

SPACE FOR LEASE
2,000 - 2,043 SF AVAILABLE

CARSON MALL

Shopping Center

1313 S Carson Street | Carson City, NV 89701



A well-positioned community shopping center located at the heart of Nevada's Capital

Owned and managed by
The Carrington Company
1.800.291.1454

For more information, contact
GARRET JACOBS

707.444.7716, office
209.401.9450, mobile
garret@thecarrco.com

SITE PLAN | Carson Community Shopping Center



- +98% occupied
- +32,000 VPD at the Carson/Stewart intersection
- +5,000 government office employees on the adjacent Stewart St campuses
- New roof & remodeled facade

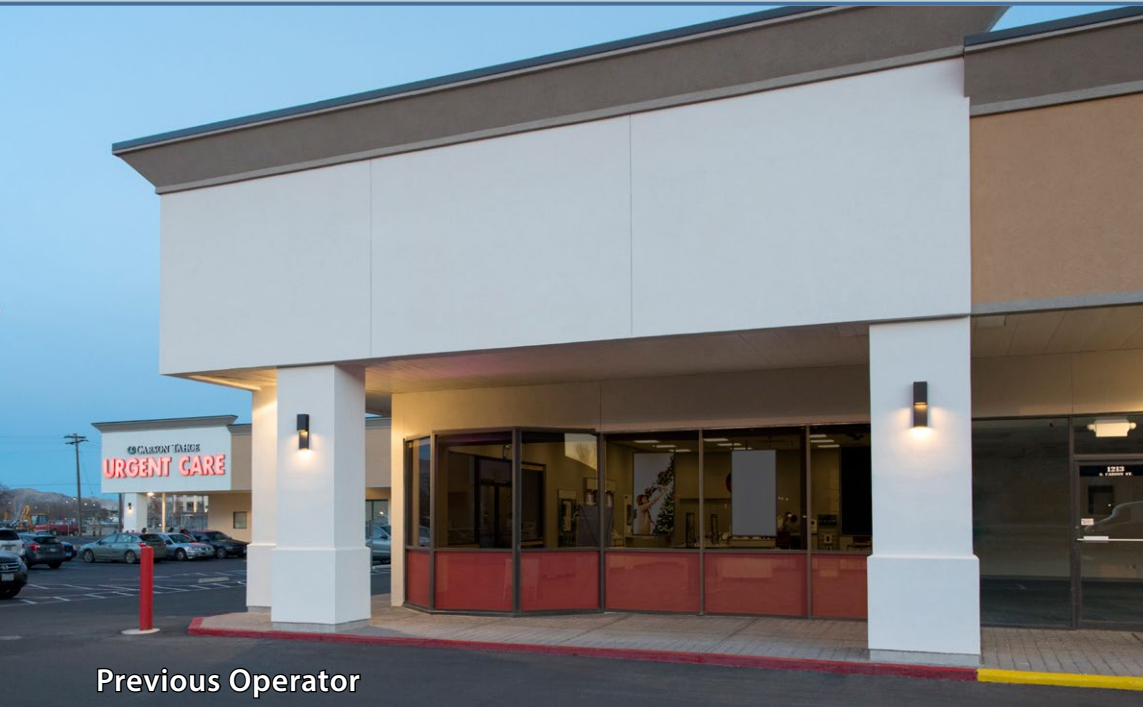
Unit	Tenants
1105	Nashville Social Club
1200	Francisco's
1201	Carson Regional Healthcare
1203	Carson Home Clearance
1209	Get Nailed
1212	Schat's Bakery
1215	Ogre's Holm Pottery
1217	Dotty's Casino
1219	AVAILABLE: 2,043

Unit	Tenants
1221	Wild Horse Gallery
1223	The Beer Studio
1229	Phone Fix
1231	Dutch Bros Coffee
1233	Crimson Moon
1300	Thai Thai
1304	Bella Vita Bistro and Catering
1305	Plato's Closet
1305B	Du Visage Spa
1308	Gisele's Salon

