

For Lease | 716 N. Carson St.

Office Suite #110 | Carson City, NV 89703



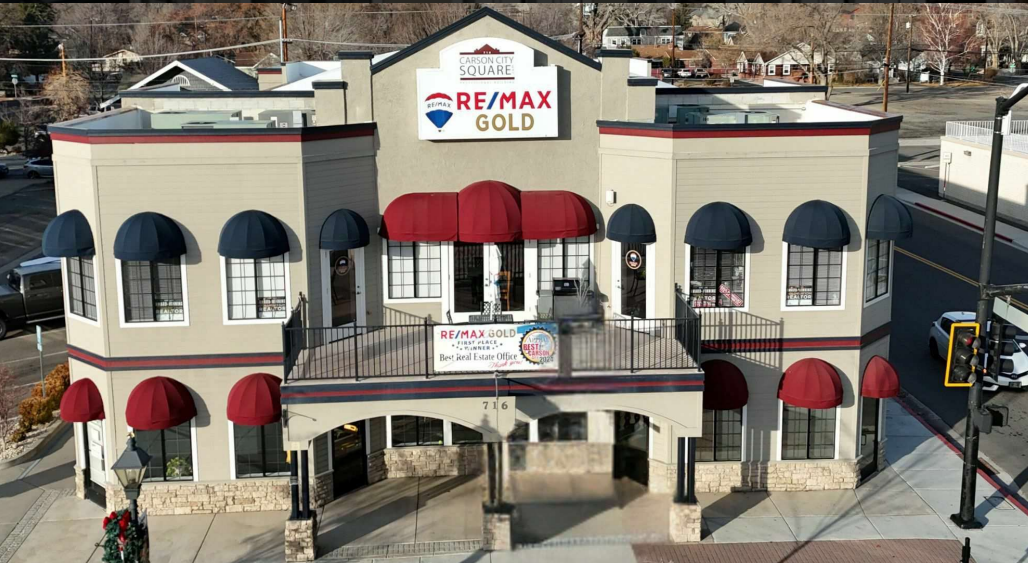
Ale Moncada, CCIM

Principal
NV #S0174013.LLC
775.315.8735
ale@NVCG.US



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Carson City, NV 89703



Property Description

Excellent downtown Carson location!
4 Entry Points: Curry St., W. Washington St. N. Carson St. & Parking lot!
Previous Uses: Salon, Office, & Kids Art Studio.

Property Highlights

- One Space Available!
- Tenant Pays Gas & Electric + Janitorial
- Fully Sprinklered
- Year Built: 1954; Undergone Multiple Renovations To Ensure It Remains Modern And Up To Date.
- Open Floor Plan
- Full Kitchenette
- Private Conference Room/Playroom
- Common Area Restrooms (Outside Of The Private Square)
- Ample Shared Parking + Additional City Parking To The West Of Property.

Offering Summary

Lease Rate:	Negotiable
Lease Type:	Modified Gross
Available SF:	2,700 SF
Building Size:	19,927 SF
Zoning:	DTMU

Join Co-Tenants

- CARSON CITY VISITORS BUREAU
- RE-MAX REALTY AFFILIATES
- CAPITOL SERVICES
- ESCAPE 36

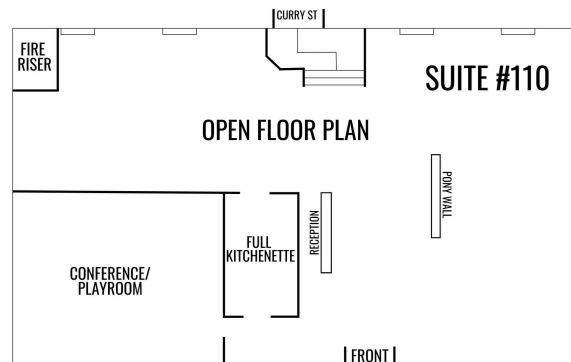
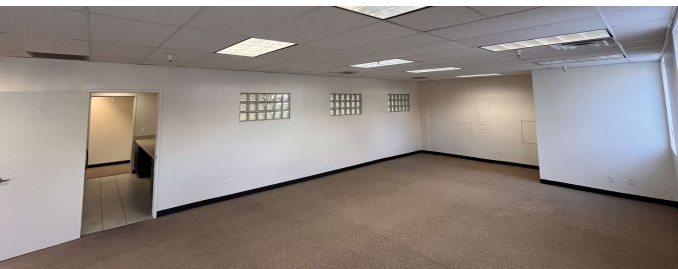
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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Interior Photos



