

Prime Retail Property For Lease | Carson City, NV 89705

913 & 917 Jacks Valley Rd



Prime Junior Anchor Space

Located at the intersection of US HWY 395 & Jacks Valley Road. Market reach includes Carson City, Minden, Gardnerville, Dayton, Bishop and Lake Tahoe areas

Property Highlights

- Highest traffic counts in the area estimated: 37,000 +/-
- Co-tenants include Target & Home Depot
- 3 entrances for this center: US HWY 395, Jacks Valley Rd & Vista Grande Blvd.

Offering Summary

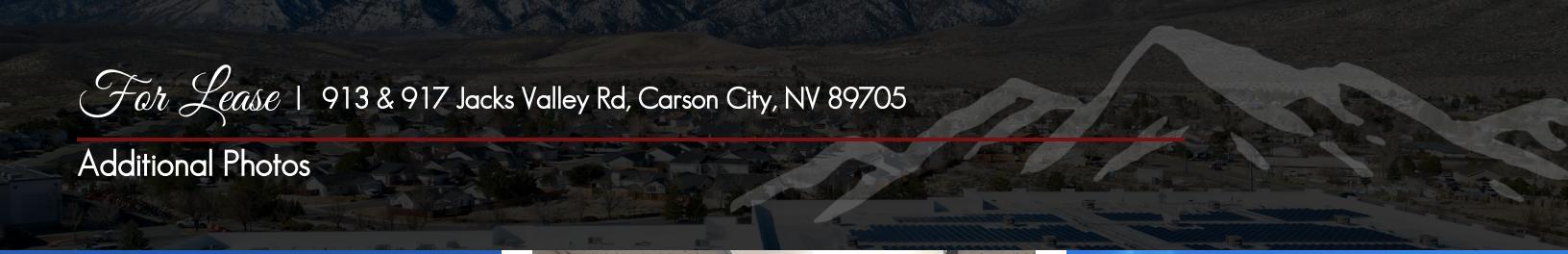
Lease Rate:	Negotiable
Available SF:	15,360 - 23,926 SF
Lot Size:	4.39 Acres
Building Size:	23,926 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,216	3,184	5,499
Total Population	2,786	7,598	13,141
Average HH Income	\$79,042	\$82,945	\$85,676

