

# PROMINENT END CAP SPACE AVAILABLE

2,043 SF FOR LEASE

1313 S CARSON STREET  
CARSON CITY, NV 89701



The  
**Carrington**  
Company

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# PROPERTY SUMMARY

The Carrington Company

The Carrington Company proudly presents a prime leasing opportunity: a high-visibility 2,043 square foot endcap suite at 1219 S Carson Street in Carson City, NV. This prominent space features dual-sided signage, two ADA-compliant restrooms, and immediate visibility to over 32,000 vehicles per day at the signalized Carson/Stewart intersection. Recently improved with a new roof and refreshed façade, this suite is part of a vibrant shopping center that is over 98% leased and anchored by regional and national tenants. With more than 5,000 government employees working across the street and a new 253-unit Class A apartment development just steps away, this location is perfectly positioned to serve both daytime workers and a growing residential base. Discover the opportunity to join a thriving community hub in the heart of Nevada's capital city.

## AVAILABILITY

- Total available square footage: 2,043

## LOCATION FEATURES

- ±98% occupied
- ±32,000 VPD at the Carson/Stewart intersection
- ±5,000 government office employees on the adjacent Stewart St campuses
- New roof & remodeled facade



# SITE PLAN

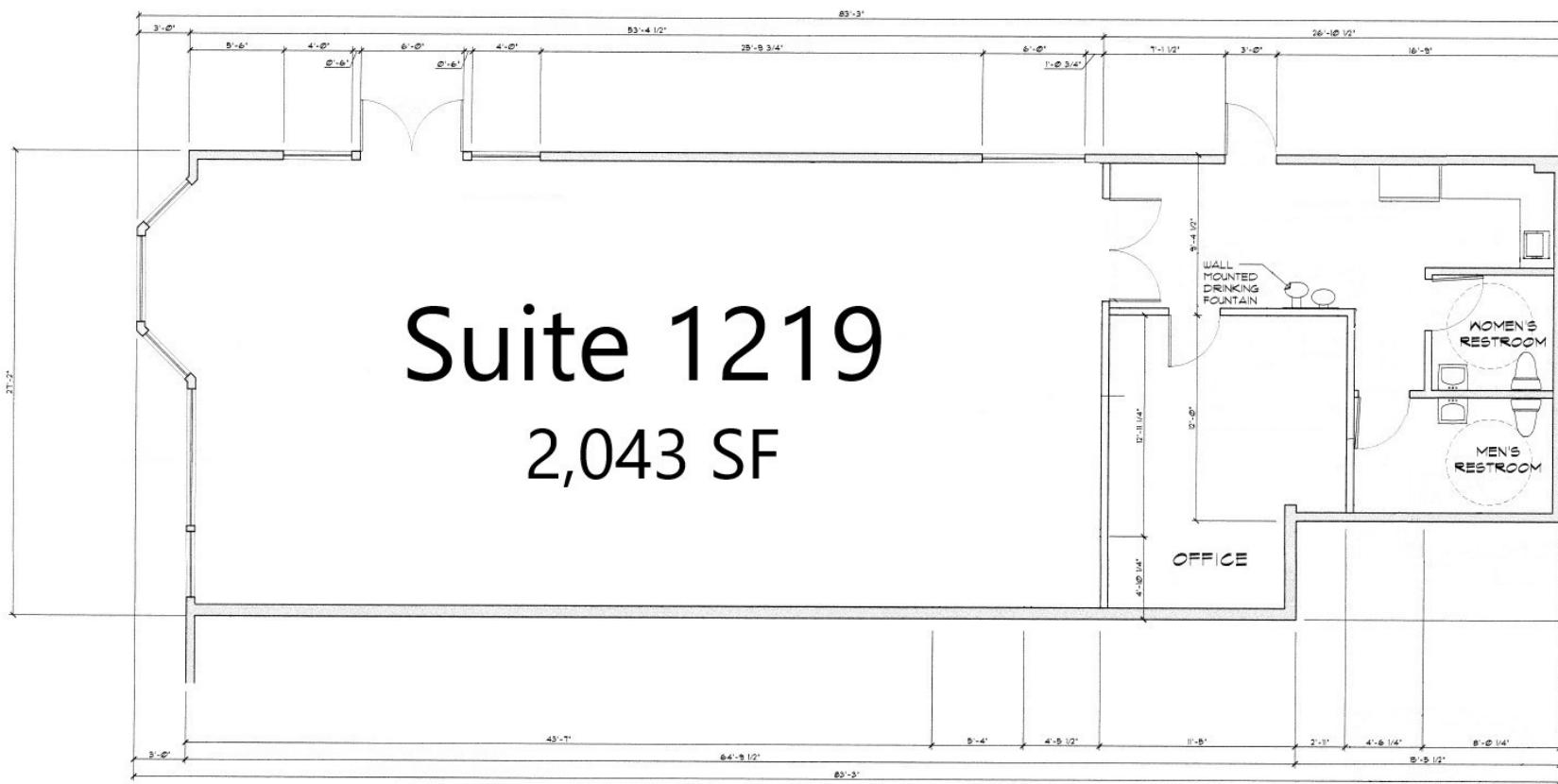
The Carrington Company



# SPACE PLAN

# Suite 1219

2,043 SF



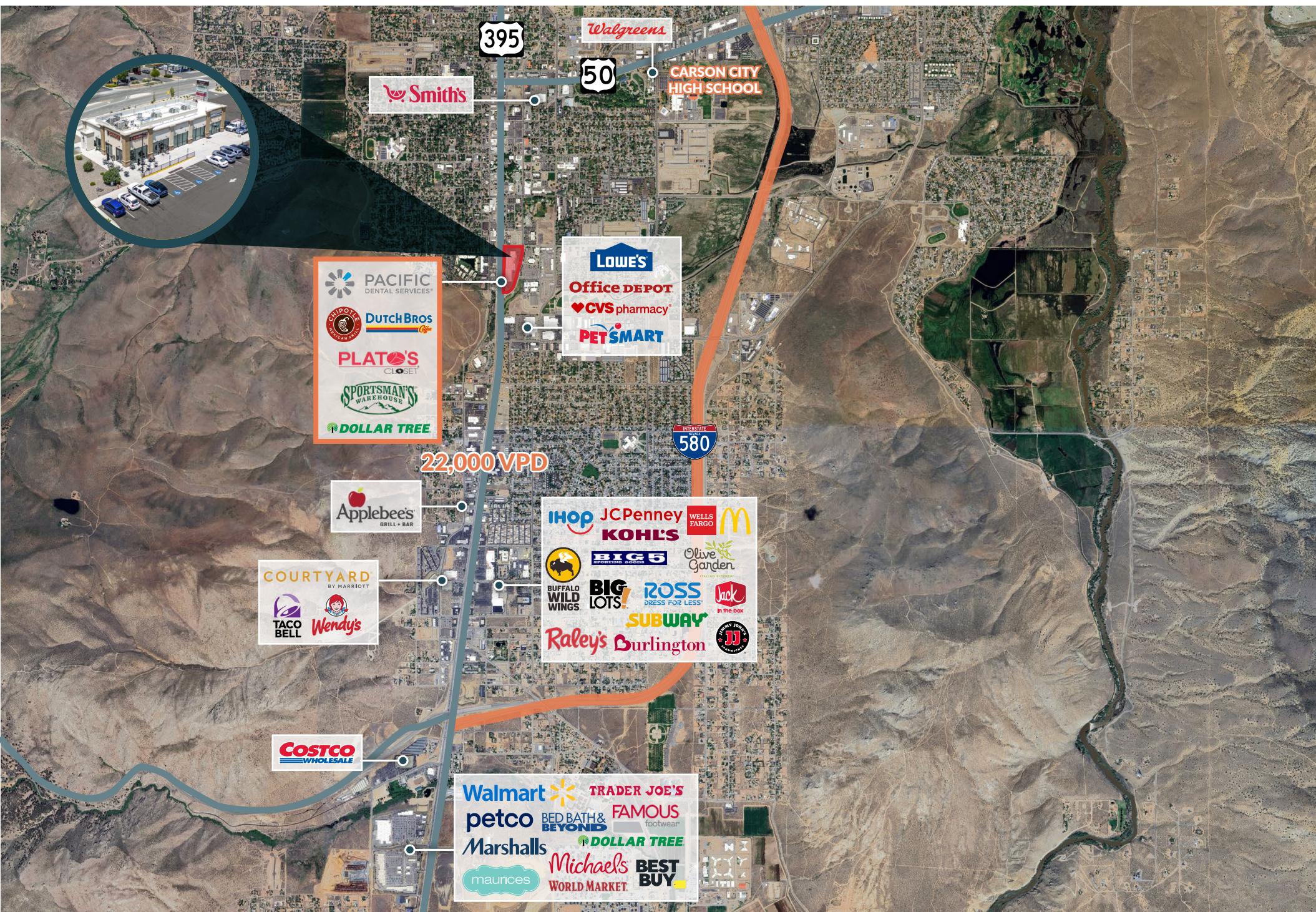
# SPACE PHOTOS

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# RETAIL / AMENITIES MAP

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## CITY PROFILE

Carson City, Nevada's capital, blends historical charm with natural beauty and civic pride. Nestled at the foot of the Sierra Nevada near Lake Tahoe, it serves as both a government hub and a gateway to outdoor adventure. With a population of around 58,000, Carson City offers small-town warmth with urban amenities.

## LOCAL ATTRACTIONS

Carson City's history is front and center in spots like the Nevada State Museum, housed in a former U.S. Mint, and the Nevada State Railroad Museum, which features vintage locomotives and cars. The Capitol Complex and Governor's Mansion provide a look at the state's political legacy and elegant architecture.

## CULTURAL SCENE

Carson City supports a vibrant arts community. The Brewery Arts Center hosts concerts, exhibits, and local events. The Carson City Arts & Culture Coalition promotes creative initiatives, while annual highlights like the Nevada Day Parade and Jazz & Beyond Music Festival reflect the city's rich culture and civic pride.

