

RETAIL/COMMERCIAL PROPERTY FOR SALE

3520 HIGHWAY 50 EAST, CARSON CITY, NV 89701



FOR SALE: \$5,540,000



YAYA JACKOBY, CCIM	ROTEM "RO" AZULAY	LOUIE DAMONTE III	VIKTOR GANCHEV
BS. 0143515	S.193012	S.186854	S.177772
M. 775.223.4795	M. 775.525.3000	M. 775.313.8297	M. 775.530.7264
YaYa@YaYaRealty.com	Rotem@YaYaRealty.com	Louie@YaYaRealty.com	Vik@YaYaRealty.com



PROPERTY DETAILS

- Sales Price: \$5,540,000
- Price/SF: +/- \$180.00
- Land Total: +/- 2.04 Acres
- Building Size: 28,785 SF | 30,785 Rentable SF
- Zoning: GC - General Commercial
- Ceiling Height: 16ft (Rear) - 29ft (Front)
- GC allows Retail, Restaurants, Automotive, Auto Dealer, Hotel, Entertainment, Education, Nightclub, Sports/Recreation & More
- Year Built - 1996
- Excellent Signage & Visibility on Hwy 50
- Prime Carson City Location just west of the intersection of Hwy 50 East and College Parkway
- Building is fully sprinklered
- Over 200 feet of frontage on Hwy 50
- Traffic Counts of 25,400 Vehicles/Day



