



Hot Springs Center

Retail shopping center anchored by Denny’s and Jimmy John’s

Property Highlights

- General Commercial zoning (GC) – Allows wide range of retail & commercial uses.
- Corner of North Carson Street at Hot Springs Rd.
- Well maintained & professionally managed.
- Excellent store front & pylon signage options on N Carson St.
- Signalized intersection.
- Easy ingress/egress.
- Separately metered gas and electric.
- 2307 N Carson: 1,700 SF, 1 restroom.
- 2319 N Carson: Fully remodeled in 2022, +/-3,553 SF, 2 ADA compliant restrooms, and an open floor plan.

Offering Summary

Number of Units:	2
Available SF:	1,700 - 3,553 SF
Building Size:	16,547 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,416	19,342	22,876
Total Population	14,587	46,203	55,497
Average HH Income	\$87,455	\$95,080	\$99,459

Available	\$/SF/MO	NNN Fees/SF/MO
2307 N Carson	\$1.15/SF	+\$0.45 CAM
2319 N Carson	\$1.00/SF	+\$0.45 CAM

Ale Moncada, CCIM

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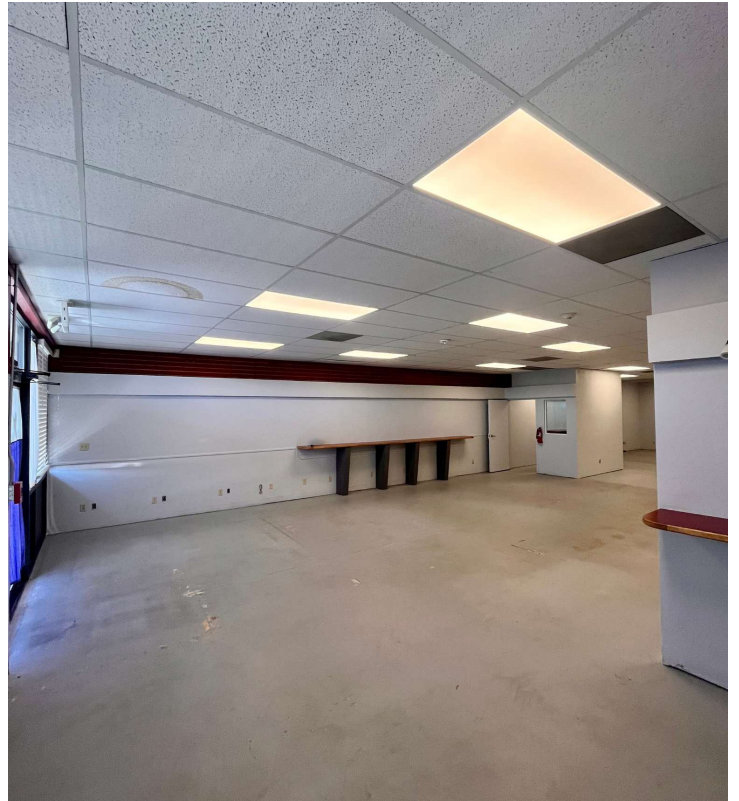
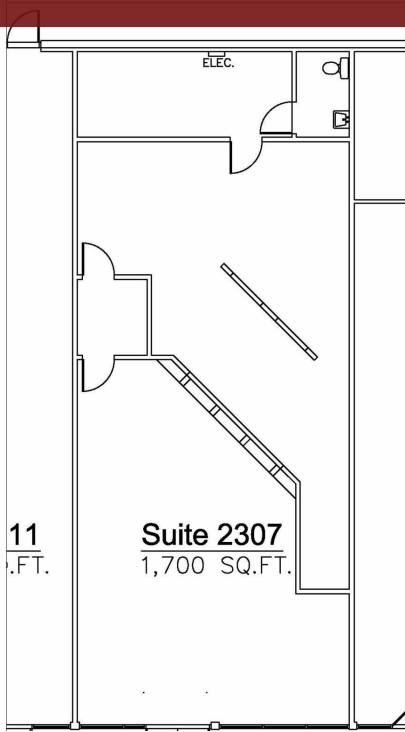


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2307 N Carson St | 1,700 SF | \$1.15/SF/MO + \$0.45 NNN

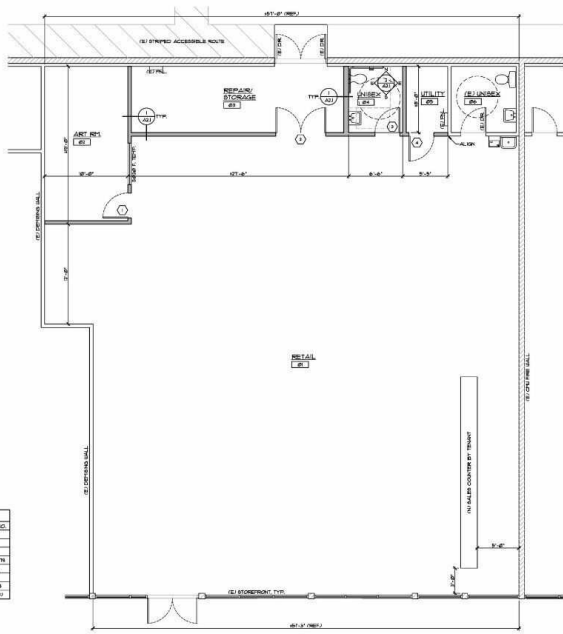


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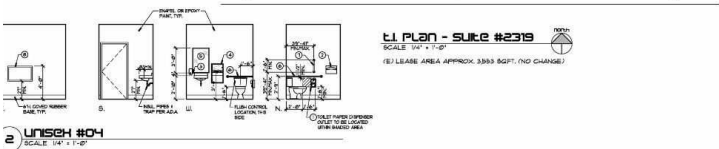


