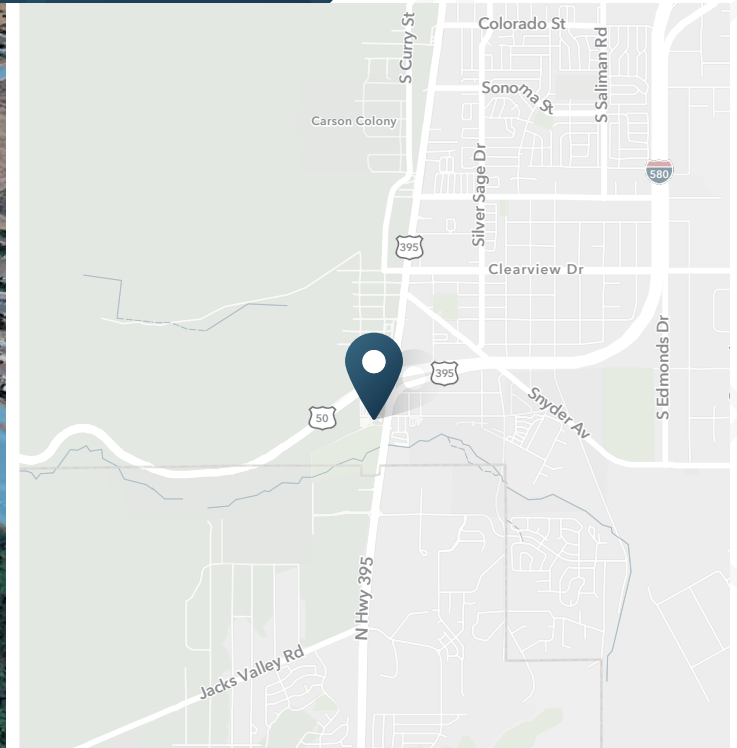
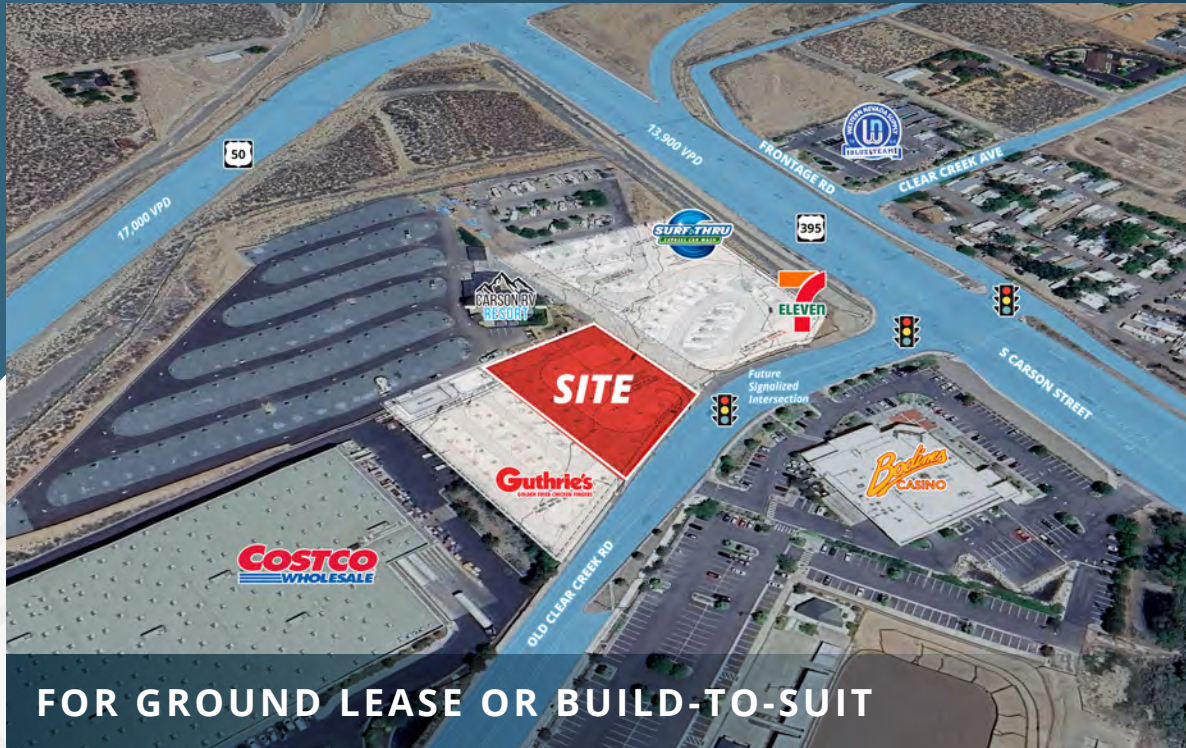


Parcel 4B

5400 S Carson Street | Carson City, Nevada 89701



FOR GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE

±1 AC

ZONING

RC

RATE

Contact Broker

CONTACT

Tami Lord
303.390.5244
tami.lord@srsre.com
NV #B-1001815

ABOUT THE PROPERTY

- ±1 acre site available for ground lease or build-to-suit
- Graded with all utilities stubbed to the site
- Situated just off I-580/Highway 50 - the primary route to East Lake Tahoe and major ski resorts
- Adjacent to Costco at a future signalized intersection
- Surrounding businesses include Guthrie's, 7-11 and Surf Thru Car Wash
- Across the street from Carson Valley shopping center, the predominant power center in the area
- Located within Carson City, the capital of Nevada, drawing business people to the area

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	23,489	56,748	77,251
Daytime Population	23,531	57,432	79,871
Avg. Household Income	\$104,227	\$97,919	\$103,045
Estimated Households	9,067	22,904	31,277

