



**FOR GROUND LEASE**

# N Carson Plaza

**Smith Retzloff** Retail Team

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**Colliers Reno**  
 5520 Kietzke Lane, Suite 300  
 Reno, NV 89511  
 Colliers.com/Reno



Asking ground rent: \$75,000

±2,700 SF available

±42,279 SF CFT lot size

1 pad available adjacent to Panda Express

Drive-Thru available

Close proximity to Carson Tahoe Hospital

37 parking spaces

APN: 001-03-220;221



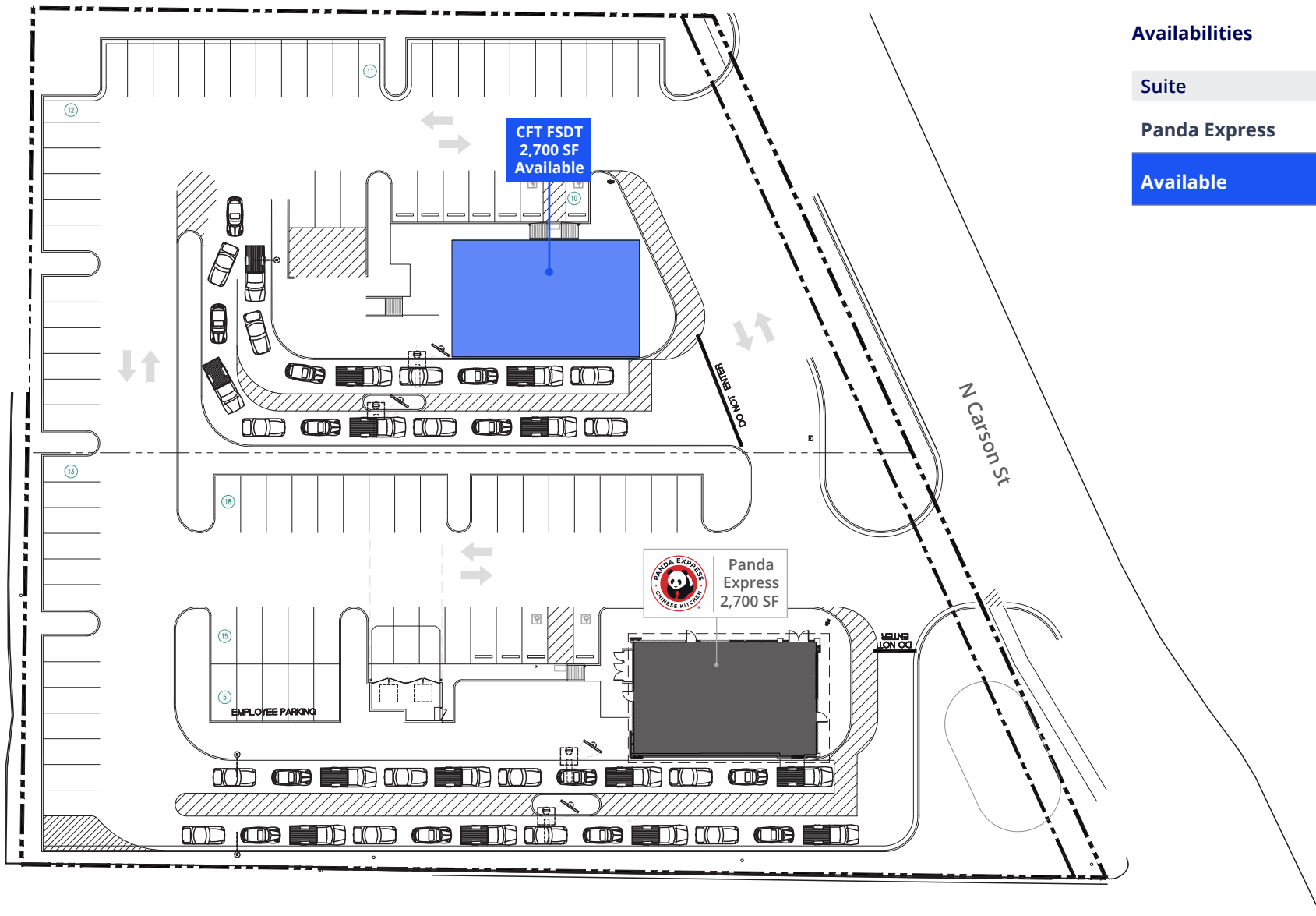
**TRAFFIC COUNTS**

W Nye Ln	1,250 ADT
Hot Springs Rd	5,100 ADT
N Carson St	16,800 ADT
I-580 0.4 miles N of Carson St	44,000 ADT

