

FOR LEASE

NORTH CARSON CROSSING

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NORTH CARSON CROSSING



Property Highlights

Build-to-Suit opportunities available in Home Depot and Walmart-anchored shopping center

Healthy mix of national and local tenants in close proximity

Nearby retailers include: Verizon, Absolute Dental, US Bank, Dotty's, Walmart, Home Depot, Starbucks, and Jack in the Box

Carson City has seen extensive growth as businesses relocate to Nevada with easy access to the Tahoe Reno Industrial Center via the recently completed Infinity Highway

40,500

TRAFFIC COUNTS I80

18,000

TRAFFIC COUNTS OFF COLLEGE PKWY

16,800

TRAFFIC COUNTS OFF HIGHWAY 395

15,300

TRAFFIC COUNTS OFF US 50

NORTH CARSON CROSSING

NEW RESIDENTIAL



NORTH CARSON CROSSING



SITE PLAN

#	Tenant	SF			
1	Bank of America	±4,250	6	Available	±4,000
2	Available	±2,200	7	Available	±7,000
3	Available	±2,400	8	Available	±7,000
4	Available	±2,400	9A	Protein House	±2,200
5	Valvoline	±4,250	9B	Available	±5,200
			10	Pacific Dental	±3,500
			11	Available	±21,535
			12	Planet Fitness	±22,270
			13	Sprouts	±23,195

NORTH CARSON CROSSING



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	30,470	45,088	53,641
2030 PROJ. POPULATION	28,600	42,819	51,960
2025 MED. AGE	39.1	39.9	41.6
DAYTIME POPULATION	23,299	39,476	46,066

HOUSEHOLD INCOME

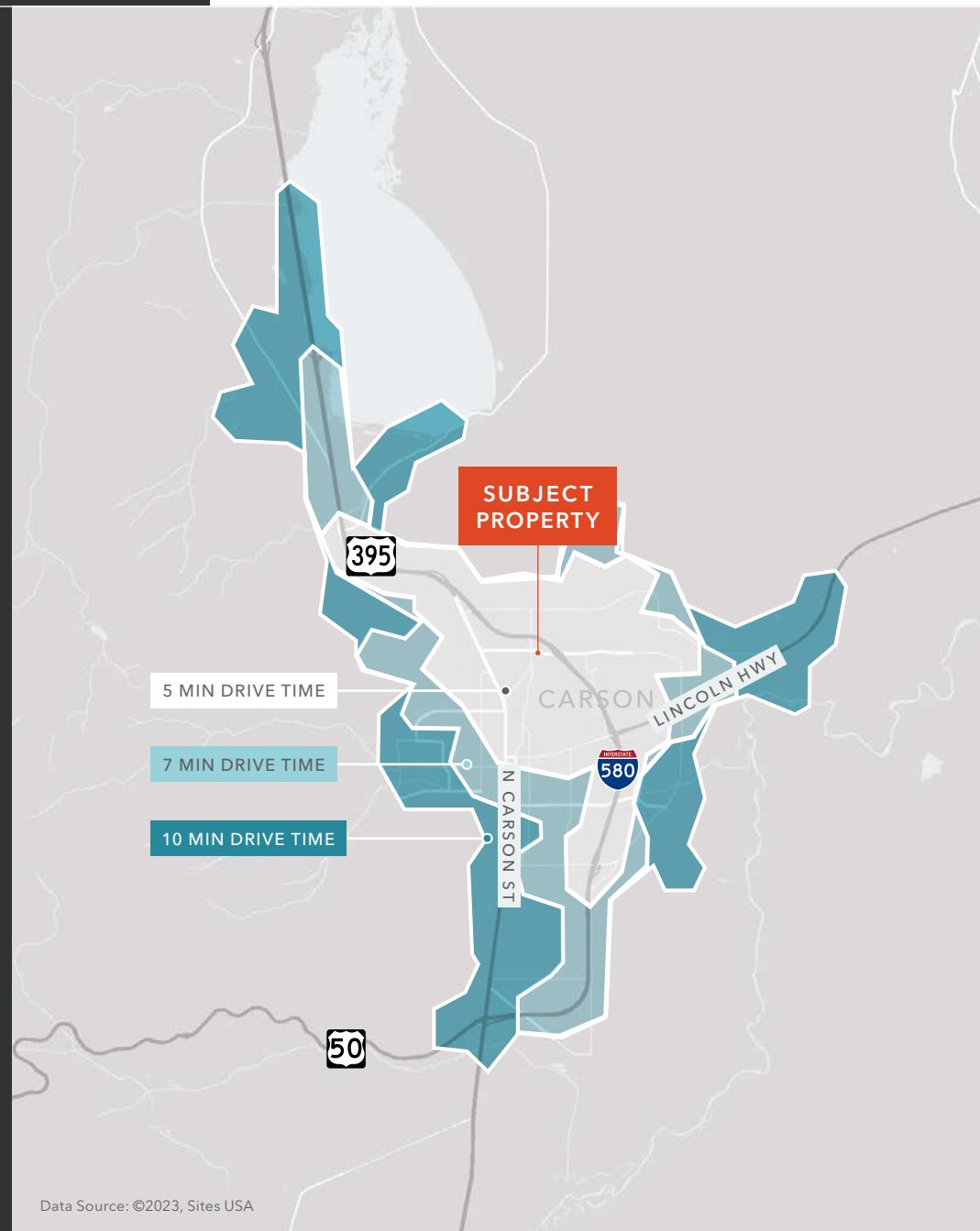
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$88,157	\$94,336	\$98,212
2030 PROJ. AVG. HH INCOME	\$86,109	\$92,454	\$96,883
2025 EST. MED. HH INCOME	\$71,619	\$76,029	\$78,450
2030 PROJ. MED. HH INCOME	\$70,313	\$74,858	\$77,893
2025 EST. PER CAPITA INCOME	\$36,290	\$38,714	\$40,306