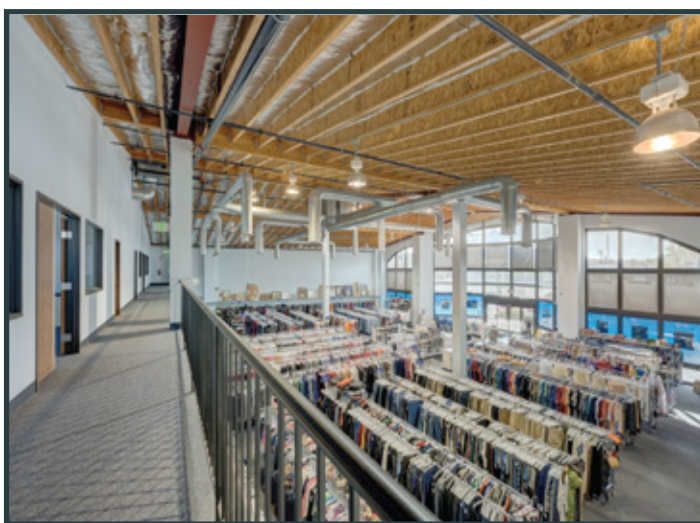
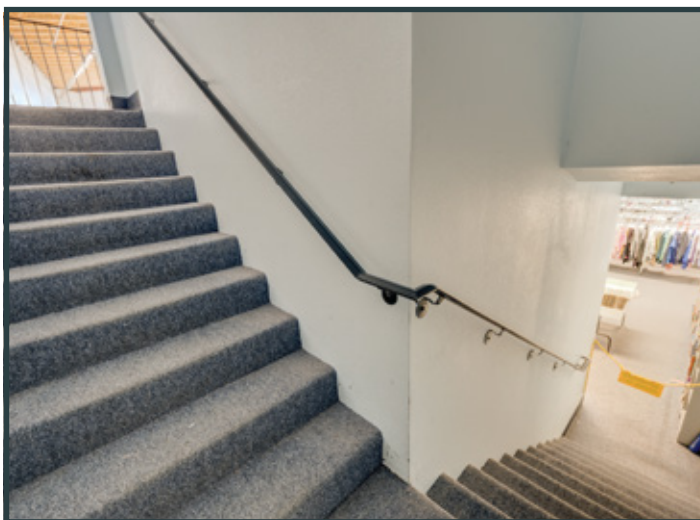
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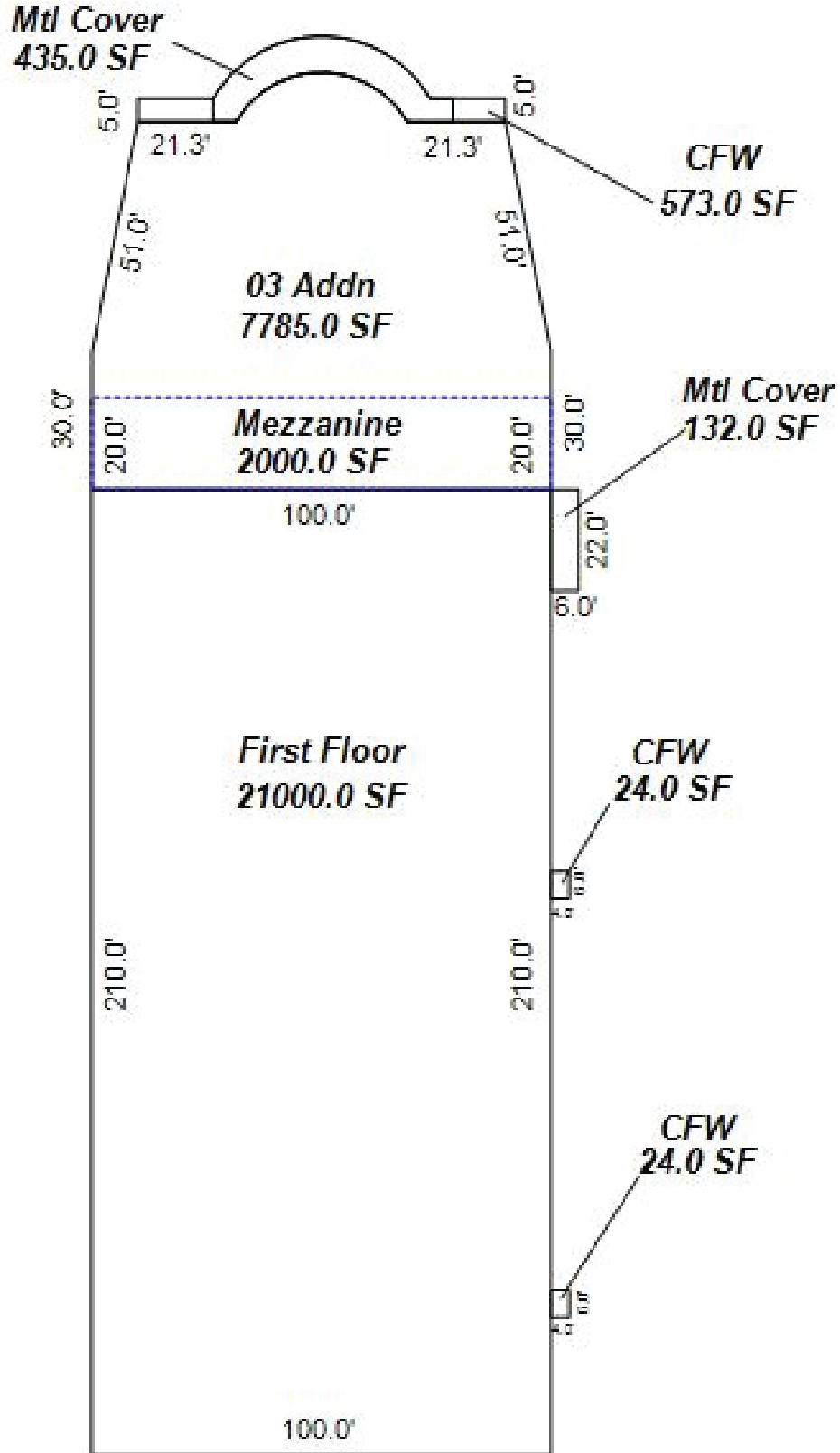
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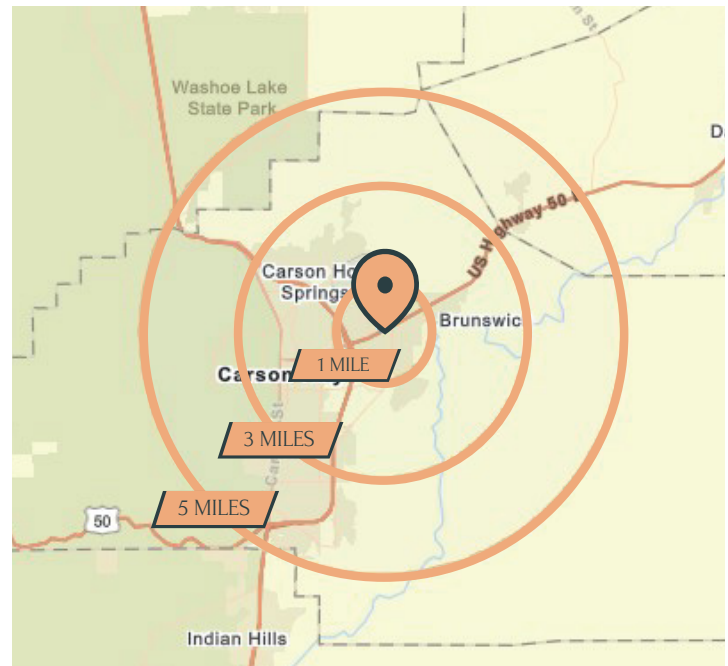
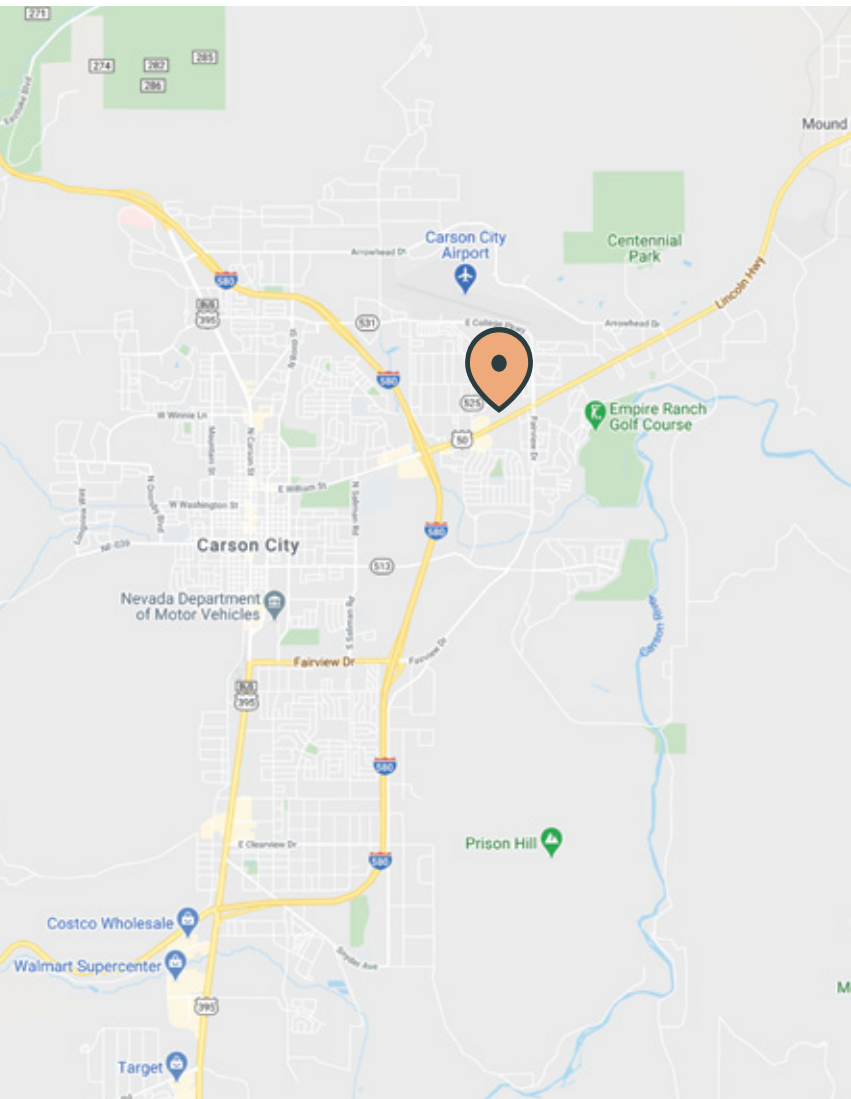