**\$75K**      **±2,700**  
**Ground Rent**      **SF Available**



Available For Lease



Availabilities

Suite	SF
Panda Express	±2,700
Available	±2,700

Available For Lease



Available For Lease



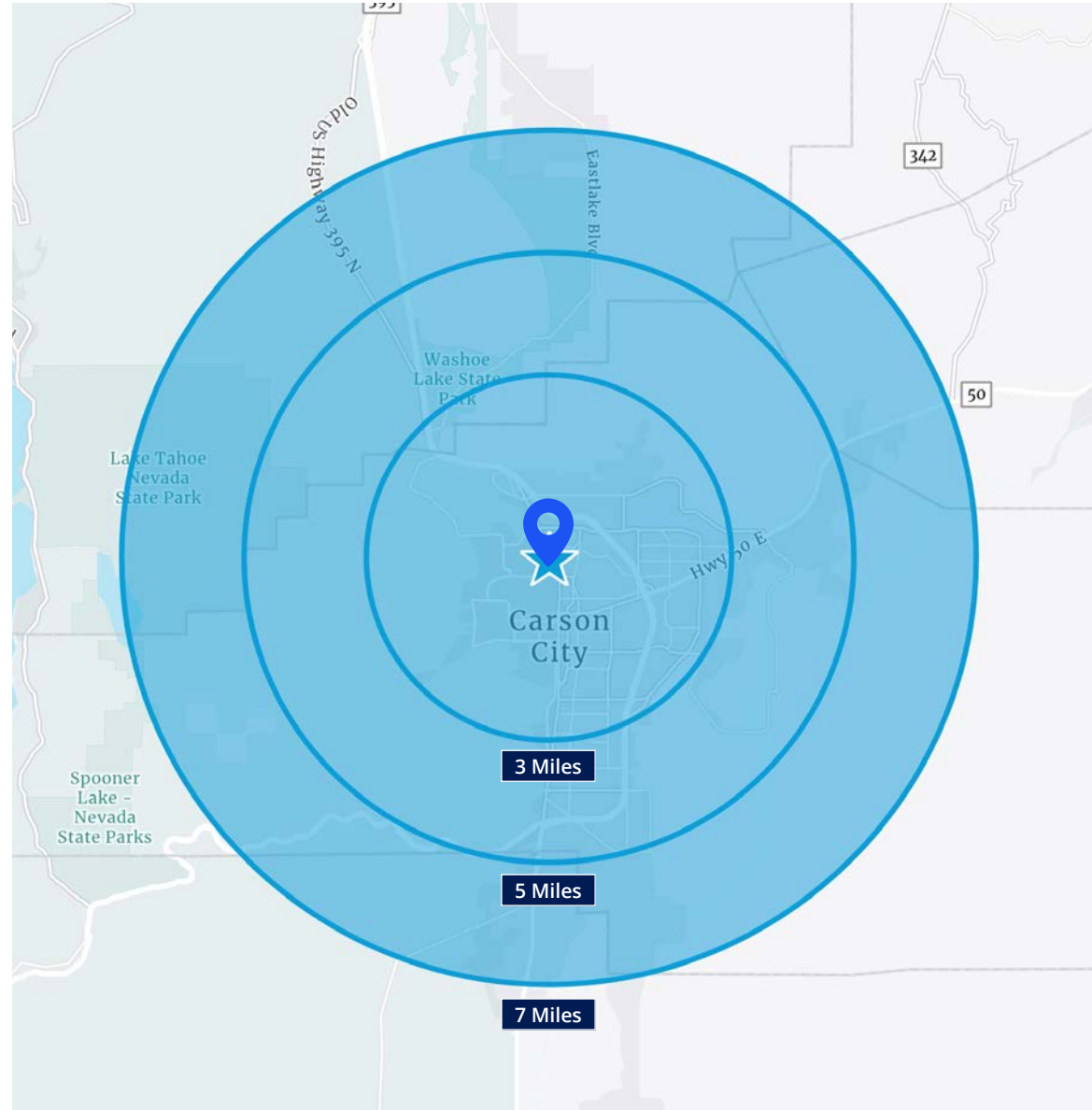
Available For Lease

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	47,064	57,658	68,693
2030 Proj. Population	48,399	59,218	70,611
2025 Med. Age	43	43.8	44.5
Daytime Population	52,427	63,806	72,156

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$88,322	\$94,859	\$97,404
2030 Proj. Avg. HH Income	\$97,990	\$105,340	\$108,221
2025 Est. Med. HH Income	\$67,345	\$70,860	\$72,972
2030 Proj. Med. HH Income	\$75,763	\$79,210	\$81,253
2025 Est. Per Capita Income	\$36,927	\$38,732	\$39,407

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	19,529	23,717	27,620
2030 Proj. HH	20,058	24,315	28,386
Proj. Annual Growth (2025-2030)	0.5%	0.5%	0.6%