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	12,493	18,443	21,947
2030 PROJ. HH	11,746	17,555	21,250
PROJ. ANNUAL GROWTH (2025-2030)	-1.2%	-1.0%	-0.6%
AVG. HH SIZE	2.3	2.4	2.4

CONSUMER EXPENDITURE

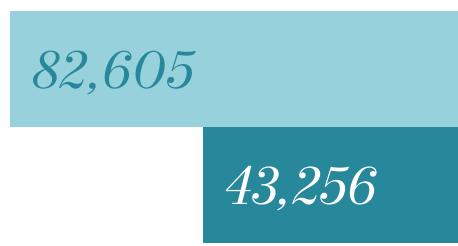
	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.13 B	\$1.74 B	\$2.11 B
ANNUAL RETAIL EXPENDITURE	\$580.22 M	\$886.36 M	\$1.07 B
MONTHLY HH EXPENDITURE	\$7,521	\$7,866	\$8,022
MONTHLY RETAIL EXPENDITURE	\$3,870	\$4,005	\$4,073



CARSON CITY FACTS & DEMOGRAPHICS

55,486
POPULATION2.3
AVG HH SIZE\$88,752
AVG HH INCOME41.3
MEDIAN AGE

Home Ownership

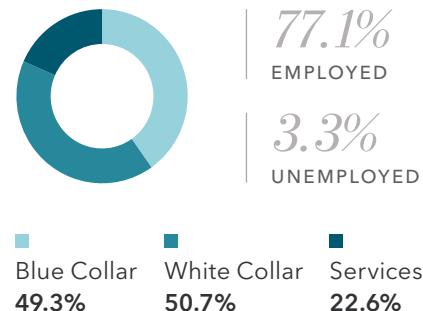


■ Renters ■ Owners

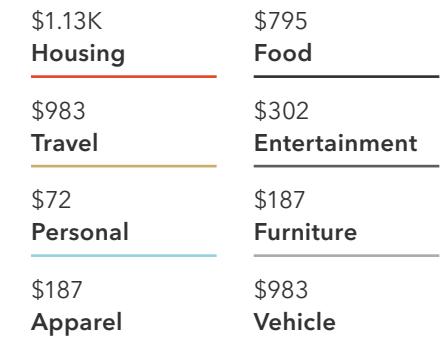
Education



Employment



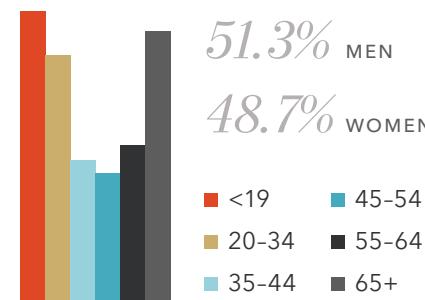
Household Spending



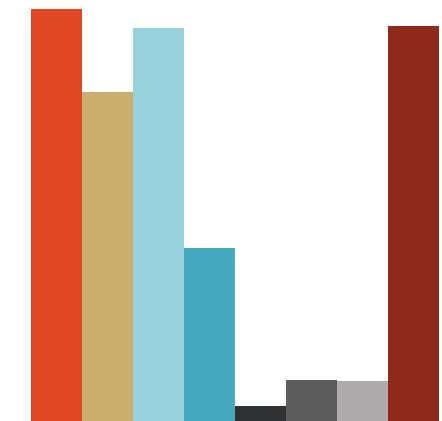
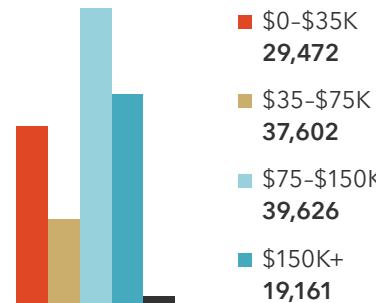
Race & Ethnicity

WHITE	77.5%
ASIAN	2.6%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	2.6%
HISPANIC	38.4%
TWO OR MORE RACES	3.8%

Gender & Age



Income by Household



Source: ESRI

GROWTH & DEVELOPMENT



SINGLE-FAMILY HOUSING BOOM

Carson City has seen a significant increase in single-family housing construction in recent years. Between 2010 and 2020, the city experienced a 10.5% growth in housing units, with over 2,000 new homes being built. This surge has been driven by factors such as job growth, affordability compared to neighboring areas, and the city's proximity to outdoor recreational opportunities.

RISING HOUSEHOLD INCOME AND POPULATION GROWTH

Carson City's median household income has increased by 20% over the past decade. This upward trend is attributed to factors such as economic development, job growth, and a rising cost of living. In addition, the city's population is projected to grow by 15% between 2020 and 2030, driven by factors such as in-migration and natural population growth.

ECONOMIC PROJECTIONS

Is poised for continued growth and development. Based on recent data, the city's population is projected to increase by 2.5% over the next five years, reaching 60,000 residents by 2029. This growth is expected to drive a 3.2% increase in jobs, primarily in the technology and healthcare sectors. As a result, average wages are anticipated to rise by 4.5% during the same period, outpacing the national average.



The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



FAVORABLE TAX
STRUCTURE



INFLUX OF
NEW BUSINESS



LOW COST OF
BUSINESS



PROXIMITY TO
MAJOR MARKETS



JOB & POPULATION
GROWTH



LOW PROPERTY
TAX

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax