



FOR LEASE

# Eagle Station

3701 S Carson Street, Carson City, NV



Prominent Community Shopping Center  
for Lease in Carson City, NV



## Smith Retzloff Retail Team

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### Colliers Reno

5520 Kietzke Lane, Suite 300  
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Eagle Station shopping center has been anchored by Raley's Supermarket for over 40 years and features over 940 linear feet of frontage along Highway 395, the main thoroughfare in Carson City. Kohl's regional location draws visitors to the center from Carson City, Douglas County and South Lake Tahoe.



Rendering of Aspen Dental

#### PROPERTY FEATURES

<b>Address</b>	3701 S Carson St
<b>Available Size Range</b>	1,400 to 5,320 SF
<b>Parking Spaces</b>	969
<b>Store Units</b>	31
<b>Gross Leasable Area</b>	174,119 SF
<b>Year Built</b>	1982



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Units	Address	Tenants
1	3701	Raley's
2	3675	Beauty Systems
3	3679	MJ's Sport Bar
5	3683, 89, 91	Available ±4,358 SF
7,8,9	3693, 94, 97	Pegs Glorified Ham n Eggs
10	3679	Cutting Eddge
11	3723	Dotty's
12	3735	Dotty's
13	3759-71	Dotty's
15	3789	Dotty's
16	3795	Dotty's
17	3807	Dotty's
18	3665	Robert's Taco Shop
20	3815	Mountain Mike's Pizza
21	3819	Aspen Dental
23	3821	USA Cash Services
24	3823	H&R Block
25	3827	Postal Annex
26	3849	Available ±1,800 SF w/ drive-thru
27	3853	Available ±2,120 SF
28	3861	Available ±1,400 SF
29	3883	Chase Bank
30	PAD	Available
NAP	3871	Kohl's

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Rendering of Aspen Dental



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Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 Western States.

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



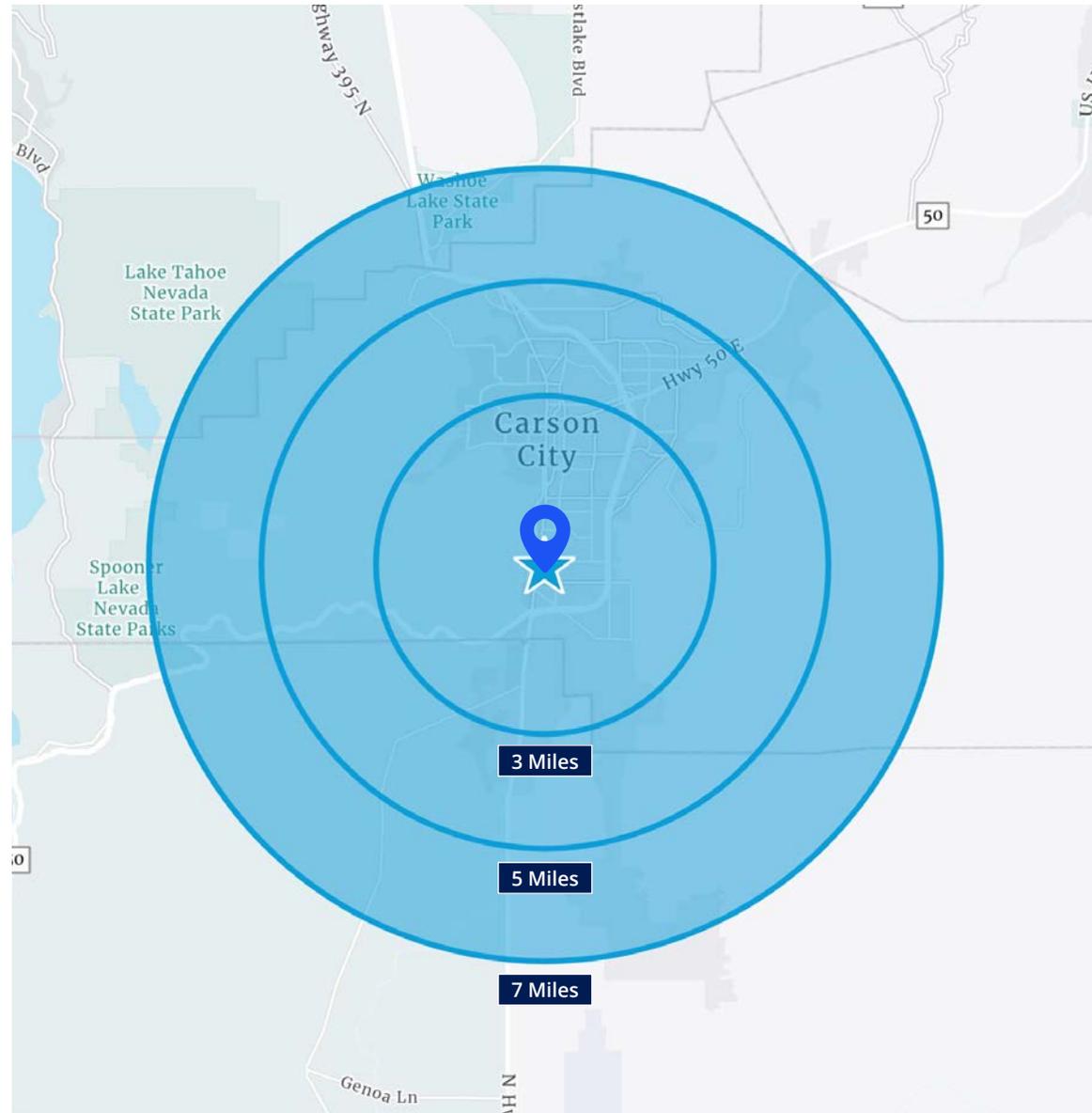
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	32,141	65,525	70,645
2030 Proj. Population	33,593	67,421	72,544
2025 Med. Age	45.2	44.3	45.3
Daytime Population	38,672	67,264	72,701

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$99,241	\$95,565	\$99,004
2030 Proj. Avg. HH Income	\$111,079	\$106,488	\$110,195
2025 Est. Med. HH Income	\$74,609	\$71,611	\$74,207
2030 Proj. Med. HH Income	\$83,448	\$80,019	\$82,504
2025 Est. Per Capita Income	\$39,765	\$38,705	\$40,243

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	12,763	26,344	28,474
2030 Proj. HH	13,382	27,105	29,256
Proj. Annual Growth (2025-2030)	0.95%	0.57%	0.54%
Avg. HH Size	2.31	2.38	2.38

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$85,305	\$82,476	\$85,337
Annual Retail Expenditure	\$27,759	\$26,975	\$27,922
Monthly HH Expenditure	\$7,109	\$6,873	\$7,111
Monthly Retail Expenditure	\$2,313	\$2,248	\$2,327



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