## OUTDOOR ACTIVITIES

Surrounded by stunning landscapes, Carson City offers top-notch outdoor experiences. Trails along the Carson River and at Riverview Park invite hiking and wildlife viewing. Proximity to Lake Tahoe and Washoe Lake allows easy access to skiing, boating, and biking. Golfers enjoy several scenic, well-kept courses like Eagle Valley.

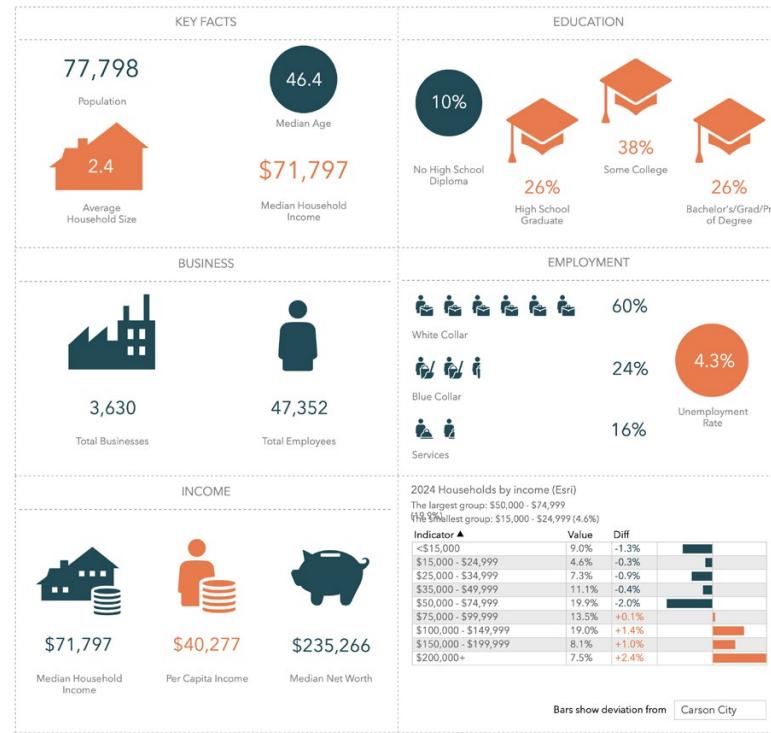
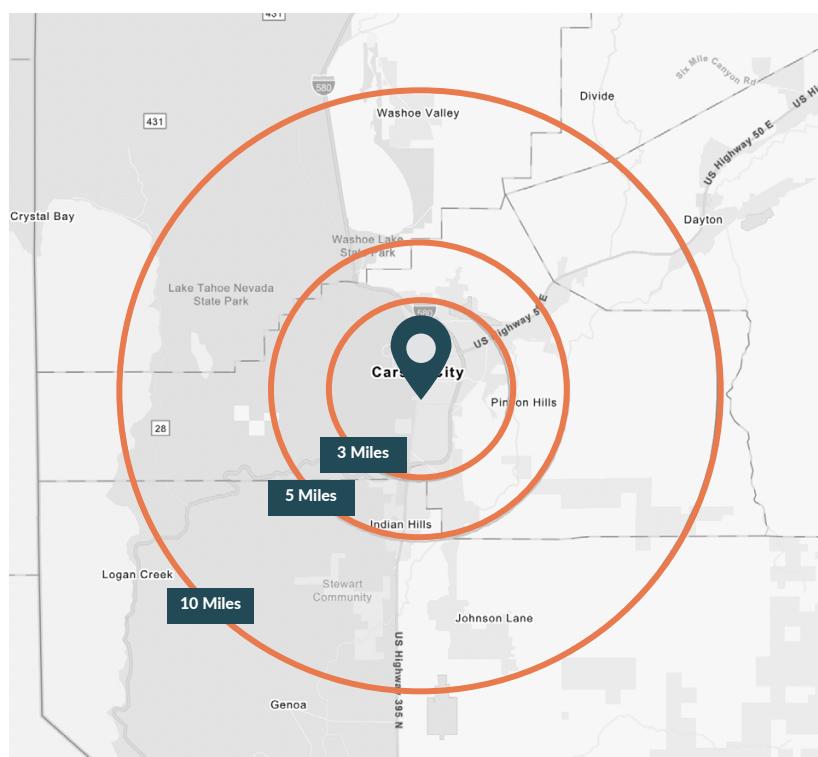
## GOVERNMENT & EDUCATION

As the state capital, Carson City is home to major government offices and a civically engaged workforce. Western Nevada College anchors education in the region, offering degrees, workforce training, and community programs, helping to foster a thoughtful and educated local population.

# DEMOGRAPHICS

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2024 SUMMARY	3 Miles	5 Miles	10 Miles
Population	52,200	63,137	77,798
Households	21,928	25,769	31,847
Families	12,769	15,474	19,824
Average Household Size	2.29	2.34	2.35
Owner Occupied Housing Units	13,024	16,159	21,550
Renter Occupied Housing Units	8,904	9,610	10,297
Median Age	43.3	44.2	46.4
Median Household Income	\$62,767	\$65,883	\$71,797
Average Household Income	\$84,422	\$88,341	\$98,078



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