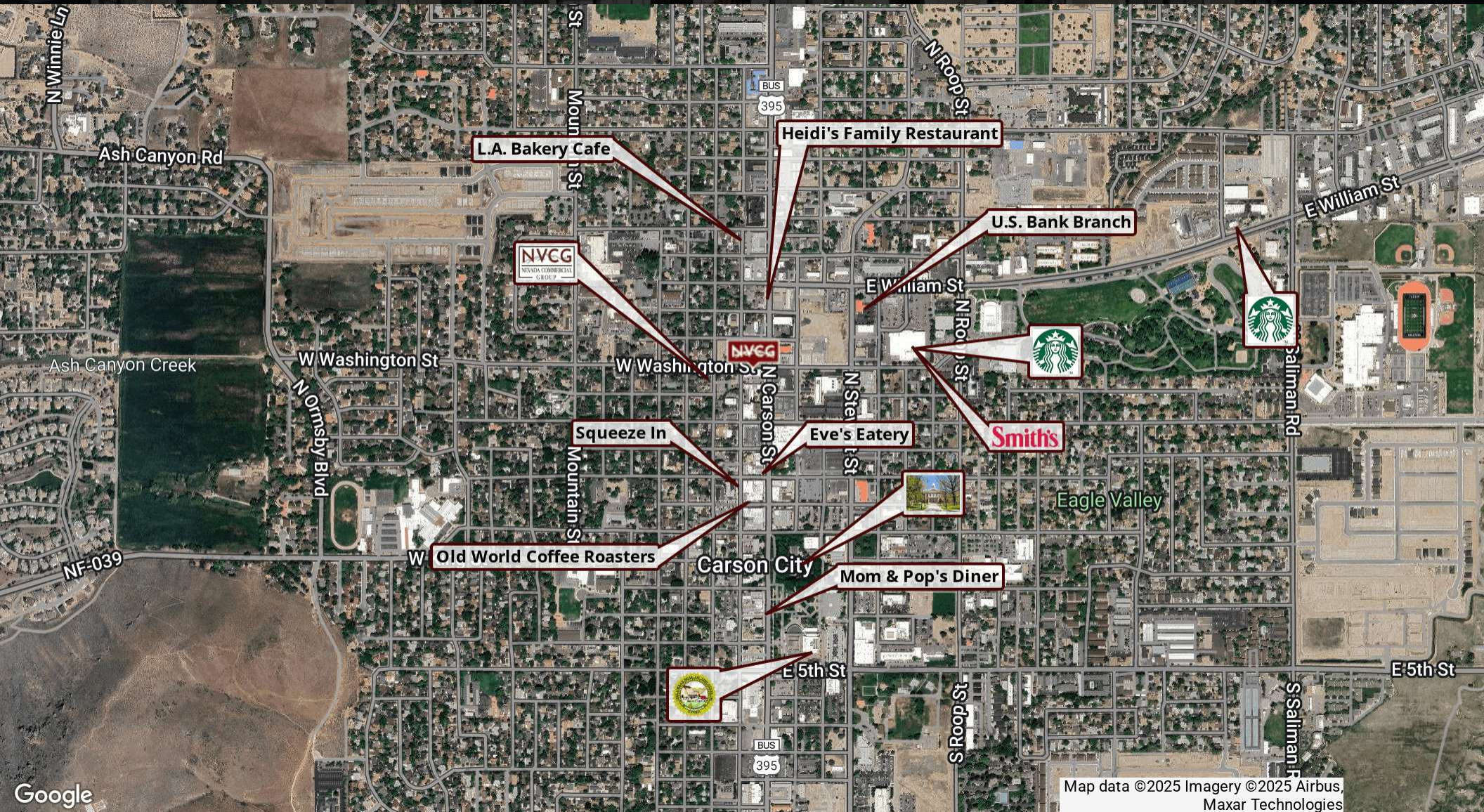
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Location Map



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Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,362	11,634	20,162
Average Age	44.2	42.1	42.9
Average Age (Male)	45.9	44.0	43.0
Average Age (Female)	43.0	40.6	42.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,253	5,681	9,551
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,512	\$62,126	\$64,187
Average House Value	\$246,332	\$255,902	\$265,022

2020 American Community Survey (ACS)