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Additional Photos



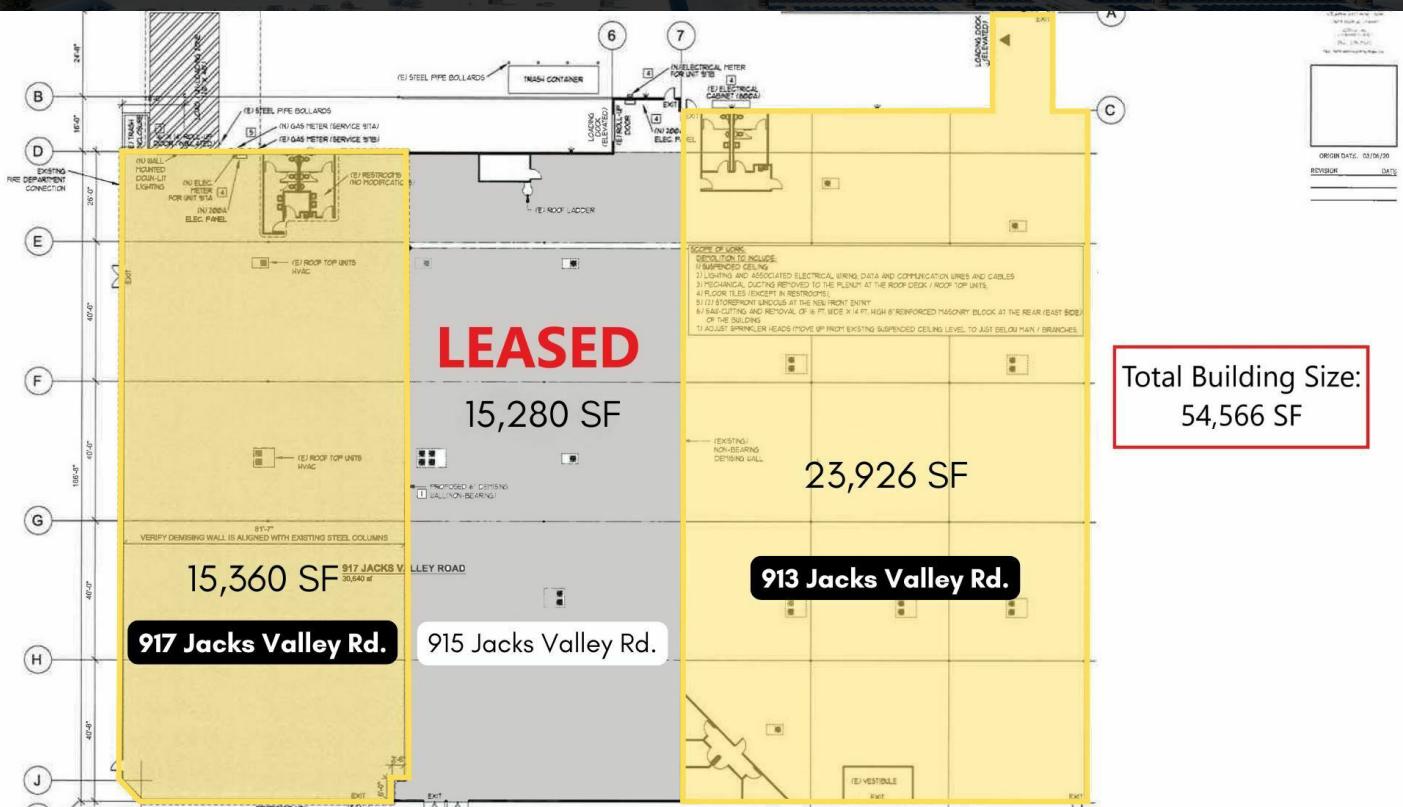
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Location Map



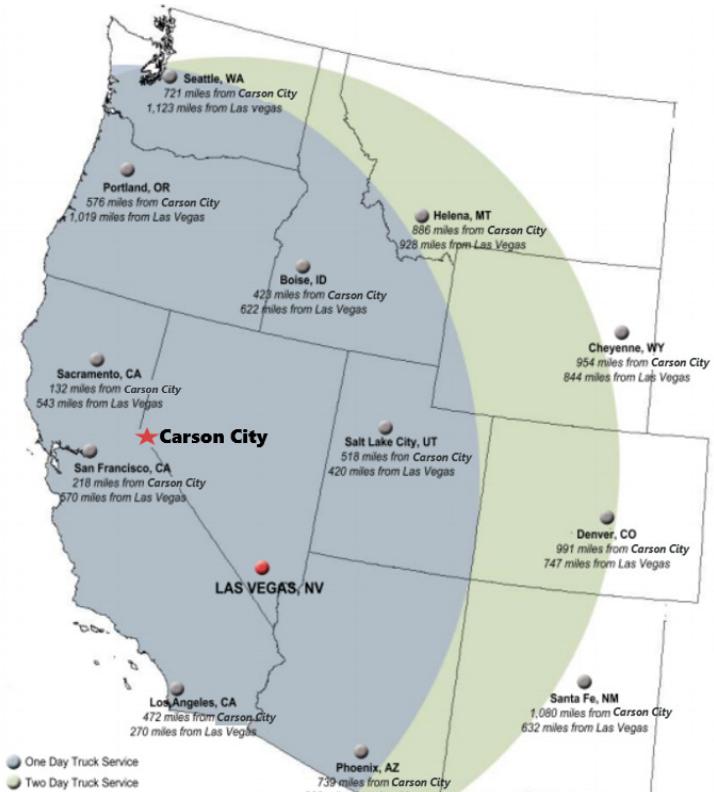
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Tax System | TRUCK ROUTE