Year: 2025 | Source: Esri

TRAFFIC COUNTS

Old Clear Creek Road	8,400 VPD
S Carson Street	13,900 VPD
Highway 50	17,000 VPD
Interstate 580	42,500 VPD

Year: 2025 | Source: Esri

Parcel 4B

5400 S Carson Street | Carson City, NV 89701





DISTANCES

Reno	31 Miles
Lake Tahoe	13.2 Miles
California Border	22.5 Miles

Demographics

5400 S Carson City | Carson City, NV 89701



DEMOGRAPHIC HIGHLIGHTS

Population

	3 Mile	5 Miles	10 Miles
2025 Estimated Population	23,489	56,748	77,251
2030 Projected Population	24,157	58,650	79,294
Proj. Annual Growth 2025 to 2030	0.56%	0.66%	0.52%

Daytime Population

	3 Mile	5 Miles	10 Miles
2025 Daytime Population	23,531	57,432	79,871
Workers	11,639	28,526	39,427
Residents	11,892	28,906	40,444

Income

2025 Est. Average Household Income	\$104,227	\$97,919	\$103,045
2025 Est. Median Household Income	\$78,385	\$73,335	\$76,175

Households & Growth

2025 Estimated Households	9,067	22,904	31,277
2030 Estimated Households	9,336	23,694	32,147
Proj. Annual Growth 2025 to 2030	0.59%	0.68%	0.55%

Race & Ethnicity

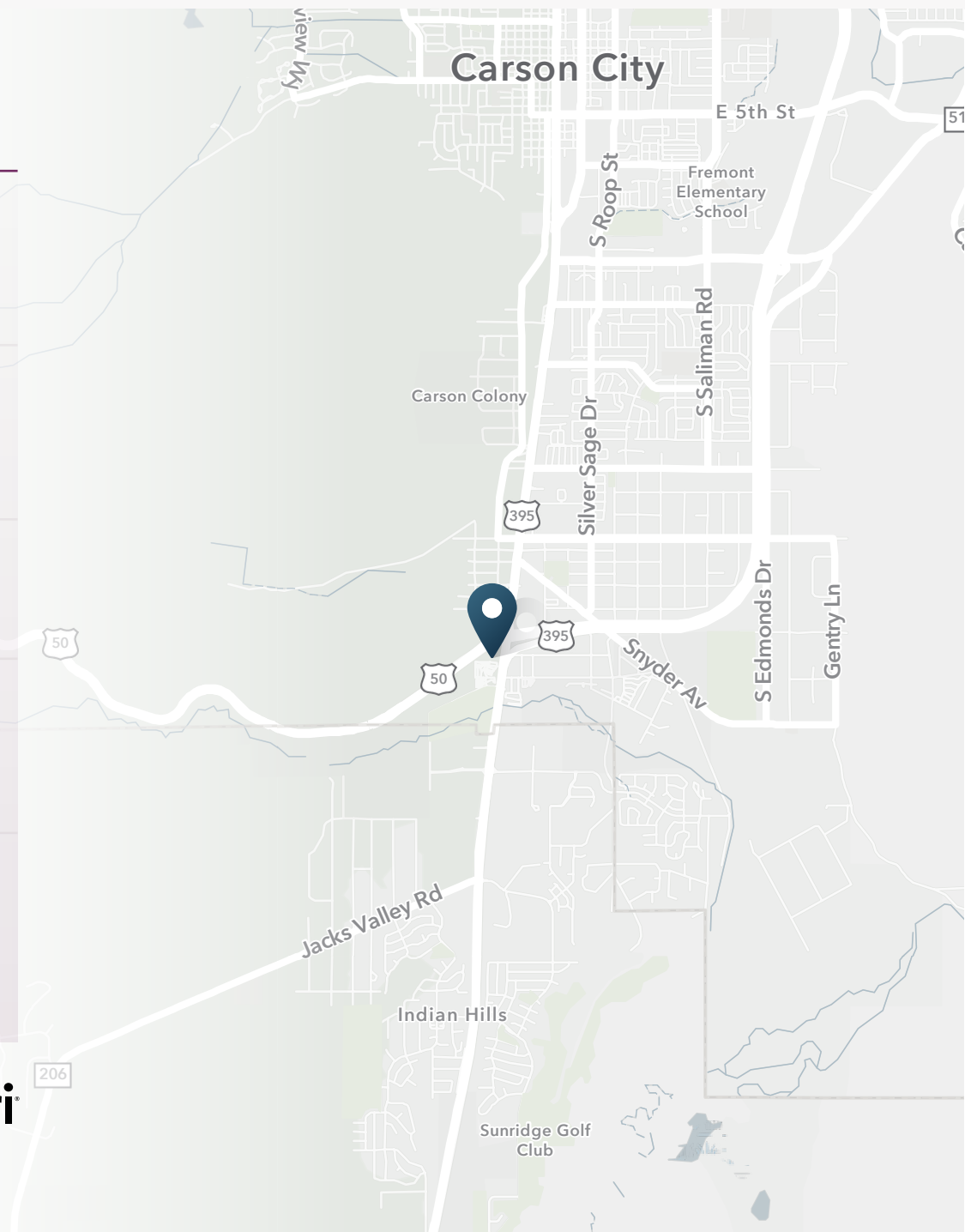
2025 Est. White	69%	67%	69%
2025 Est. Black or African American	3%	2%	2%
2025 Est. Asian or Pacific Islander	3%	3%	3%
2025 Est. American Indian or Native Alaskan	4%	2%	2%
2025 Est. Other Races	21%	25%	24%
2025 Est. Hispanic (Any Race)	22%	26%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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