

## Office For Lease

1901-1937 N Carson St | Carson City, NV 89701



### Property Description

Multi-tenant retail strip center

### Property Highlights

- Multiple suites available now
- Well located shopping center in the heart of Carson City, on North Carson Street
- Great visibility, on signalized intersection
- Cams are \$0.30/Sqft/month
- Traffic count is 14,600 vehicles per day (2022)

### Offering Summary

Lease Rate:	\$1.10 SF/month (NNN)
Available SF:	1,250 - 30,528 SF
Lot Size:	5.96 Acres
Building Size:	68,567 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	576	1,886	6,014
Total Population	1,111	3,969	13,090
Average HH Income	\$47,691	\$57,253	\$65,880

### John Uhart, CCIM

Sr. Advisor  
NV #B.0003534.LLC  
775.741.3015  
jfhart@ccim.net

### Samuel Douglass, CCIM

Principal/Managing Broker  
NV #B.143639.LLC  
775.443.7576  
Samuel@NVCG.US



## Office For Lease

### Frontier Plaza



#### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 30,528 SF	Lease Rate:	\$1.10 SF/month

#### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1945 N Carson	Available	1,525 SF	NNN	\$1.10 SF/month	\$0.30/SF/NNN
1927 N Carson	Available	2,400 SF	NNN	\$1.10 SF/month	\$0.30/SF/NNN
1937 N Carson #101	Available	1,675 SF	NNN	\$1.10 SF/month	\$0.30/SF/NNN
59 Winnie Lane	Available	1,250 SF	NNN	\$1.10 SF/month	\$0.30/SF/NNN
1987 N Carson #45	Available	2,000 SF	NNN	\$1.10 SF/month	\$0.30/SF/NNN
1923 N Carson	Available	30,528 SF	NNN	\$1.10 SF/month	Divisible down to 5,000 SF Office/classroom space available \$0.30/SF/NNN

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jfuhart@ccim.net

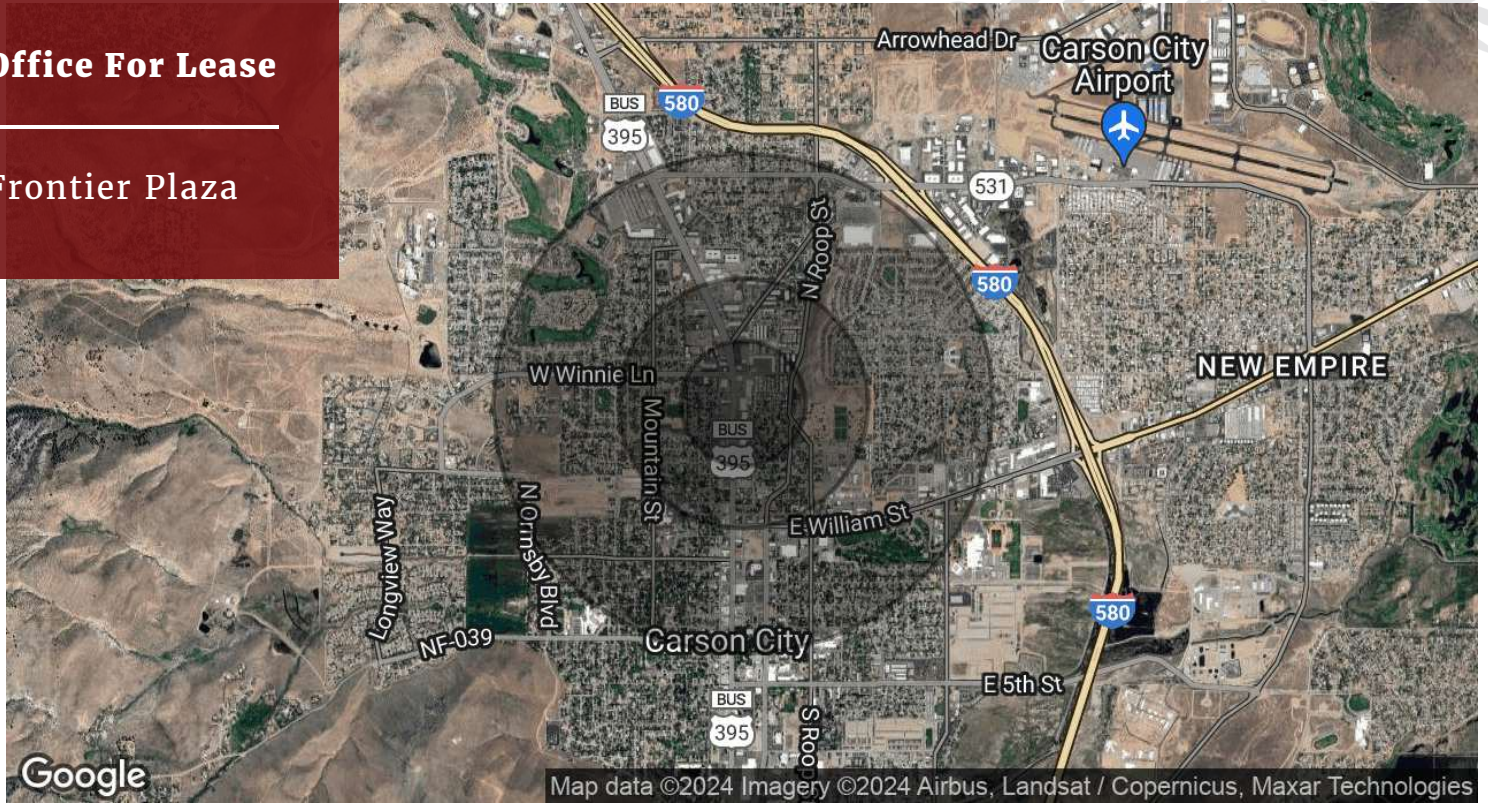
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### Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,111	3,969	13,090
Average Age	40.4	41.5	42.8
Average Age (Male)	41.9	42.4	42.5
Average Age (Female)	38.3	40.5	43.3

### Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	576	1,886	6,014
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$47,691	\$57,253	\$65,880
Average House Value	\$125,552	\$185,537	\$235,611

\* Demographic data derived from 2020 ACS - US Census

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