

FOR LEASE

NORTH CARSON CROSSING

CARSON CITY, NV 89706



NOW UNDER CONSTRUCTION

← South Lake Tahoe

Reno/Sparks →

395

N CARSON ST

LINCOLN HWY

580



SUBJECT PROPERTY



Staybridge Suites



ALEX HILGENBERG
First Vice President
775.470.8862
alex.hilgenberg@kidder.com
LIC N° 0194326

SHAWN SMITH
Executive Vice President
775.470.8878
shawn.smith@kidder.com
LIC N° BS.0046702

SEAN RETZLOFF
Vice President
775.470.8879
sean.retzloff@kidder.com
LIC N° S.0182046

KIDDER.COM



NORTH CARSON CROSSING

SUBJECT PROPERTY



Property Highlights

Build-to-Suit opportunities available in Home Depot and Walmart-anchored shopping center

Healthy mix of national and local tenants in close proximity

Nearby retailers include: Verizon, Absolute Dental, US Bank, Dotty's, Walmart, Home Depot, Starbucks, and Jack in the Box

Carson City has seen extensive growth as businesses relocate to Nevada with easy access to the Tahoe Reno Industrial Center via the recently completed Infinity Highway

40,500

TRAFFIC COUNTS I80

18,000

TRAFFIC COUNTS OFF COLLEGE PKWY

16,800

TRAFFIC COUNTS OFF HIGHWAY 395

19,700

TRAFFIC COUNTS OFF US 50

NEW RESIDENTIAL



SUBJECT PROPERTY

LINCOLN HWY

N CARSON ST

189 Units
7,000 SF

336 Units

LOMPA RANCH

RYDER HOMES (NOT A PART)

ARGENTO PARK

Triplexs

137 Units
4,000 SF

204 Units
6,000 SF

INTERSTATE
580

103 Units
7,000 SF

BLADESTONE RANCH



NORTH CARSON CROSSING



SITE PLAN

#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Bank of America	±6,400	4	Available	±8,400	7	Available	±21,000
2	Available	±4,500	5	Available	±2,100	8	Planet Fitness	±24,000
3	Available	±3,500	6	Available	±4,500	9	Sprouts	±22,000

NORTH CARSON CROSSING



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	26,346	40,630	52,147
2029 PROJ. POPULATION	25,136	38,975	50,602
2024 MED. AGE	40.3	40.6	41.7
DAYTIME POPULATION	21,984	35,750	47,565

