



EAGLE STATION

3701 S CARSON STREET, CARSON CITY, NV

*Prominent community
shopping center for lease
in Carson City, NV*



Rendering of Aspen Dental



AVAILABLE FOR LEASE

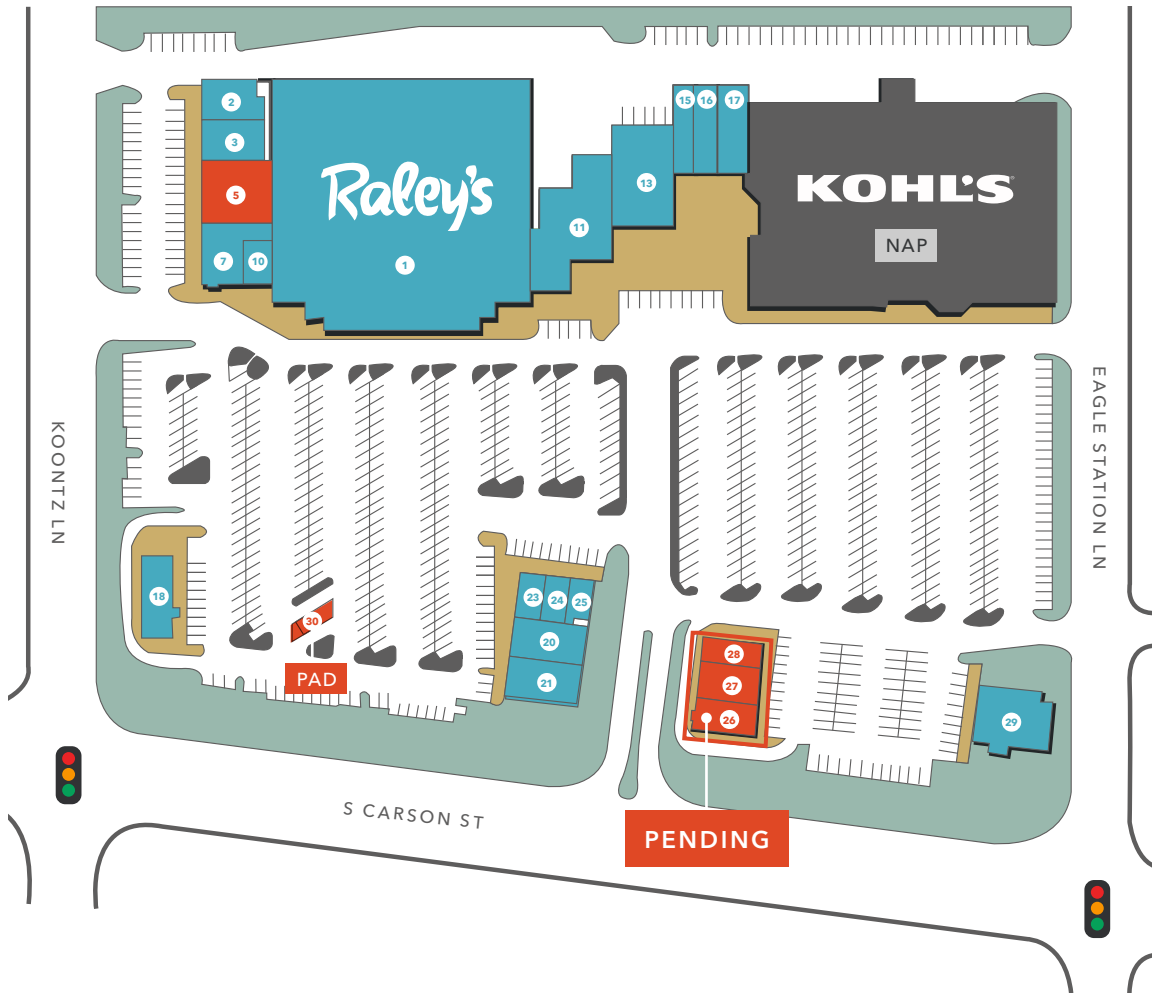
PROPERTY OVERVIEW

Eagle Station shopping center has been anchored by Raley's Supermarket for over 40 years and features over 940 linear feet of frontage along Highway 395, the main thoroughfare in Carson City. Kohl's regional location draws visitors to the center from Carson City, Douglas County and South Lake Tahoe.

Property Features

ADDRESS	3701 S Carson St
AVAILABLE SIZE RANGE	1,400 to 5,320 SF
PARKING SPACES	969
STORE UNITS	31
GROSS LEASABLE AREA	174,119 SF
YEAR BUILT	1982

Site Plan & Available Space



Unit	Address	Tenants
1	3701	Raley's
2	3675	Beauty Systems
3	3679	MJ's Sport Bar
5	3683, 89, 91	Available ±4,358 SF
7,8,9	3693, 94, 97	Pegs Glorified Ham n Eggs
10	3679	Cutting Eddge
11	3723	Dotty's
12	3735	Dotty's
13	3759-71	Dotty's
15	3789	Dotty's
16	3795	Dotty's
17	3807	Dotty's
18	3665	Robert's Taco Shop
20	3815	Mountain Mike's Pizza
21	3819	Aspen Dental
23	3821	USA Cash Services
24	3823	H&R Block
25	3827	Postal Annex
26	3849	Available ±1,800 SF w/ drive-thru
27	3853	Available ±2,120 SF
28	3861	Available ±1,400 SF
29	3883	Chase Bank
30	PAD	Available
NAP	3871	Kohl's



