



SUBJECT PROPERTY

COCHISE CROSSING

Retail space available for lease in Carson City at a prime location with with easy access to Interstate 580 and Highway 50 Interchange

4849 COCHISE ST, CARSON CITY, NV 89703

±1,735 SF

SPACE AVAILABLE

ASKING RATE

CALL FOR DETAILS

COCHISE CROSSING

1,735 SF building with easy access to I-580 and Hwy-50

12 MI

DRIVE TO MINDEN/
GARDNERVILLE

25 MI

DRIVE TO SOUTH
LAKE TAHOE

30 MI

DRIVE TO RENO/
SPARKS

SUBJECT
PROPERTY



LEASING SUMMARY

ADDRESS	4849 Cochise St, Carson City, NV 89703
AVAILABLE SF	1,735 SF
LEASE RATE	Call For Details

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 MILES	2,271	\$94,440
5 MILES	25,650	\$83,270
10 MILES	58,312	\$79,799

CO-TENANTS



INVESTMENT HIGHLIGHTS



PRIME LOCATION

Prime location with premium visibility and access to interstate 580 and highway 50 Interchange in Carson City, Nevada.



NATIONAL CO- TENANTS

National co-tenants include Chick-Fil-A, Panera Bread, Sports Clips, and The Joint Chiropractic.



1,735 SF AVAILABLE

Last 1,735 square foot space available.



NEXT TO LARGE RETAILERS

Proximate to Power Centers and Neighborhood Centers with large retailers including Costco, Walmart, Best Buy, Raley's, Save Mar, Ross, Marshalls, Kohls, Trader Joe's, Factory, Big 5, Petco, In-N-Out, Chili's, and many more.



HIGH TRAFFIC AREA

In 2023, Interstate 580 had 42,500 annual average daily traffic and Alt Interstate 395 had 17,300 in Carson City, Nevada.



AREA ZONED

Zoned General Commercial (GC).

