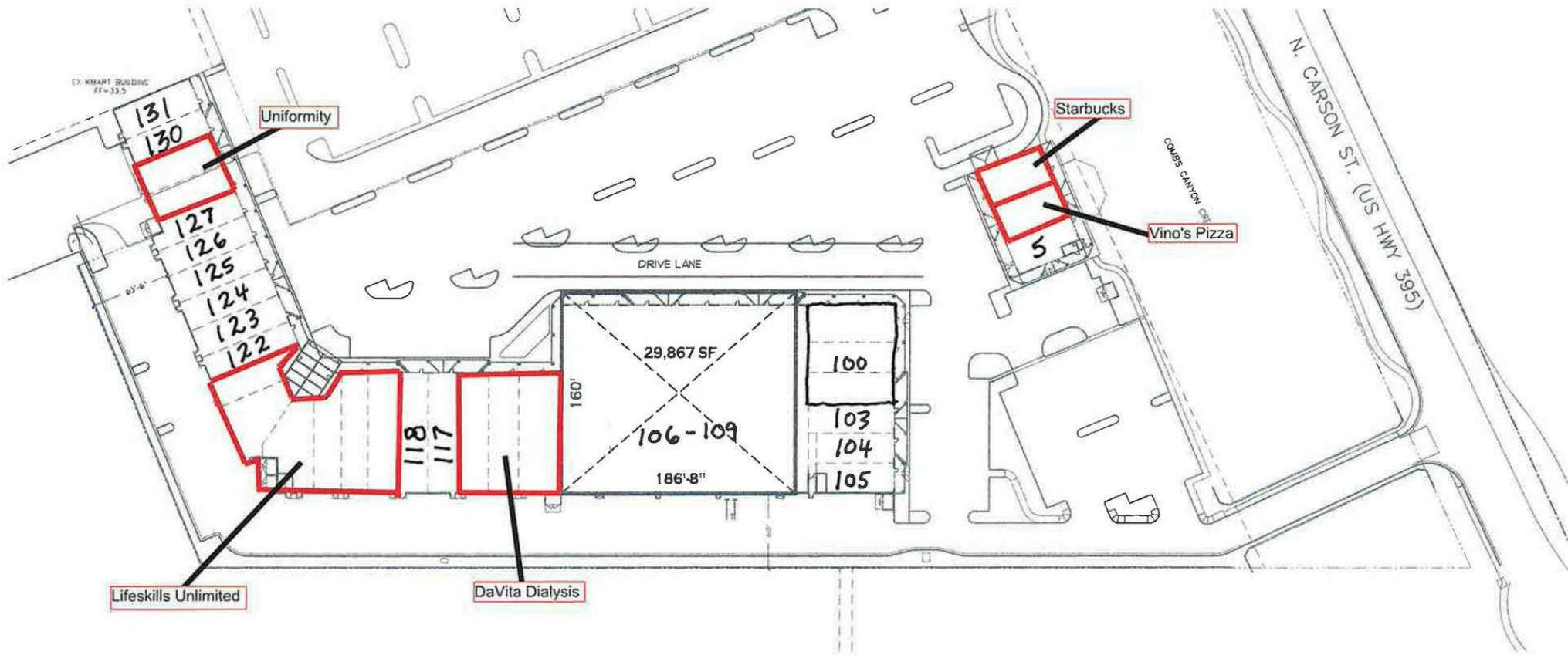


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For Lease | 3246 N. Carson St.

SUITE MAP



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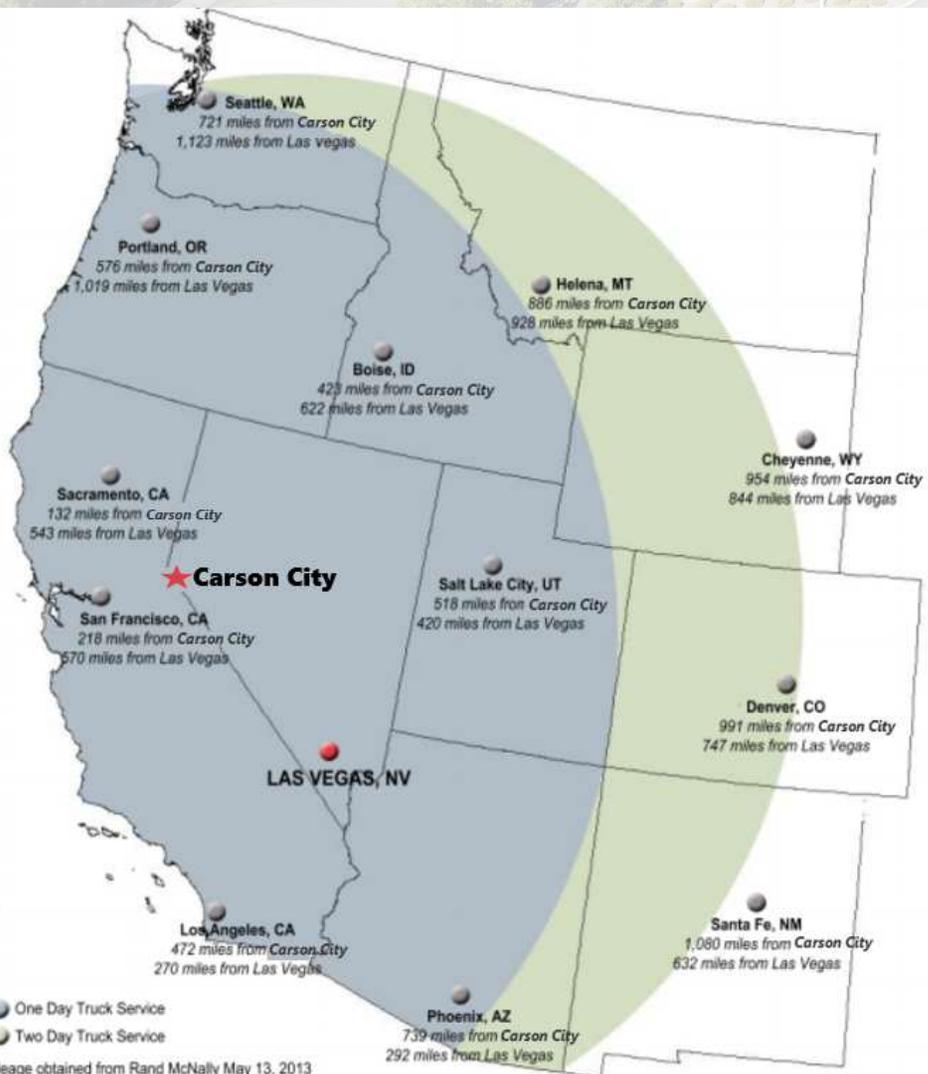
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Location Map



