

Retail For Lease

North Gate Plaza

2527-2749 N. Carson St
Carson City, NV 89703



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Retail For Lease

North Gate Plaza

\$1.00/SF/MO/NNN



Property Highlights

- Suites range from 671 SF to 2,926 SF
- Offered below market rates
- Northgate Plaza is strategically located on N. Carson Street and Northgate Lane, serving the rapidly growing northern Nevada region
- In addition to being convenient to Carson City residents, the Plaza serves residents in outlying communities and rural areas located as far away as 150 miles
- Zoned: RC
- Lease: \$1.00 / SF / MO / NNN

Offering Summary

Lease Rate:	\$1.00 SF/month (NNN)
NNN:	\$0.28/S
Building Size:	2,926 SF
Zoning:	RC

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	1,918	5,808
Total Population	1,144	4,274	12,272
Average HH Income	\$59,412	\$63,293	\$65,365

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Availability

	NNN Fees:	\$0.28/SF
Suite 2729	2,926 SF	\$1.00/SF
Suite 2575	1,543 SF	\$1.00/SF
Suite 2589 A	671 SF	\$1.00/SF
Suite 2589 B	1,390 SF	\$1.00/SF

Location Features

NEARBY BUSINESSES / DEVELOPMENTS

- Current tenants: Harbor Freight Tools, Dollar Tree, Wendy's, KFC, Carson Stadium Cinema, Sub Factory
- 18-hole golf course with a clubhouse and restaurant
- Save Mart Supermarkets Grocery Store is on the northwest corner of N. Carson Street and College Parkway
- Holiday Inn Suite Express
- Carson Tahoe Regional Medical Center with over 400,000 SF of hospital and medical buildings along with a freestanding cancer center

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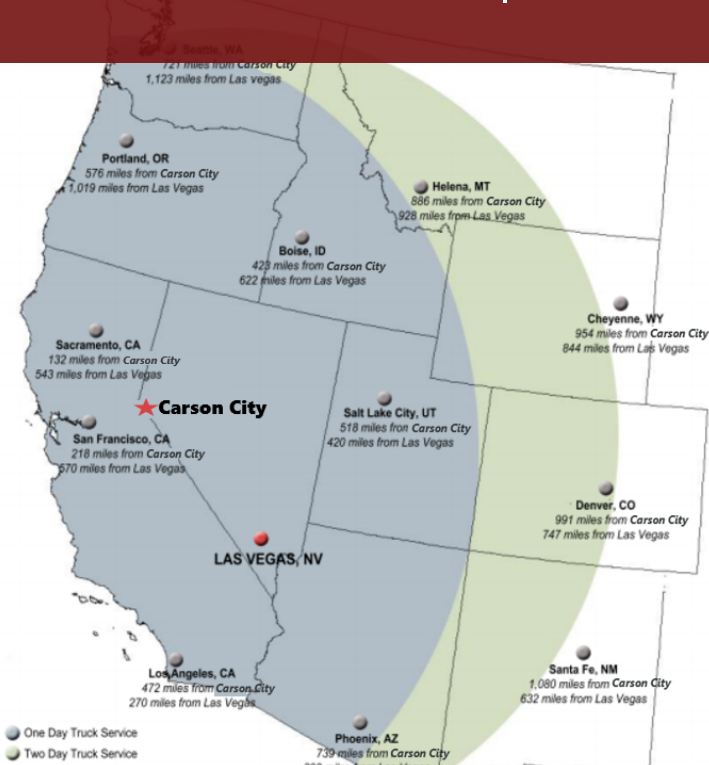
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Nevada State Tax System

- 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!

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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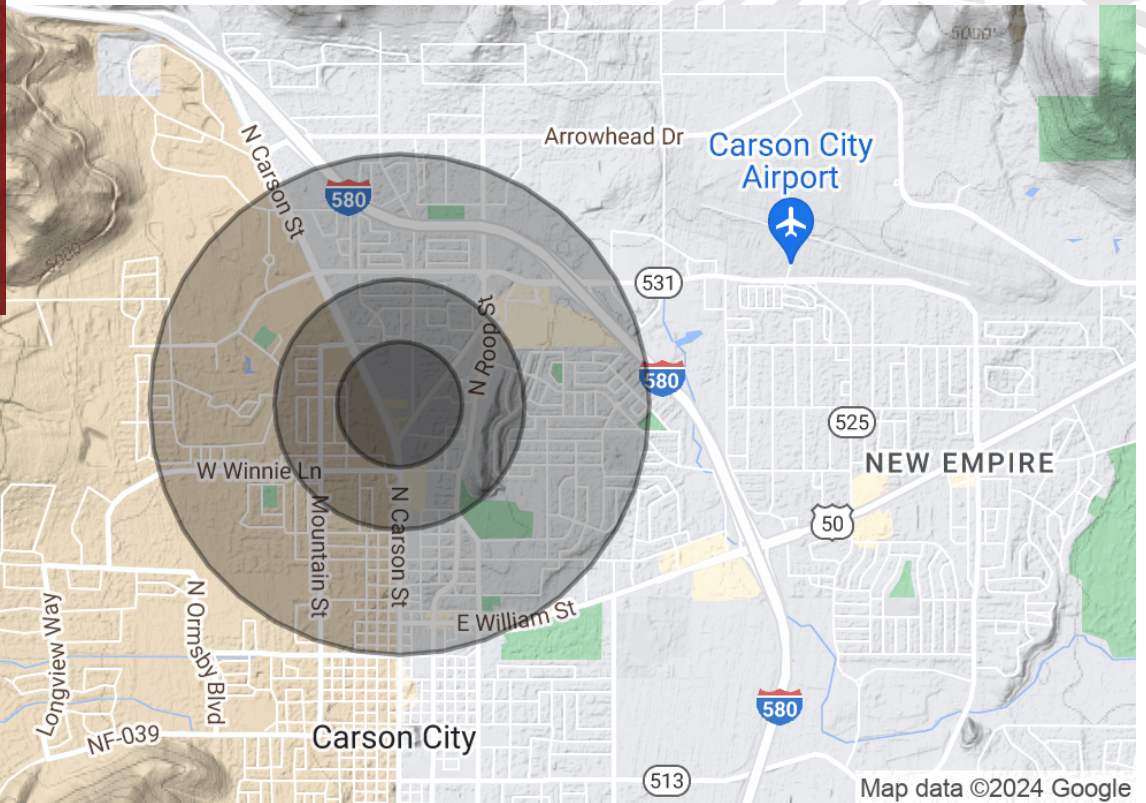


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Google



Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,144	4,274	12,272
Average Age	42.3	43.3	43.3
Average Age (Male)	44.7	43.3	42.1
Average Age (Female)	43.0	43.3	44.3

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	501	1,918	5,808
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$59,412	\$63,293	\$65,365
Average House Value	\$141,919	\$176,074	\$242,130

* Demographic data derived from 2020 ACS - US Census

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