

# For Lease

2nd Generation Restaurant | 4600 Snyder Ave. Carson City, NV 89701



## Ale Moncada, CCIM

Principal  
NV #S0174013.LLC  
775.315.8735  
ale@NVCG.US

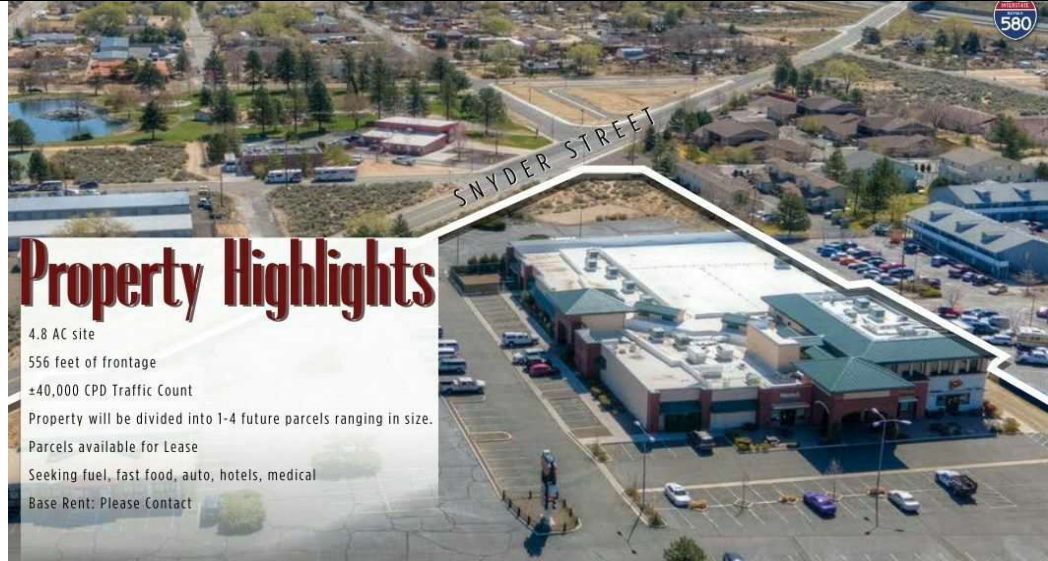


4600 Snyder Ave. | 2nd Generation Restaurant

Carson City, NV 89701

Restaurant

± 3,491 SF AVAILABLE FOR LEASE  
\$2.25-\$2.75/SF NNN, LEASE RATE  
EXISTING KITCHEN BUILD-OUT  
HIGHLY IMPROVE TURN-KEY



## Property Highlights

4.8 AC site  
556 feet of frontage  
±40,000 CPD Traffic Count  
Property will be divided into 1-4 future parcels ranging in size.  
Parcels available for Lease  
Seeking fuel, fast food, auto, hotels, medical  
Base Rent: Please Contact

## Property Highlights

- Great Carson St. Frontage
- Shared Multi-Stall Restrooms (Office Space)
- Ample Shared Parking Lot

AVAILABLE	SF	RATE
*RESTAURANT	3,491	\$2.25/SF/MO + NNN
*INCLUDES PERCENTAGE OF PROMENADE		

## PREVIOUSLY JOHNNY ROCKETS

### DINING ROOM INVENTORY

BUILT IN BOOTHS  
BUILT IN BAR COUNTER  
BUILT IN BAR STOOLS  
WOMEN'S RESTROOM  
MEN'S RESTROOM

## INVENTORY/EQUIPMENT

### KITCHEN EQUIPMENT

CUSTOM HOOD/RANGE  
WALK-INS  
DISHWASHER  
SANITIZING STATION  
ICE MACHINE

## Current Tenants Include:

- Axohelado
- 3 Arrows
- HomeGrown Bowl & Arcade

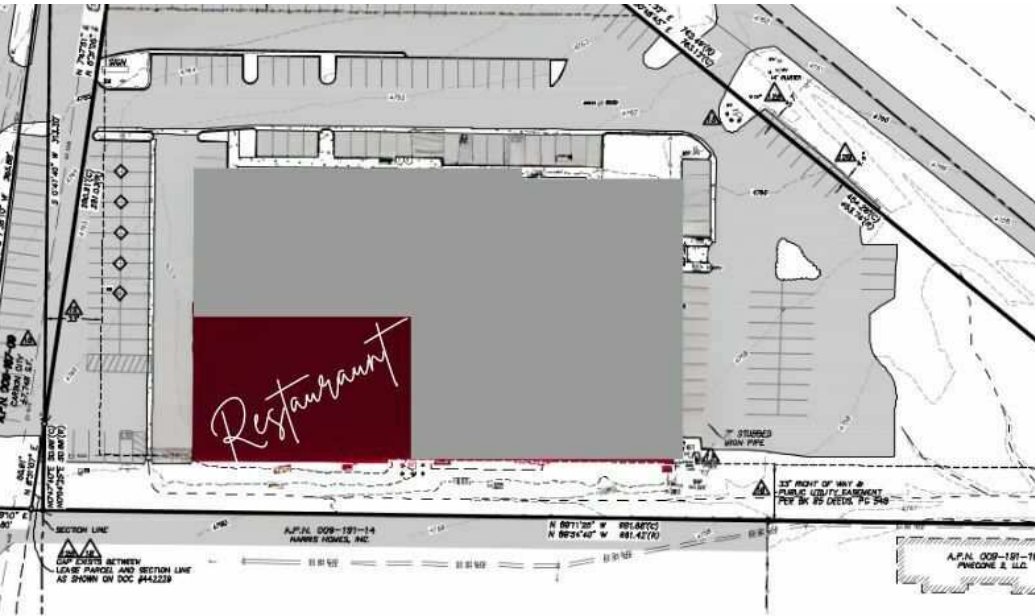
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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



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RESTAURANT & OFFICE SPACE



*Restaurant Space*

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Interior of Restaurant Space | Previously Johnny Rockets



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## Demographics

### Population



3,568  
1 MILE

29,050

3 MILE

62,581

5 MILE

### Households



1,541  
1 MILE

11,769

3 MILE

25,659

5 MILE

### Home Value



\$302,857  
1 MILE

\$344,747

3 MILE

\$338,857

5 MILE

### Income



\$86,666  
1 MILE

\$87,353

3 MILE

\$83,333

5 MILE

### College Degree



41.2%  
1 MILE

40.2%

3 MILE

36.5%

5 MILE

### Age



46.3  
1 MILE

43.3

3 MILE

42.4

5 MILE



### Daytime Population



3,887  
1 MILE

33,980

3 MILE

63,473

5 MILE



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## Site Map



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