

445 Fairview Drive | Carson City, NV 89701

FOR LEASE: READY TO OCCUPY!



Nevada DOT Traffic Count:

6,200 per day past Fairview Drive parking entrance

Lease Options	Square Footage	Power
1. ENTIRE BUILDING	6,200 SF	100/200 AMPS
2. WAREHOUSE/SHOWROOM	5,300 SF	200 AMPS
3. RETAIL ONLY	900 SF	100 AMPS

HIGHLIGHTS

- Turnkey Ready: Available immediately for occupancy.
- Modern Updates: Fresh paint & new fencing (2024); remodeled 2010-2021.
- High-traffic area just off the freeway; strong street visibility.
- Flexible Options: Lease 900-6,200 SF; retail, showroom, or full building.
- Ample Parking & Pylon Signage.

Offering Summary

Lease Rate:	\$1.25 SF/MO + NNN
Lease Type:	NNN: TBD
Number of Units:	2
Available SF:	900 - 6,200 SF
Lot Size:	0.535 Acres
Zoning:	RC
Year Built:	1963

Located Directly Across From Major Shopping Center Anchored By:

- LOWE'S
- OFFICE DEPOT | PETSMART
- CVS

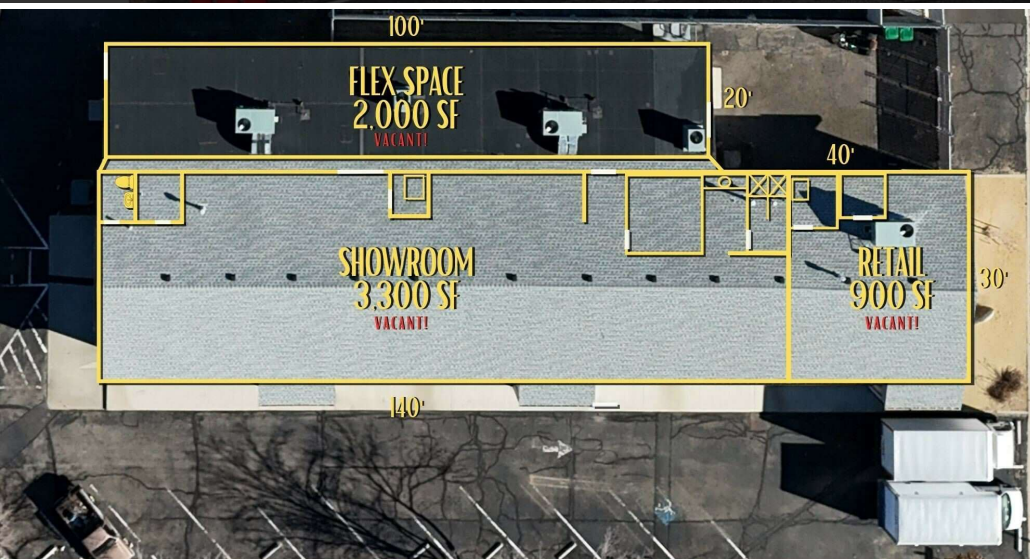
Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



445 Fairview Drive | Carson City, NV 89701

Newer Roof | Meticulously Maintained | Full HVAC System | Large Pylon Signage.



009-082-04

Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US
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



445 Fairview Drive | Carson City, NV 89701

Left: Showroom | Right: Flex Space



Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US
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



445 Fairview Drive | Carson City, NV 89701

Location Map



Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US
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

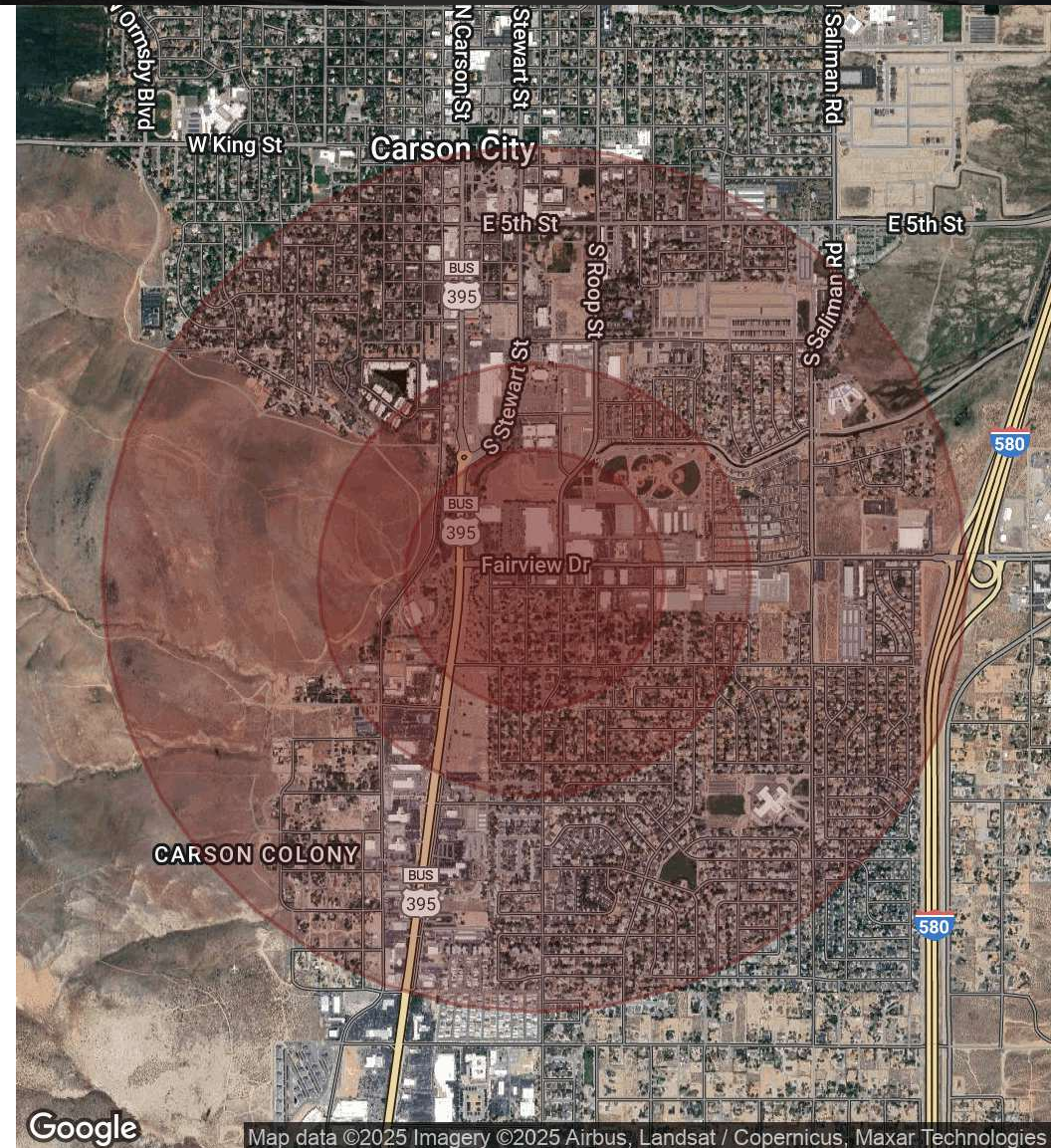


445 Fairview Drive | Carson City, NV 89701

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	576	1,968	11,072
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	46	45	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	256	854	4,691
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$73,677	\$78,109	\$95,014
Average House Value	\$371,392	\$375,732	\$401,670

Demographics data derived from AlphaMap



Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US
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