COCHISE CROSSING



COCHISE CROSSING



44,000 ADT



LINCOLN HWY



N CARSON ST



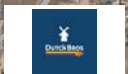
16,800 ADT



395



SUBJECT PROPERTY



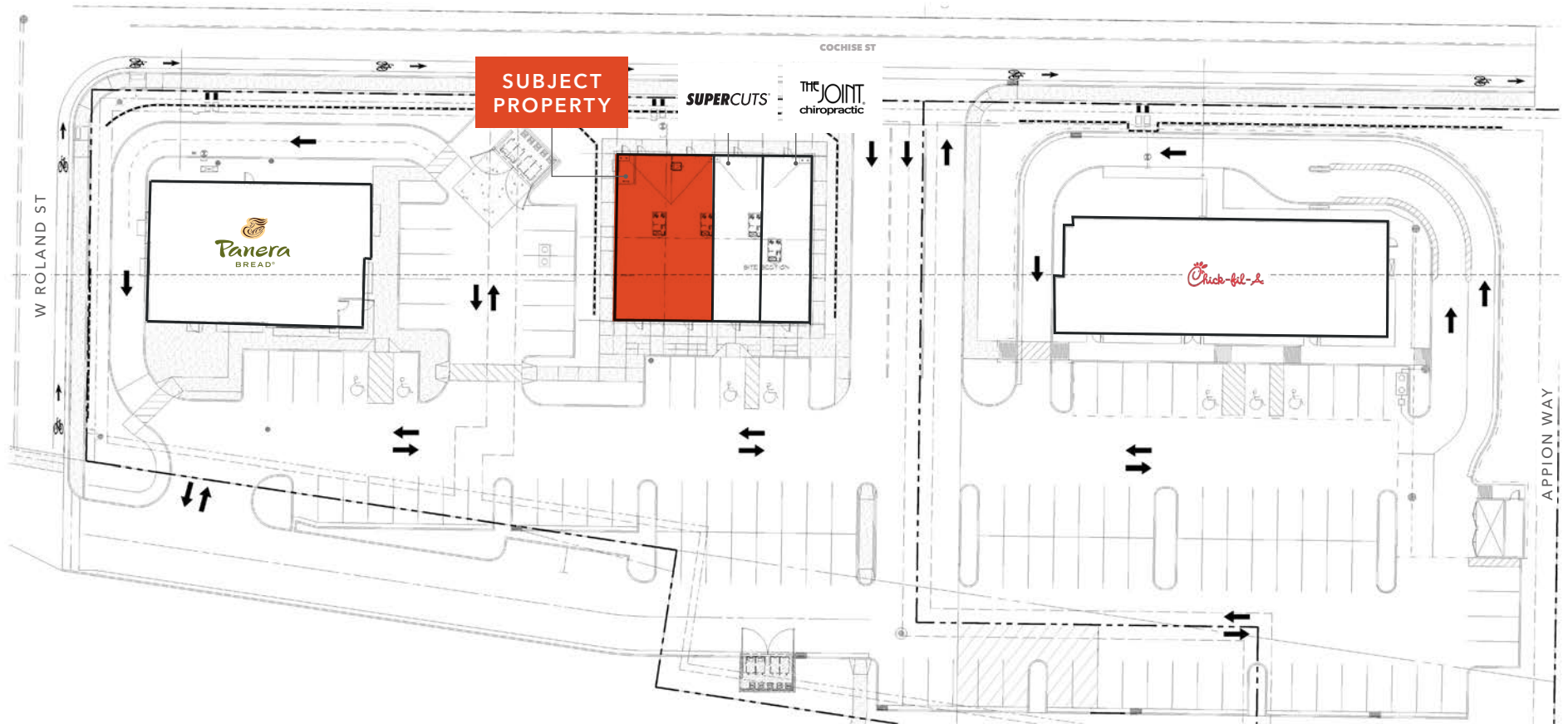
50



AVAILABLE FOR LEASE

KIDDER MATHEWS

SITE PLAN



COCHISE CROSSING



COCHISE CROSSING



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,926	25,661	56,904
2020 CENSUS	2,261	27,143	60,371
2024 ESTIMATED	2,855	27,254	59,884
2029 PROJECTED	3,069	26,895	58,419

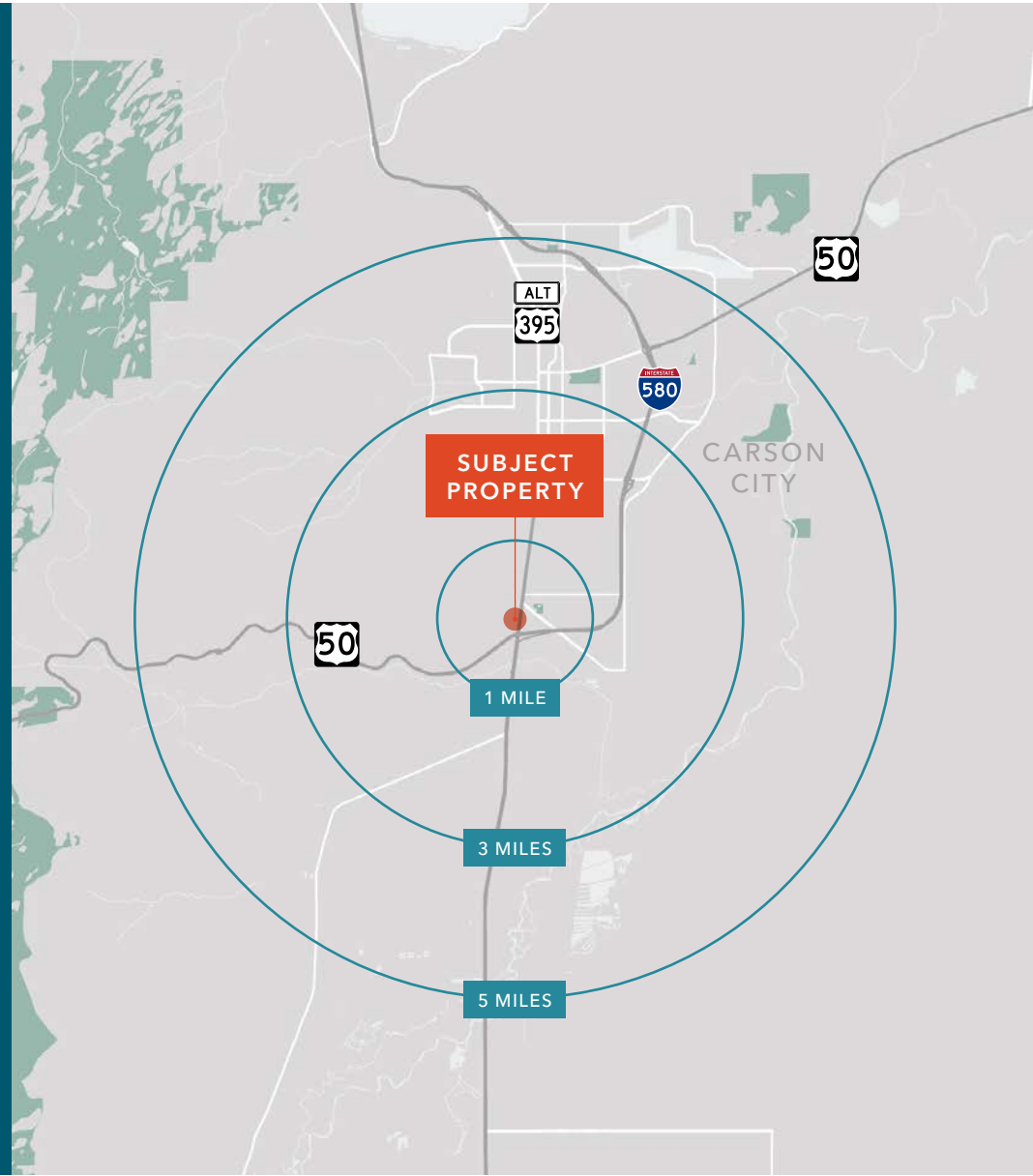
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	48.3	43.9	42.6
% FEMALE	47.8%	46.3%	48.4%
% MALE	52.2%	53.7%	51.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$87,868	\$79,585	\$76,424
2029 MEDIAN PROJECTED	\$87,868	\$79,585	\$76,424
2024 AVERAGE	\$120,409	\$111,658	\$101,274
2029 AVERAGE PROJECTED	\$126,428	\$116,579	\$105,076

