

SUITES FOR LEASE



Property Description

Multi-Tenant Retail Strip Center

Property Highlights

- Multiple suites available now!
- Well located shopping center in the heart of Carson City.
- Great visibility, on signalized intersection: Winnie Lane x N Carson St.
- Traffic count is 14,600 vehicles per day (2022).

Offering Summary

Lease Rate:	\$1.10 SF/MO + NNN
NNN:	\$0.30/SF/MO
Available SF:	1,250 - 30,528 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	576	1,886	6,014
Total Population	1,111	3,969	13,090
Average HH Income	\$47,691	\$57,253	\$65,880

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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



Lease Spaces



Lease Information

Lease Type:	NNN: \$0.30/SF/MO	Lease Term:	Negotiable
Total Space:	1,250 - 30,528 SF	Lease Rate:	\$1.10 SF/MO

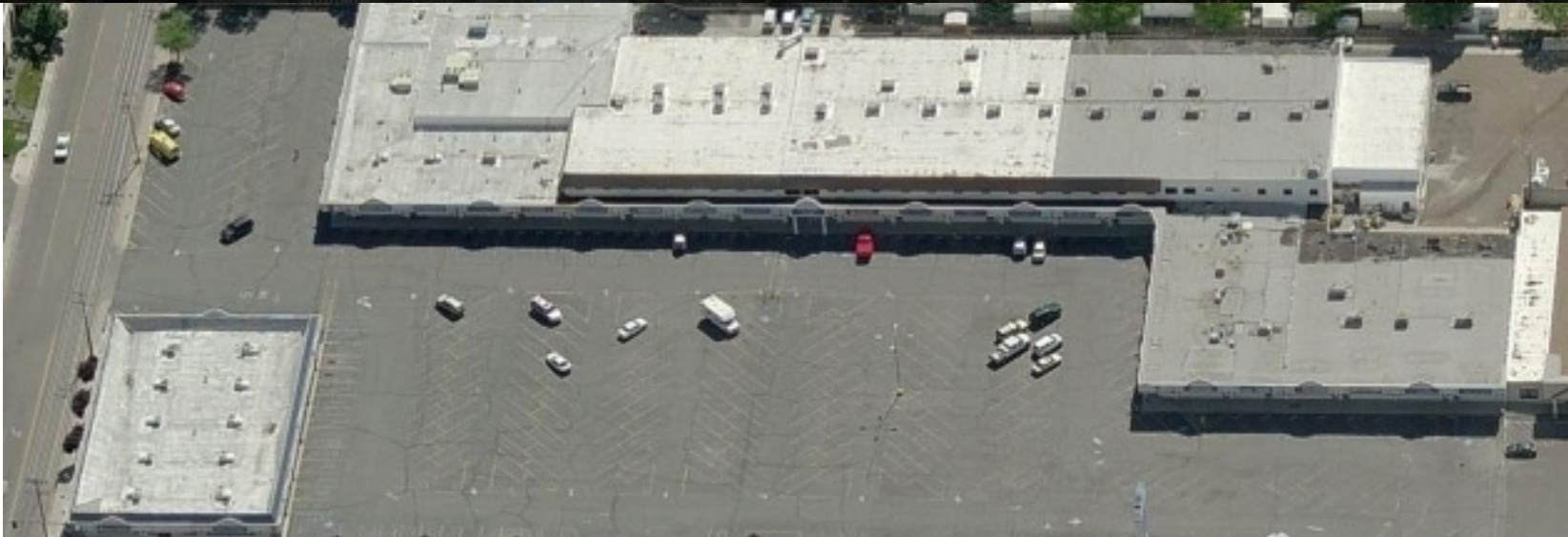
Available Spaces

Suite	Size (SF)
199 Winnie Lane	1,250 SF
1901 N Carson	2,500 SF
1905 N Carson St	2,500 SF
1907 N Carson St	2,500 SF
1905/1907 N Carson St	5,000 SF
1923 N Carson	30,528 SF

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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





Suite

Size (SF)