Rendering of Aspen Dental



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KIDDER MATHEWS

LOCATION HIGHLIGHTS

*Nevada has become one of the fastest growing states in the nation.
Located in the center of the 11 Western States.*

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge

industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



AVAILABLE FOR LEASE



KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	3 Min	7 Min	10 Min
2024 EST. POPULATION	6,631	12,449	41,012
2029 PROJ. POPULATION	6,749	12,328	40,003
2024 MED. AGE	45.7	43.8	41.7
DAYTIME POPULATION	26,127	51,304	101,231

HOUSEHOLD INCOME

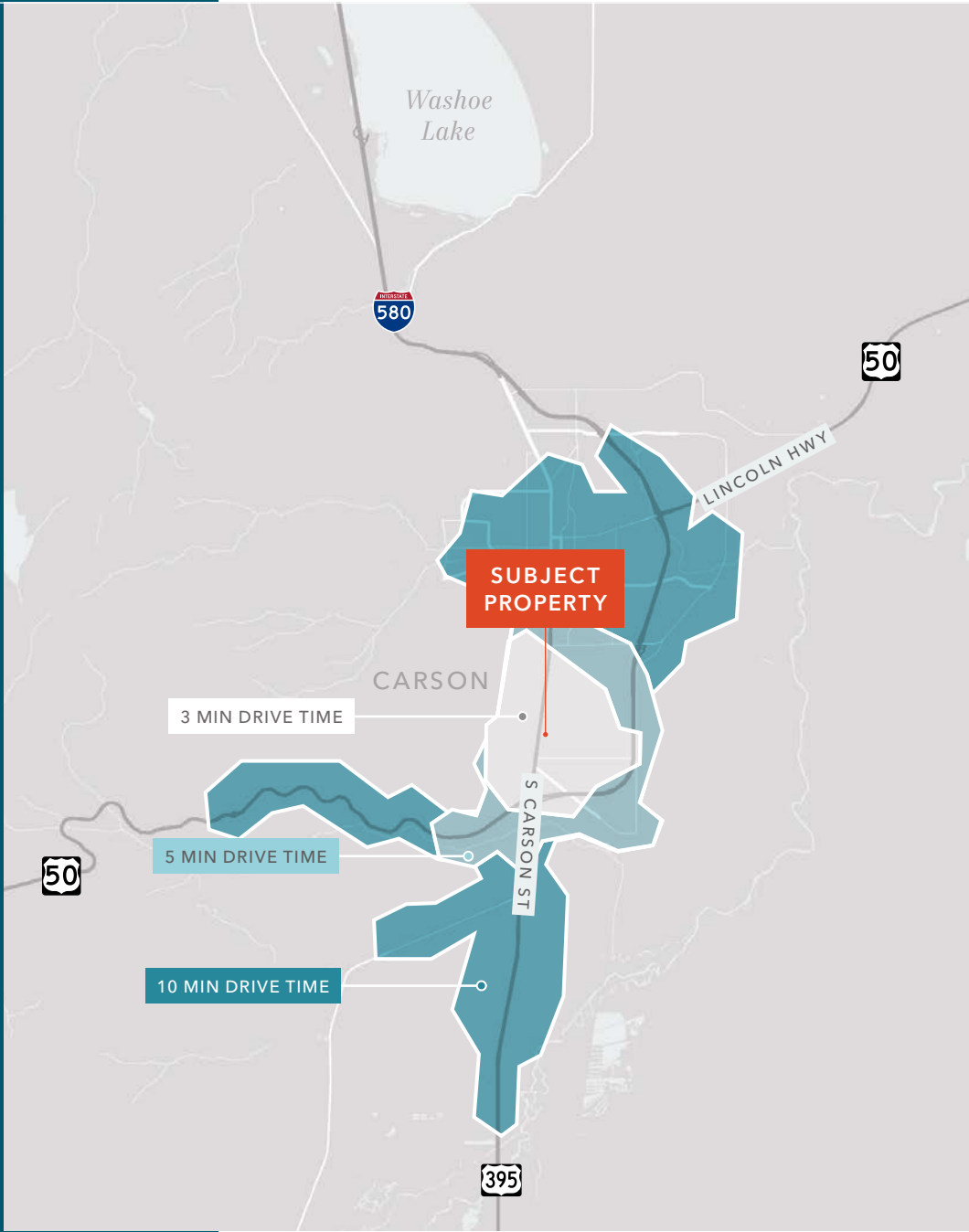
	3 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$109,724	\$112,867	\$98,052
2029 PROJ. AVG. HH INCOME	\$87,387	\$87,462	\$78,781
2024 EST. MED. HH INCOME	\$85,333	\$85,638	\$77,336
2029 PROJ. MED. HH INCOME	\$87,387	\$87,462	\$78,781
2024 EST. PER CAPITA INCOME	\$46,042	\$45,017	\$40,315

HOUSEHOLD

	3 Min	7 Min	10 Min
2024 EST. HH	2,770	4,952	16,820
2029 PROJ. HH	2,795	4,855	16,225
PROJ. ANNUAL GROWTH (2024-2029)	25	-97	-595
AVG. HH SIZE	2.3	2.4	2.3

CONSUMER EXPENDITURE

	3 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$280.98 M	\$513.1 M	\$1.63 B
ANNUAL RETAIL EXPENDITURE	\$142.08 M	\$258.99 M	\$825.96 M
MONTHLY HH EXPENDITURE	\$8,452	\$8,452	\$8,091
MONTHLY RETAIL EXPENDITURE	\$4,274	\$4,358	\$4,092



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*For more information on
this property, please contact*

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