2319 N Carson St | 3,553 SF | \$1.00/SF/MO + \$0.45 NNN



TOILET ACCESSORY SCHEDULE

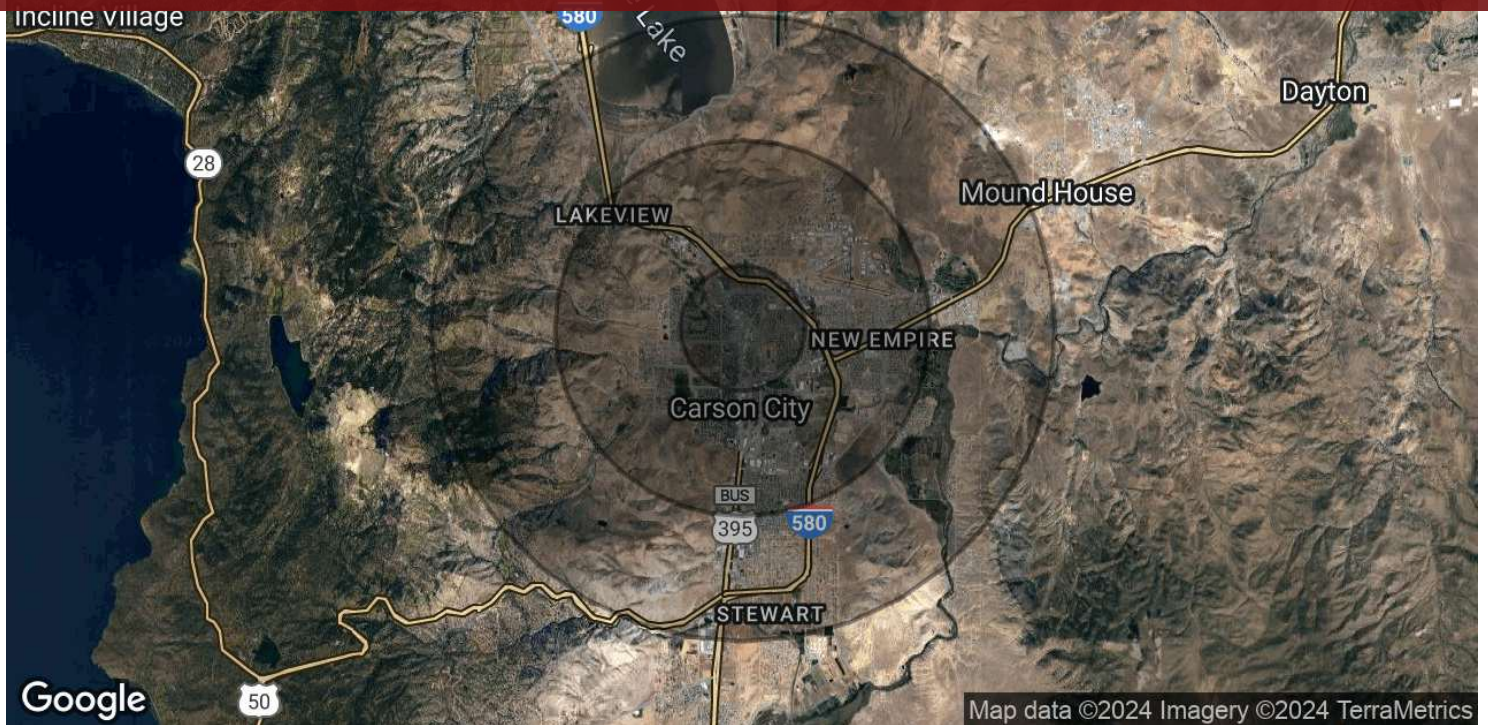
NO.	DESCRIPTION	QUANTITY	REMARKS
1	TOILET PAPER DISPENSER	2	1" DIA
2	SOAP DISPENSER	2	1" DIA
3	TOILET BRUSH	2	1" DIA
4	PAPER TOWEL DISPENSER (MANUAL)	2	1" DIA
5	1" DIA TOILET PAPER	2	1" DIA
6	1" DIA SOAP DISPENSER	2	1" DIA
7	1" DIA TOILET BRUSH	2	1" DIA
8	1" DIA TOILET PAPER	2	1" DIA
9	1" DIA TOILET BRUSH	2	1" DIA



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Retail For Lease | Hot Springs Center | Carson City, NV 89706



Population	1 Mile	3 Miles	5 Miles
Total Population	14,587	46,203	55,497
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	45
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,416	19,342	22,876
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$87,455	\$95,080	\$99,459
Average House Value	\$398,112	\$419,297	\$436,094

Demographics data derived from AlphaMap

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