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NEVADA STATE TAX SYSTEM

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

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.

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.

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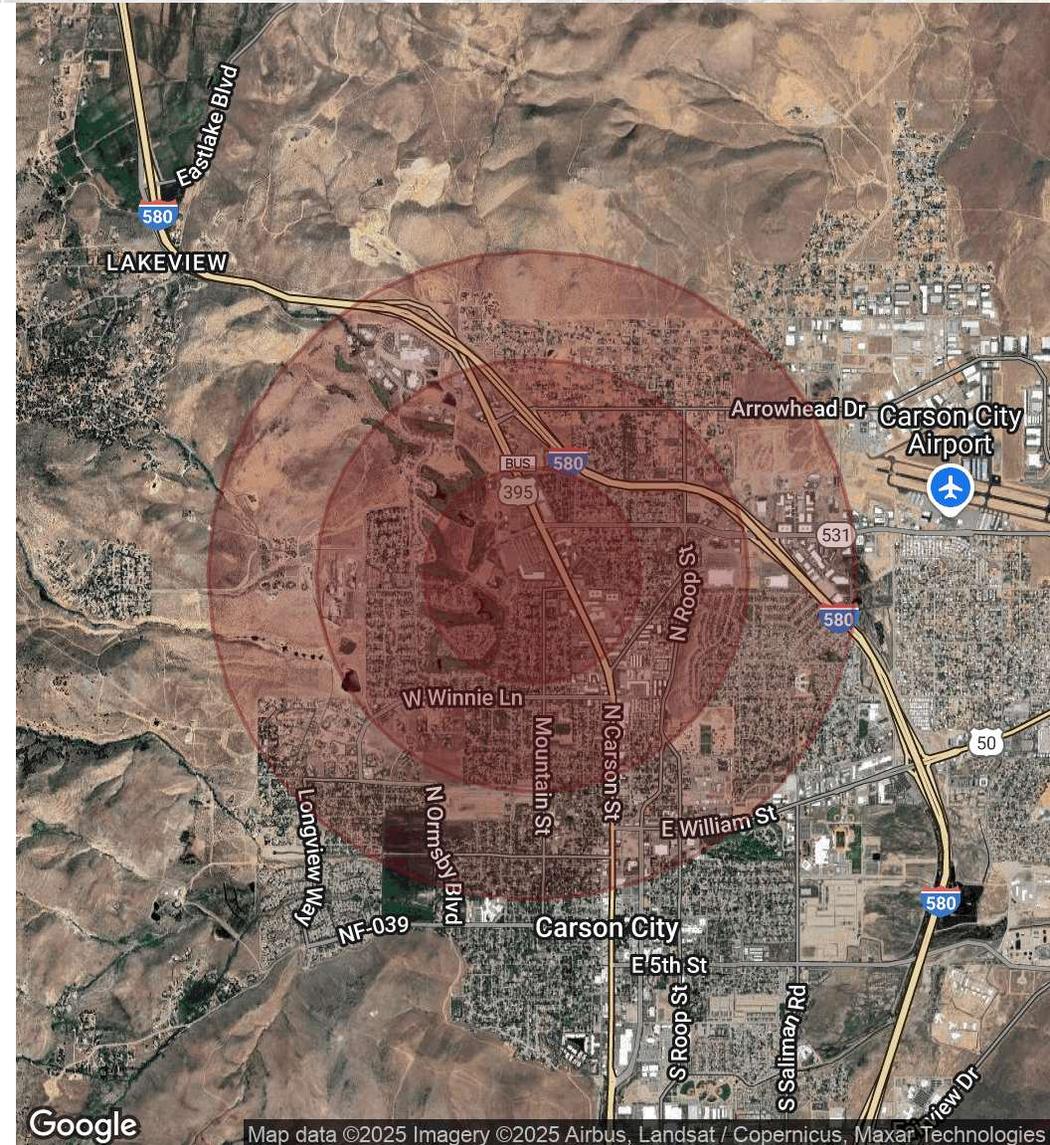


Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,741	9,576	15,697
Average Age	46.2	44.6	44.1
Average Age (Male)	39.9	43.1	43.8
Average Age (Female)	50.9	45.9	44.6

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,339	4,603	7,511
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$71,410	\$69,828	\$70,036
Average House Value	\$306,055	\$261,079	\$278,154

2020 American Community Survey (ACS)



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