

2 Suites For Lease | 725 Basque Way, Carson City, NV 89706

Property Summary



Property Description

Office/Retail Suites For Lease

Property Highlights

- Good frontage on Roop street
- Tenant pays utilities on top of base rent - NO CAMS!
- Available May 1st, 2025.

Offering Summary

Lease Rate:	\$1.40 SF/MO
Lease Type:	Modified Gross
Number of Units:	2
Available SF:	2,200 - 4,400 SF
Building Size:	7,208 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	515	1,636	5,535
Total Population	1,204	3,850	11,918
Average HH Income	\$70,704	\$66,107	\$62,425

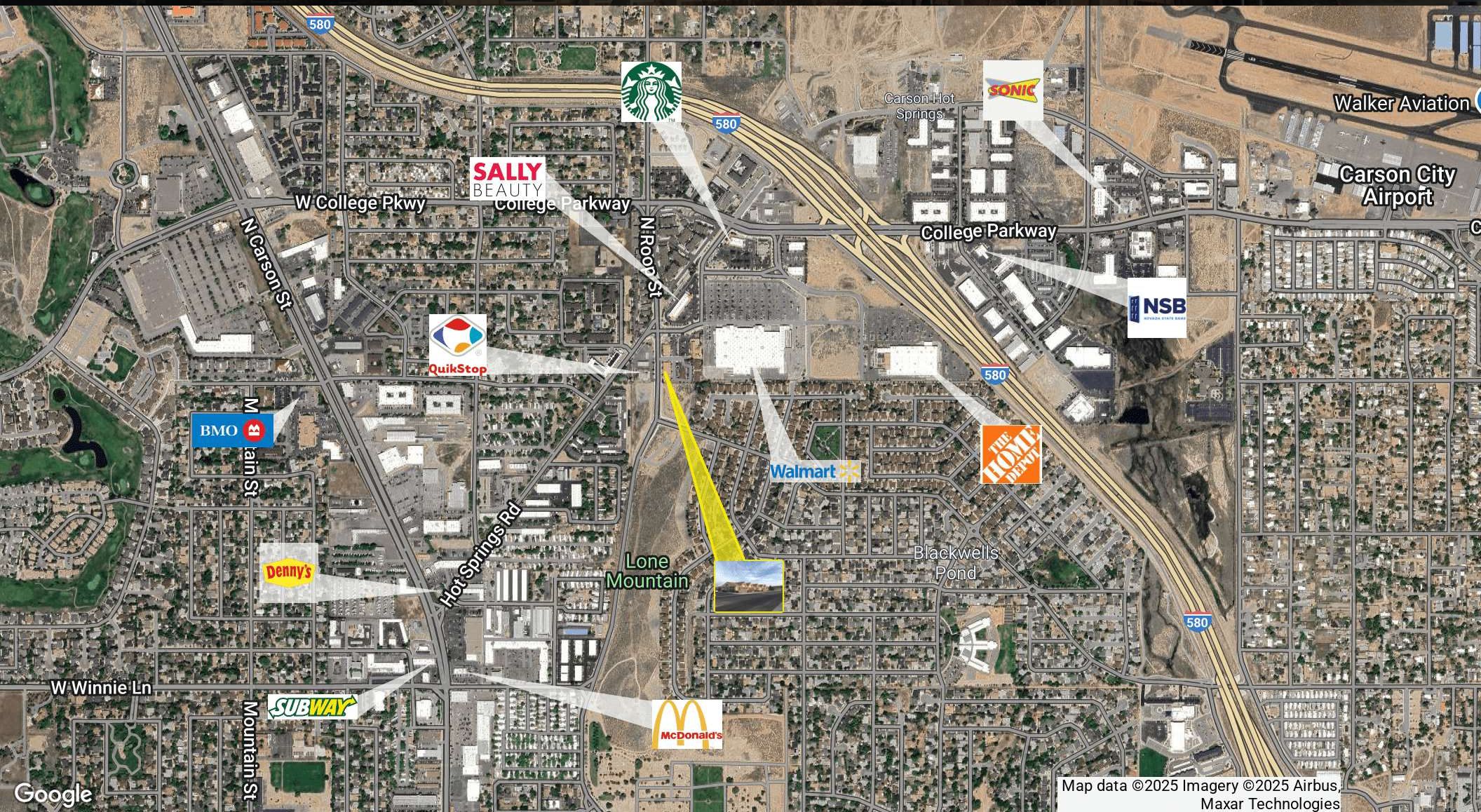
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