The Nevada Advantage



Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

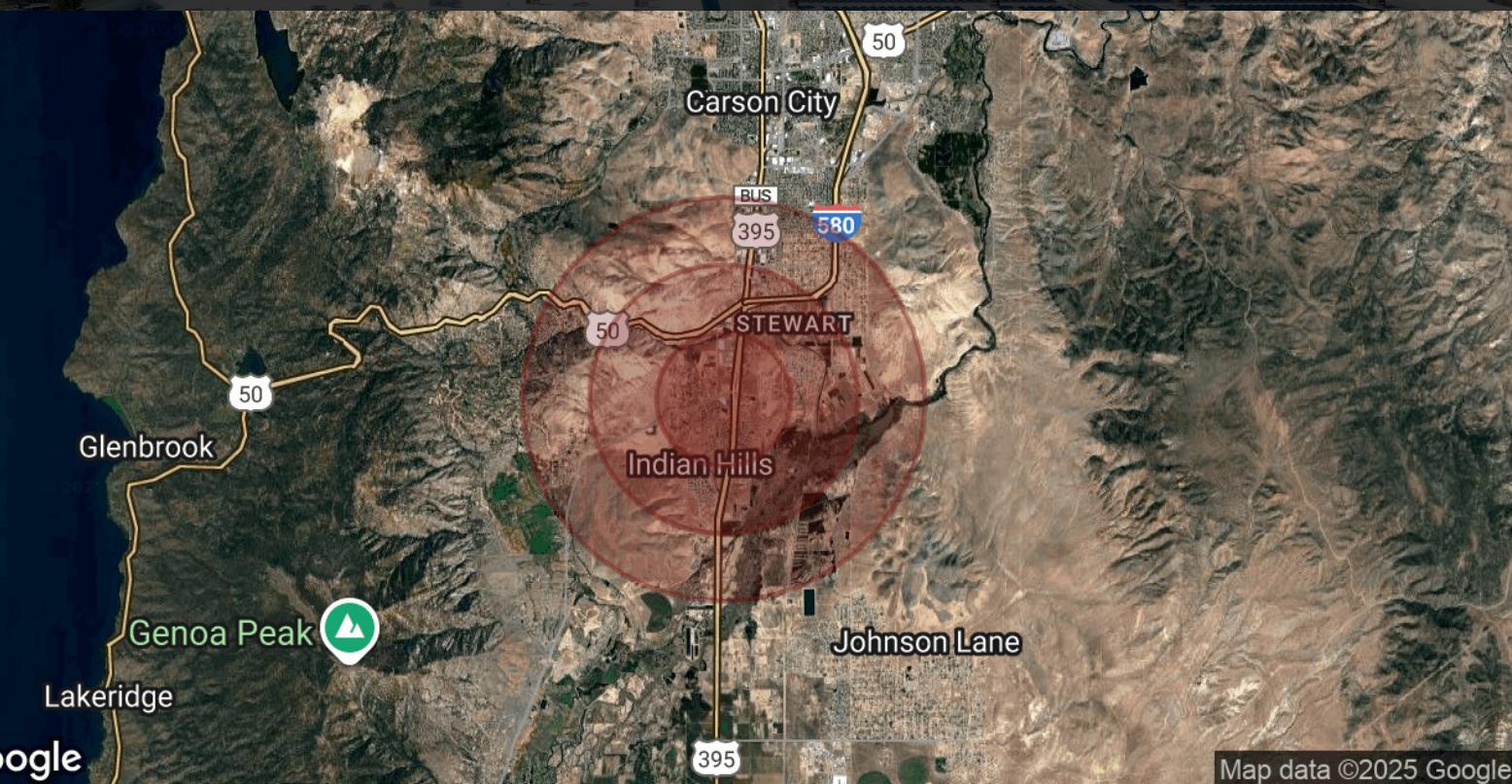
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Demographics Map & Report



Population

	1 Mile	2 Miles	3 Miles
Total Population	2,786	7,598	13,141
Average Age	49.4	48.7	49.1
Average Age (Male)	48.8	48.1	47.6
Average Age (Female)	48.7	48.8	51.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,216	3,184	5,499
# of Persons per HH	23	2.4	2.4
Average HH Income	\$79,042	\$82,945	\$85,676
Average House Value	\$342,536	\$356,993	\$347,208

2020 American Community Survey (ACS)

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