HOUSEHOLD INCOME

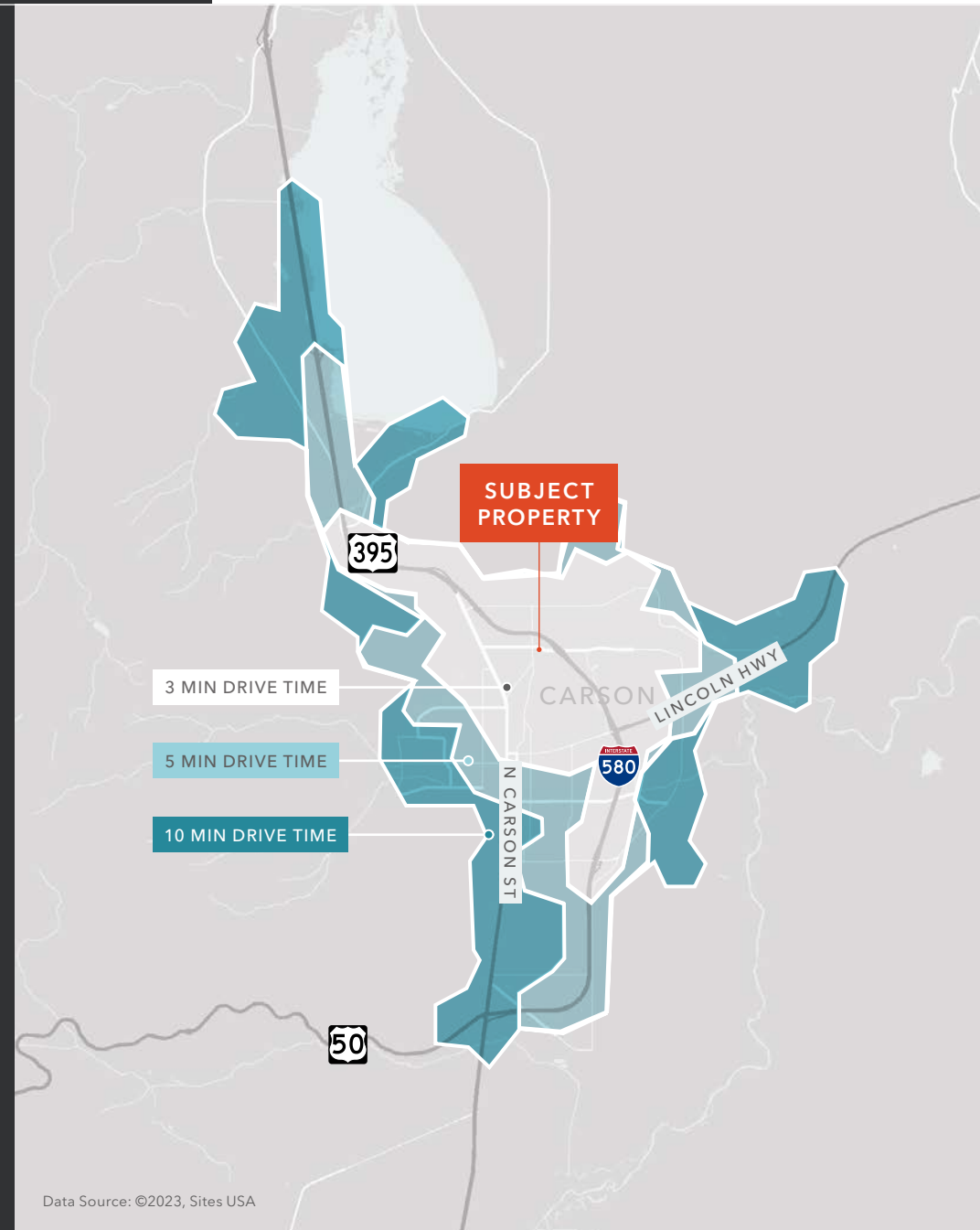
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$84,626	\$89,819	\$95,762
2029 PROJ. AVG. HH INCOME	\$86,113	\$91,751	\$98,849
2024 EST. MED. HH INCOME	\$65,042	\$69,960	\$73,655
2029 PROJ. MED. HH INCOME	\$65,712	\$70,711	\$74,845
2024 EST. PER CAPITA INCOME	\$35,035	\$36,772	\$39,471

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	10,861	16,574	21,425
2029 PROJ. HH	10,423	15,995	20,929
PROJ. ANNUAL GROWTH (2024-2029)	-437	-579	-496
AVG. HH SIZE	3.2	3.2	3.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$687.11 M	\$1.08 B	\$1.46 B
ANNUAL RETAIL EXPENDITURE	\$323.77 M	\$509.26 M	\$688.11 M
MONTHLY HH EXPENDITURE	\$5,272	\$5,436	\$5,692
MONTHLY RETAIL EXPENDITURE	\$2,484	\$2,560	\$2,676