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Location Map



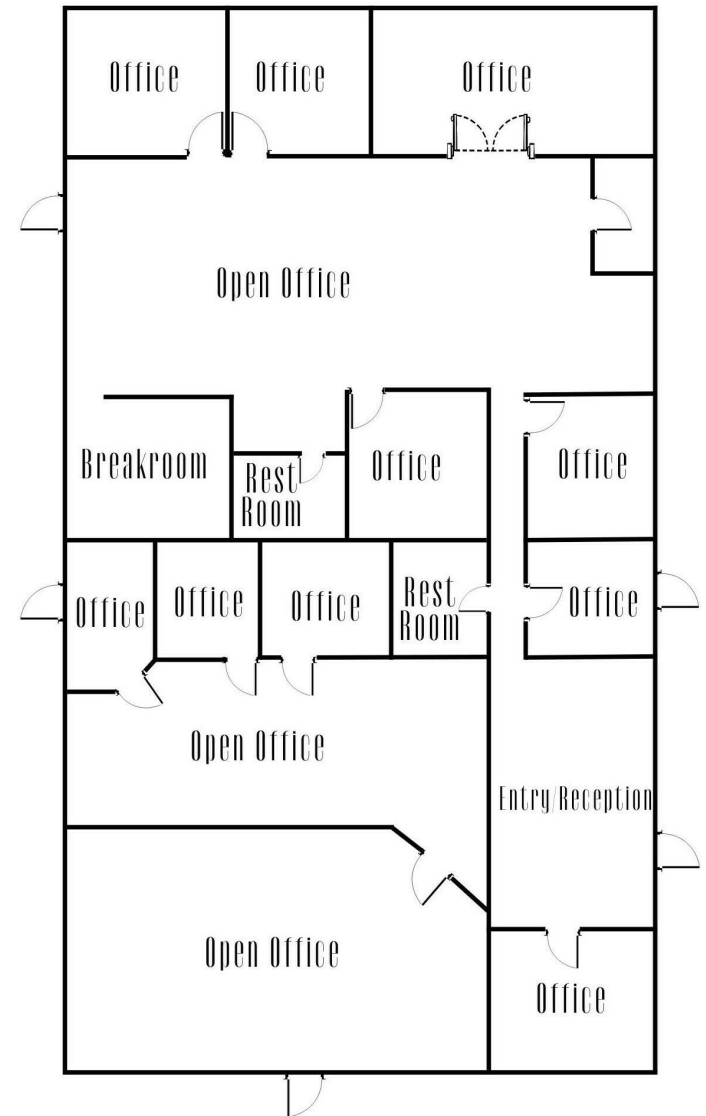
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Aerial & Floor Plan



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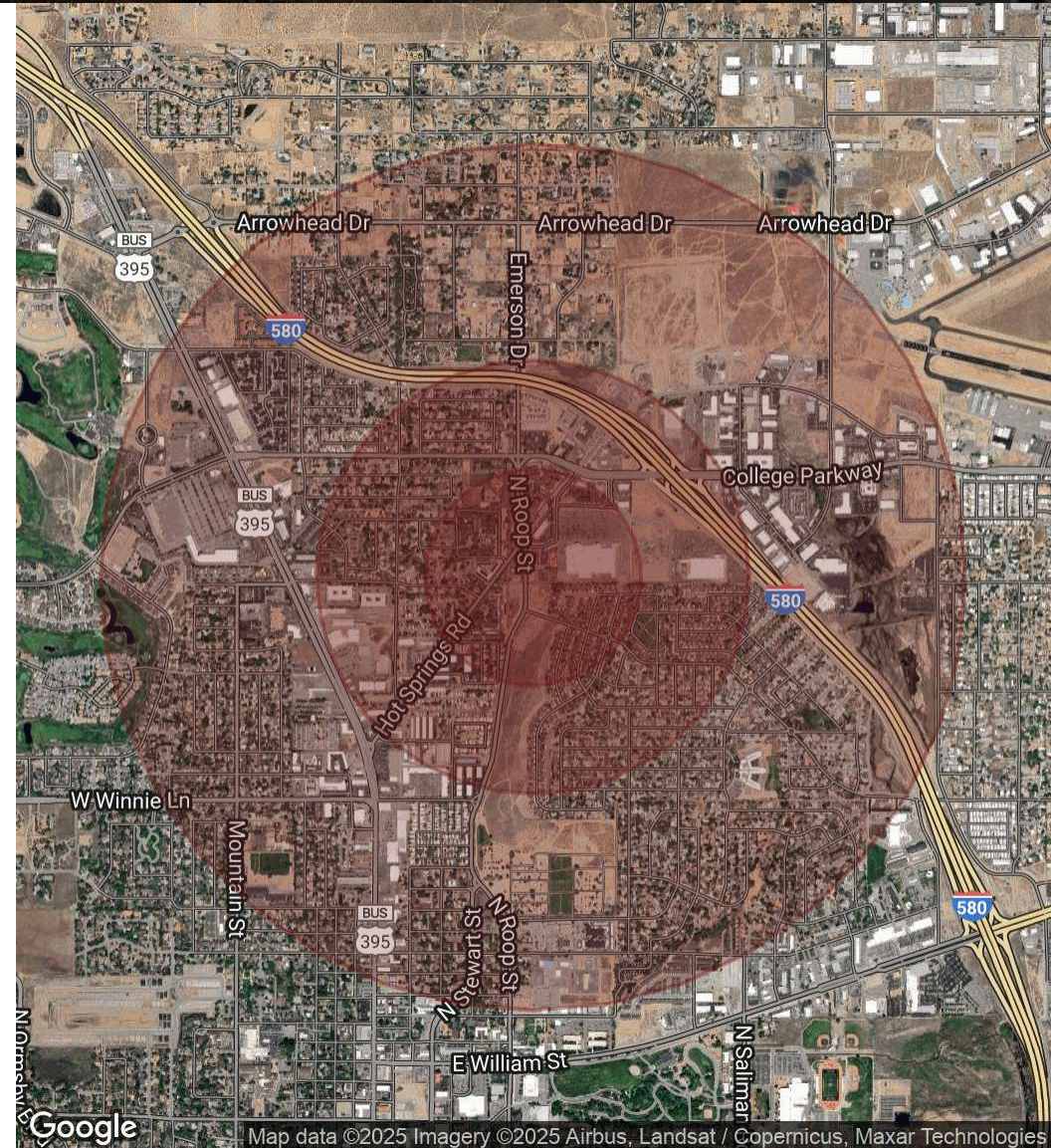


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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,204	3,850	11,918
Average Age	44.5	41.9	41.9
Average Age (Male)	45.8	43.5	41.4
Average Age (Female)	44.4	40.5	42.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	515	1,636	5,535
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$70,704	\$66,107	\$62,425
Average House Value	\$103,168	\$159,906	\$233,652

2020 American Community Survey (ACS)



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