1925 N Carson

3,595 SF

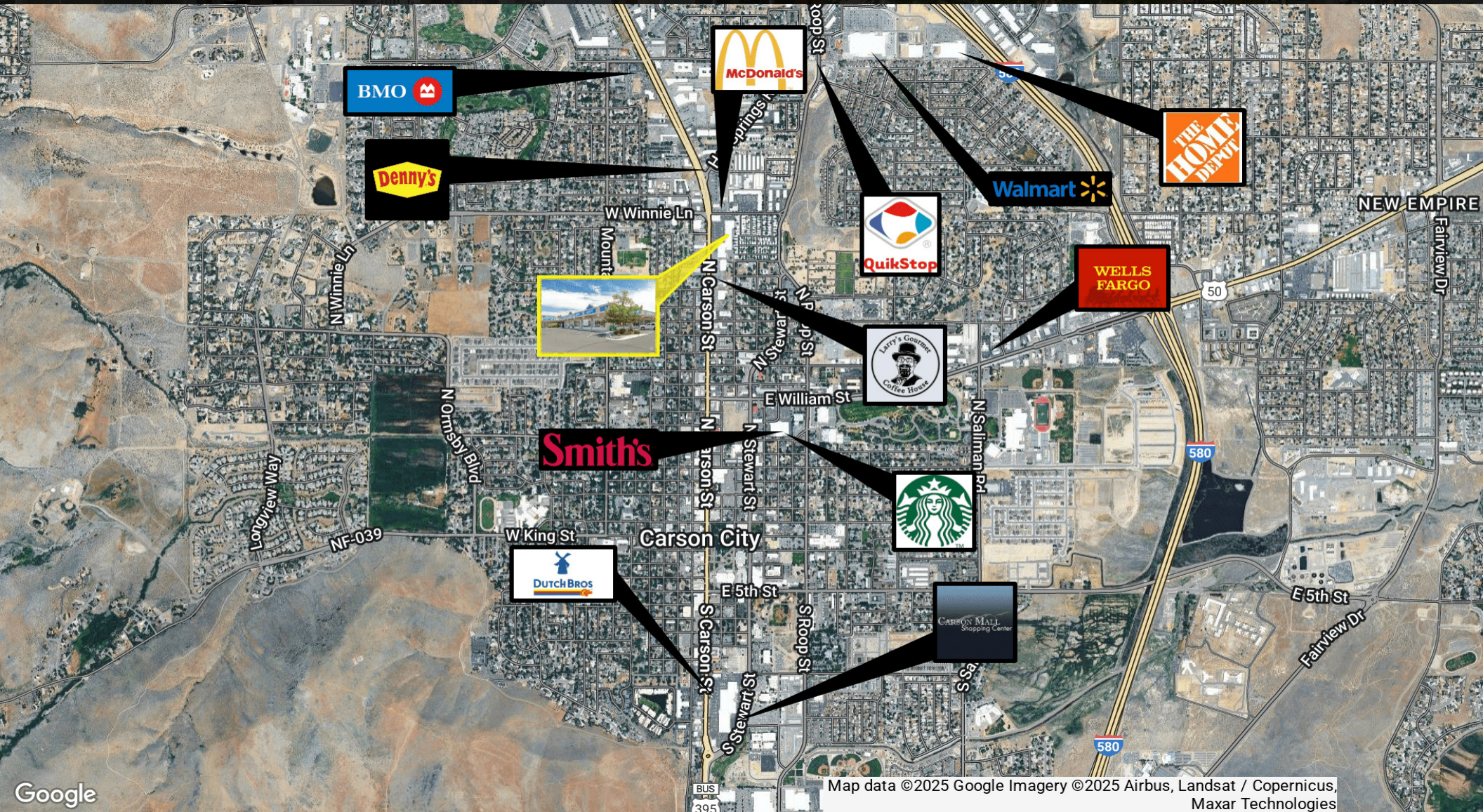
1937 N Carson #101

1,675 SF

1935 N Carson

1,450 SF

Location Map



Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,111	3,969	13,090
Average Age	40.4	41.5	42.8
Average Age (Male)	41.9	42.4	42.5
Average Age (Female)	38.3	40.5	43.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	576	1,886	6,014
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$47,691	\$57,253	\$65,880
Average House Value	\$125,552	\$185,537	\$235,611

2020 American Community Survey (ACS)

