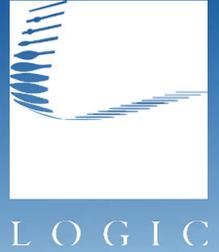


For Sale or Lease

Owner-User Showroom



2794 Hwy. 50 E.
Carson City, NV 89701

Emma Robb
Vice President
775.443.8655
erobb@logicCRE.com
S.0183112

Listing Snapshot



\$2.1MM

Sale Price



Negotiable

Lease Rate



± 9,472 SF

Total Square Footage



± 1.08 AC

Total Acreage



008-161-07

Parcel Number (APN)

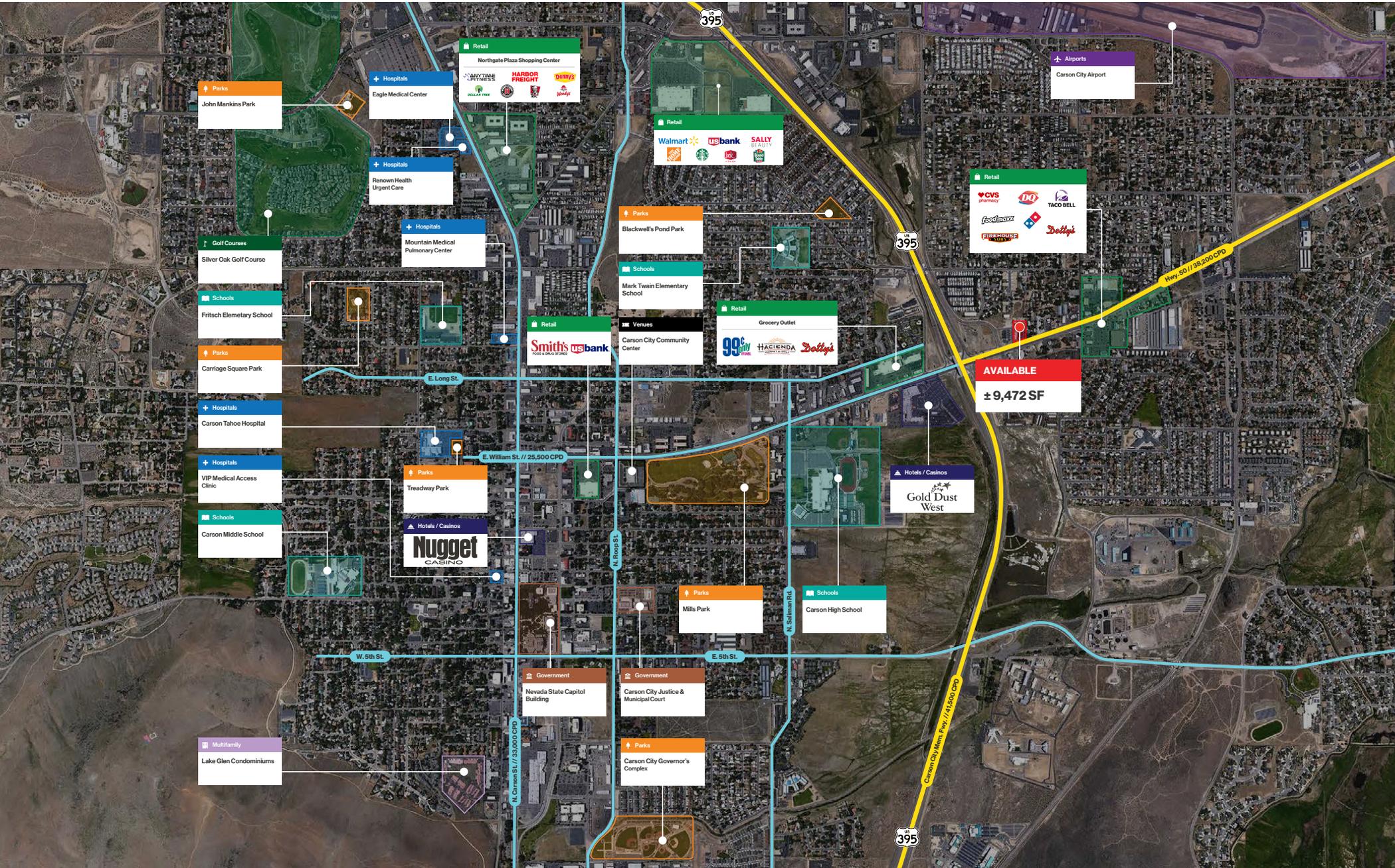
Property Overview

- Approximately ± 9,000 SF of showroom space plus ± 472 SF of warehouse/storage area
- Building will be available April 2026
- One (1) roll-up garage door providing warehouse access
- Small yard area located at the rear of the property
- Frontage along Hwy. 50 with traffic counts over 38,200 CPD
- Property offers ample on-site parking
- Excellent freeway visibility from I-580
- Strategically located near I-580 and Hwy. 50, offering direct connectivity from Carson City to Reno/Sparks and Fernley

Demographics

	1-mile	3-mile	5-mile
2025 Population	3,487	10,618	18,726
2025 Average Household Income	\$101,871	\$106,924	\$111,225
2025 Total Households	1,302	4,300	7,475





3D Aerial



Retail

FIREHOUSE SUBS
CVS pharmacy
Koi Sushi
THE HUMAN BEAN
DQ

Retail

foodmaxx
TACO BELL
Doritos
BIG TIRES
FARMERS INSURANCE

Retail

DOLLAR GENERAL

Retail

O'Reilly AUTO PARTS

Retail

Arby's

AVAILABLE
±9,472 SF

Site Plan

■ NAP

■ Available

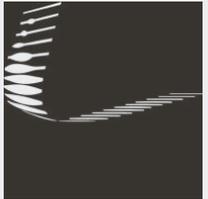


Property Photos



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For inquiries please reach out to our team.

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