Avg. HH Size	2.33	2.34	2.38

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$76,590	\$82,047	\$84,042
Annual Retail Expenditure	\$25,045	\$26,870	\$27,522
Monthly HH Expenditure	\$6,383	\$6,837	\$7,003
Monthly Retail Expenditure	\$2,087	\$2,239	\$2,294



Available For Lease

# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

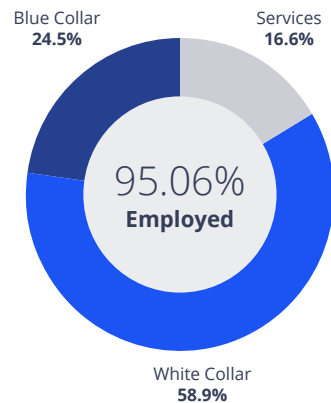
\$121,655  
Avg HH Income

39.5  
Median Age

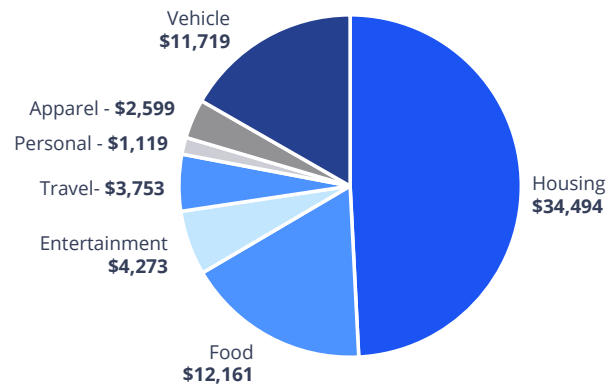
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

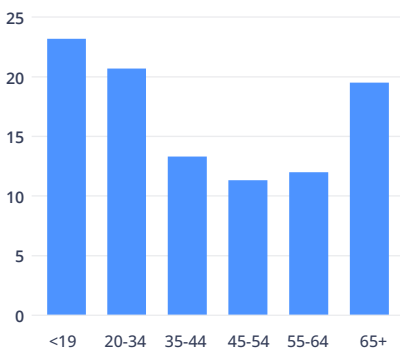


## Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

## Age Distribution (2025) - % of total population

50.97% Men      49.03% Women



## Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



# North Carson Plaza

## Smith Retzloff Retail Team

### Shawn Smith

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