Data Source: ©2023, Sites USA

CARSON CITY FACTS & DEMOGRAPHICS

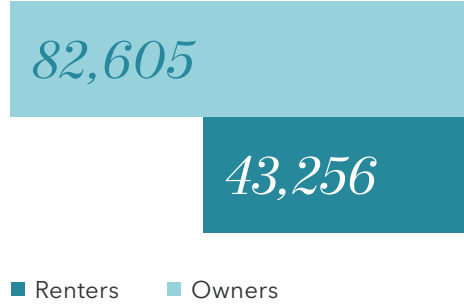
55,486
POPULATION

2.3
AVG HH SIZE

\$88,752
AVG HH INCOME

41.3
MEDIAN AGE

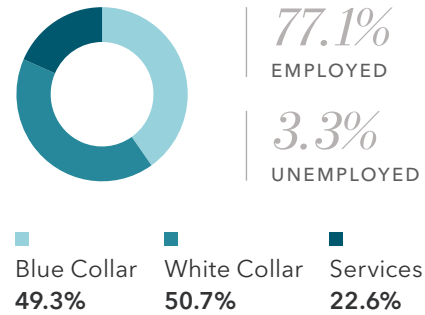
Home Ownership



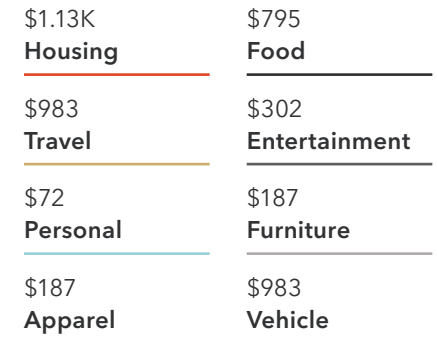
Education



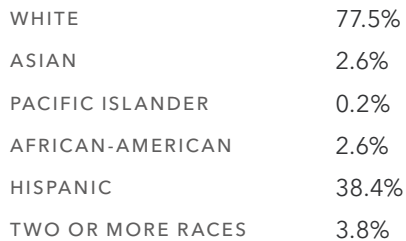
Employment



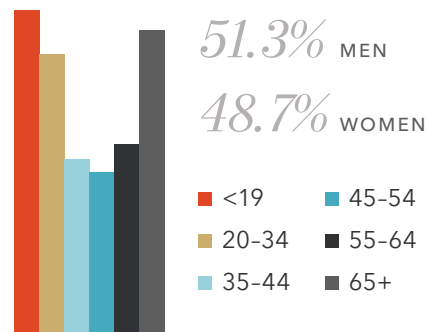
Household Spending



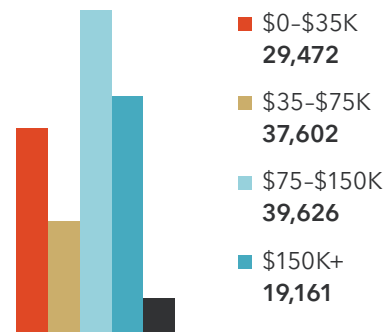
Race & Ethnicity



Gender & Age



Income by Household



Source: ESRI

GROWTH & DEVELOPMENT



SINGLE-FAMILY HOUSING BOOM

Carson City has seen a significant increase in single-family housing construction in recent years. Between 2010 and 2020, the city experienced a 10.5% growth in housing units, with over 2,000 new homes being built. This surge has been driven by factors such as job growth, affordability compared to neighboring areas, and the city's proximity to outdoor recreational opportunities.



RISING HOUSEHOLD INCOME AND POPULATION GROWTH

Carson City's median household income has increased by 20% over the past decade. This upward trend is attributed to factors such as economic development, job growth, and a rising cost of living. In addition, the city's population is projected to grow by 15% between 2020 and 2030, driven by factors such as in-migration and natural population growth.



ECONOMIC PROJECTIONS

Is poised for continued growth and development. Based on recent data, the city's population is projected to increase by 2.5% over the next five years, reaching 60,000 residents by 2029. This growth is expected to drive a 3.2% increase in jobs, primarily in the technology and healthcare sectors. As a result, average wages are anticipated to rise by 4.5% during the same period, outpacing the national average.



The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



FAVORABLE TAX STRUCTURE



INFLUX OF NEW BUSINESS



LOW COST OF BUSINESS



PROXIMITY TO MAJOR MARKETS



JOB & POPULATION GROWTH



LOW PROPERTY TAX

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax