

2307 N Carson St | Carson City, NV 89706

For Lease



Hot Springs Center

Retail shopping center anchored by Vitalant, Denny's and Jimmy John's

Property Highlights

- General Commercial Zoning (GC) - Allows Wide Range Of Retail & Commercial Uses
- Property Is Accessible From North Carson Street & Hot Springs Rd
- Well Maintained & Professionally Managed
- Excellent Store Front & Pylon Signage Options On N Carson St.
- Open Floor Plan
- 1 Restroom
- Easy Ingress/Egress
- Separately Metered Gas & Electric
- Ample Shared Parking

Offering Summary

Number of Units:	1
Available SF:	1,700 SF
Building Size:	16,547 SF

Available	\$/SF/MO	NNN Fees/SF/MO
2307 N Carson	\$1.25/SF	+\$0.45 CAM

JOIN EXISTING TENANTS:

- SMART START DAYCARE
- VITALANT
- SUPREME BARBERSHOP
- SMOKE CITY VAPE SHP
- SANTUARIO DE DIOS INTERANTIONAL MINISTRY

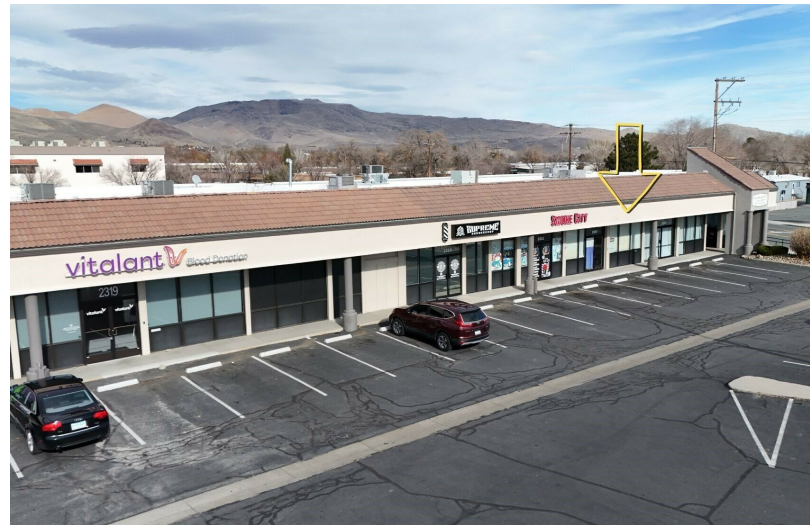
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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



1,700 SF | 2307 N Carson St, Carson City, NV 89706

\$1.25/SF/MO + \$0.45 NNN



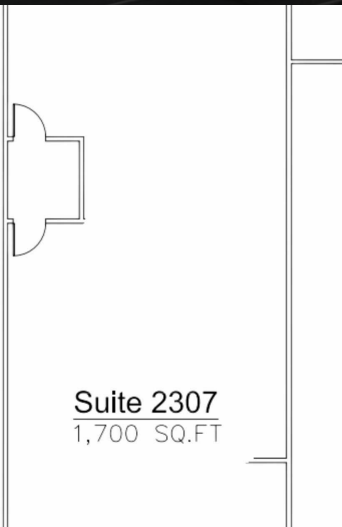
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Lot Photos



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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	14,566	46,234	55,544
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	45
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,411	19,369	23,004
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$87,399	\$95,101	\$99,476
Average House Value	\$397,752	\$419,421	\$436,107

Demographics data derived from AlphaMap