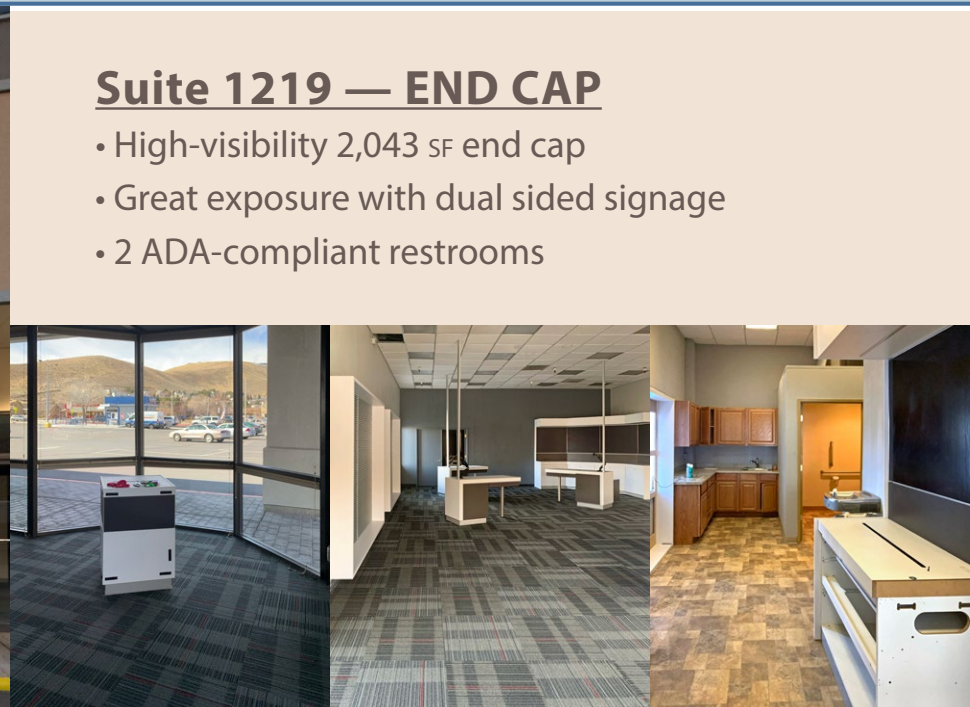
Unit	Tenants
1310	Bobby Page's Dry Cleaners
1313	Blissed Out Skate Shop
1325	Magical Moments
1329	AVAILABLE: 2,000
1443	Sportsman's Warehouse
1344	Jo-Ann Fabrics and Crafts
1345	Carson Home Furnishings
1457-101	Pacific Dental
1457-102	Chipotle



PROMINENT END CAP SPACE | 1219 S Carson St, Carson City, NV

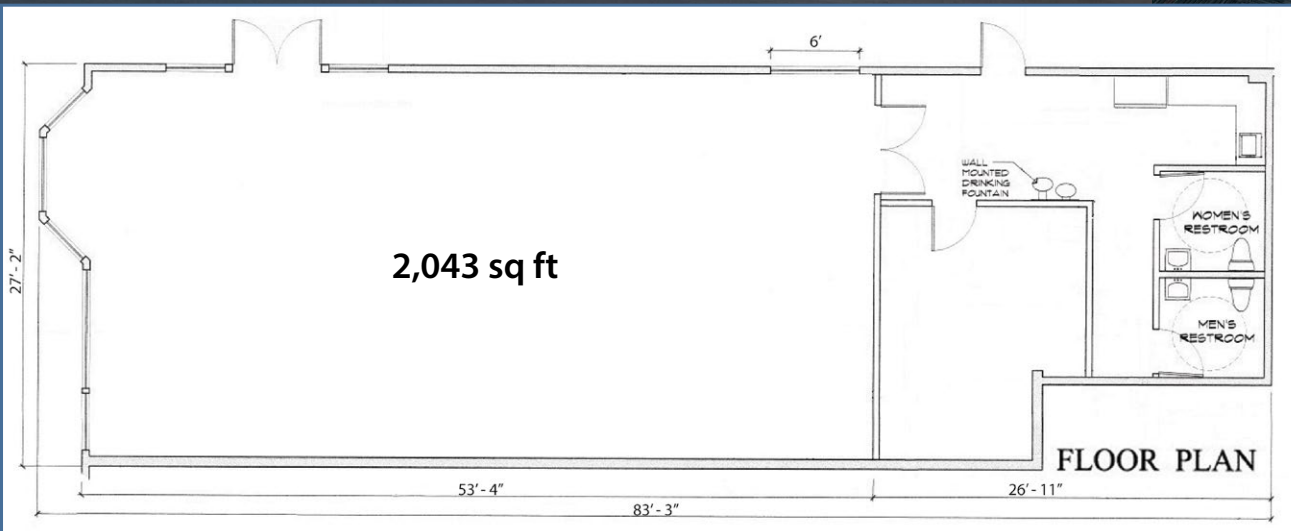


Previous Operator



Suite 1219 — END CAP

- High-visibility 2,043 sf end cap
- Great exposure with dual sided signage
- 2 ADA-compliant restrooms



SHOP LINE-UP | Carson Community Shopping Center



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ADJACENT CONSTRUCTION | Stewart Street Apartments



Stewart St Apartments

- 6-story, 253 unit luxury apartment complex
- Onsite parking—427 spaces
- +450 renters within 200 feet of the mall
- Ground-breaking early 2022



RETAIL AREA DEMOGRAPHICS | Carson Community Shopping Center

DEMOGRAPHICS, 10 mi

- Avg HHI — \$79,569
- Households — 30,347
- Population — 75,959
- Daytime Population 77,500

DEMOGRAPHICS, 1 mi

- Avg HHI — \$61,095
- Households — 4,455
- Population — 9,584
- Daytime Population 14,335

