



RARE DOWNTOWN CARSON CITY LEASING OPPORTUNITY!

One Space Left on the Strip!

Property Highlights

- Year Built: 1917
- 9,877 SF
- AMAZING Downtown Carson St. Frontage
- Shared Street Parking on N. Carson St. & N. Curry St.
- Open Floor Plan Includes Mezzanine with Storage/Office Space & Upstairs Shower!
- One Office Space
- Two Restrooms on the First Floor
- Unit is Accessible via N. Carson & N. Curry Streets

Offering Summary

Lease Rate:	\$1.00 SF/MO
Lease Type:	Triple Net (NNN)
Current NNN:	\$0.15/SF/MO
Available SF:	9,877 SF
Zoning:	DT-MU

Join Existing Tenants:

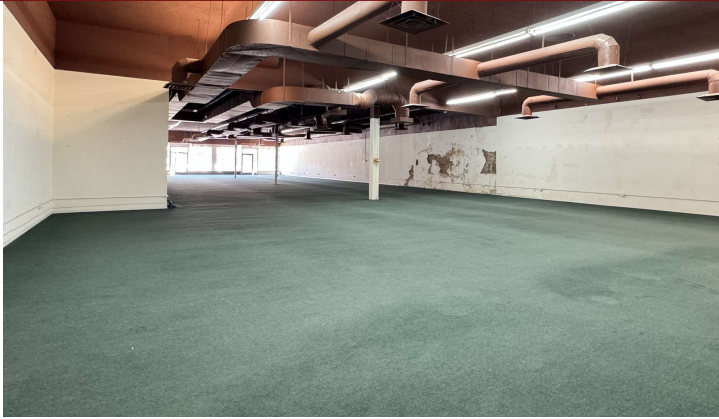
- So Juicy!
- High Desert Pine
- Adam's Hub for Innovation

Ale Moncada, CCIM

Principal
NV #S.0174013.LLC
775.315.8735
ale@NVCG.US



For Lease | 210 N. Carson Street | Carson City, NV 89701

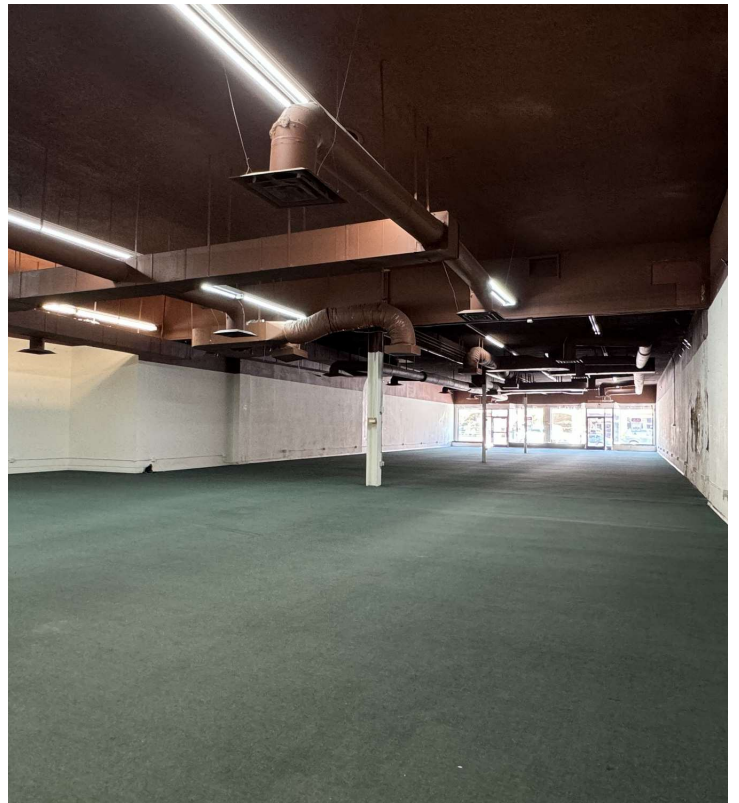
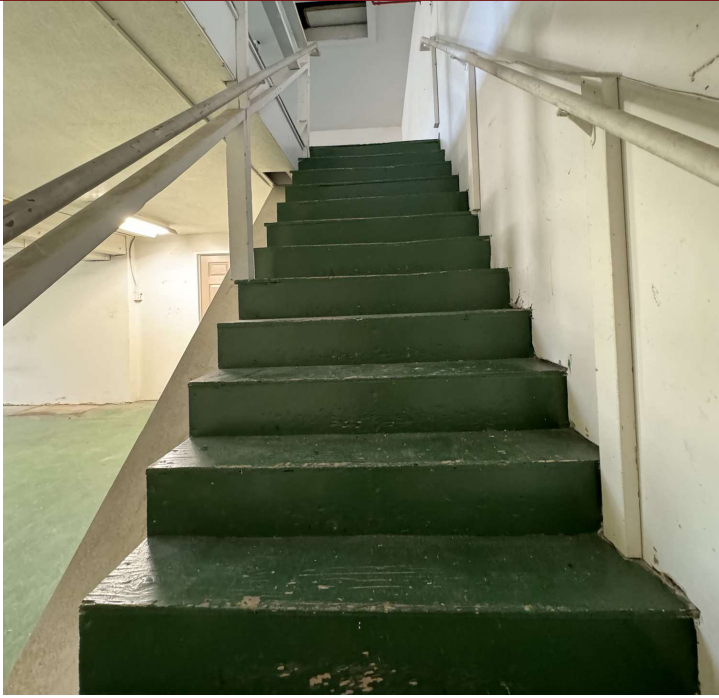


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Population	1 Mile	2 Miles	3 Miles
Total Population	10,357	31,577	46,604
Average Age	41.8	41.8	41.3
Average Age (Male)	43.5	40.9	39.8
Average Age (Female)	40.2	42.4	43.3
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,225	14,611	20,822
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$60,292	\$65,681	\$68,665
Average House Value	\$259,462	\$266,136	\$273,893

2020 American Community Survey (ACS)

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