Data Source: ©2023, Sites USA



MARK KEYZERS

Senior Vice President



Clients that Mark has represented include Baskin Robbins, Blaze Pizza, Blue Wave Car Wash, C-III Capital Partners, CAV Strategies, Centennial American Properties, Cold Stone Creamery, Cost Cutters, Cycle Gear, Del Taco, Deutsche Asset & Wealth Management, Discount Tire, Dunkin Donuts, Eden Management, FITE Development, Fitness 19, Furniture Row, Gabrielson & Company, Hudson Properties, GNC, Grateful Gardens, Hallmark, It's A Grind, Jimmy Johns, Keva Juice, Lewis Retail Centers, Panera Bread Company, Picerne Group, Pet Station, Quickstop Gas Stations, Quizno's Subs, Selective Real Estate Investments, Sonic, Supercuts, Subway, Surf Thru Car Wash, Sywest Development, Regis Hair Salons, RREEF Real Estate, T-Mobile, Verizon Wireless, Wall Street Property Company, World Savings Bank and World of Beer.

Mark began his real estate career in 1993 as an analyst and assistant manager for The Macerich Company (MAC). While there, he was a member of the acquisitions and transitions teams responsible for adding over 30 million square feet to the portfolio and the company becoming a publicly traded REIT on the New York Stock Exchange. He also had positions in management, leasing, marketing, and construction management for the shopping center properties in Fresno and Reno totaling more than 5.3 million square feet.

Mark moved to commercial brokerage in 1998 joining Grubb & Ellis as an associate. In 2005, Mark became a partner, principal and senior vice president with NAI Alliance Commercial Real Estate Service. Mark has earned numerous top producer and service awards for each company and member affiliation he has been with.

EDUCATION

BA in Finance and Real Estate with a Minor in Business Law, New Mexico University

AWARDS & AFFILIATIONS

Licensed Nevada Real Estate Broker/Salesman

Member of CCIM, 2005 to Present

Member of ICSC (International Council of Shopping Centers), 1993 to Present

Government Affairs Chairman State of NV for ICSC, 2016 to present & 2004-2014

Alliance Committee Member ICSC, 2006-2012

Director Junior Achievement, 2004-2008

SELECT CLIENT LIST

Blaze Pizza

Cold Stone Creamery

Del Taco

Deutsche Asset & Wealth Management

Discount Tire

Grateful Gardens

Inspire Brands

Jimmy Johns

Lewis Retail Centers

Panera Bread Company

Quizno's Subs

Regis Hair Salons

Sonic

Sywest Development

Verizon Wireless

Wall Street Property Company and World Savings Bank

World of Beer

TROY KEENEY

Senior Associate



Clients that Troy has represented include, but are not limited to, Blaze Pizza, Panera Bread, Sonic Burger, Discount Tire, Verizon Wireless, Dunkin' Donuts, Lewis Retail Centers, Silverwing Development, and Centennial American Properties.

Troy began studying commercial real estate investing in 2015 where he found a ferocious passion for commercial real estate. He continued to further his real estate endeavors by joining a commercial real estate brokerage firm in 2017 where he began to work under some of the most knowledgeable brokers in his market. Since then, Troy has been involved in numerous shopping center sales, land sales, leases, and retail developments.

AWARDS & RECOGNITION

Licensed Nevada Real Estate Agent

SELECT CLIENT LIST

Blaze Pizza

Centennial American Properties

Discount Tire

Dunkin' Donuts

Lewis Retail Centers

Panera Bread

Silverwing Development

Sonic Burger

Verizon Wireless



Exclusively listed by

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