CARSON CITY, NV | ECONOMIC DEVELOPMENT

Carson City, officially the Consolidated Municipality of Carson City, is an independent city and the capital of the U.S. state of Nevada, named after the mountain man Kit Carson. As of the 2010 census, the population was 55,274,^[3] making it the sixth largest city in Nevada. The majority of the town's population lives in Eagle Valley, on the eastern edge of the Carson Range, a branch of the Sierra Nevada, about 30 miles (50 km) south of Reno.

The town began as a stopover for California-bound emigrants, but developed into a city with the Comstock Lode, a silver strike in the mountains to the northeast. The city has served as Nevada's capital since statehood in 1864; for much of its history it was a hub for the Virginia and Truckee Railroad, although the tracks were removed in 1950. Before 1969, Carson City was the county seat of Ormsby County. The county was abolished that year, and its territory merged with Carson City.^[4] With the consolidation, the city limits extend west across the Sierra Nevada to the California state line in the middle of Lake Tahoe. Like other independent cities in the United States, it is treated as a county-equivalent for census purposes.

There are four highways in the city: Nevada State Route 28, U.S. Route 395, U.S. Route 50, and Interstate 580, its only freeway. Phase 1 of the Carson City Freeway Project from US 395, just north of the city, to US 50 was completed in February 2006 and Phase 2A, extending from Rt. 50 to Fairview Drive, was officially opened on September 24, 2009. Phase 2B, Fairview Drive to Rt. 50, was completed in August 2017. Prior to 2012, Carson City was one of only five state capitals not directly served by an Interstate highway; the city lost this distinction when I-580 was extended into the city limits.



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS			
2.4 Average Household Size	56,479 Population	42.6 Median Age	\$50,330 Median Household Income
BUSINESS			
2,968 Total Businesses			37,600 Total Employees



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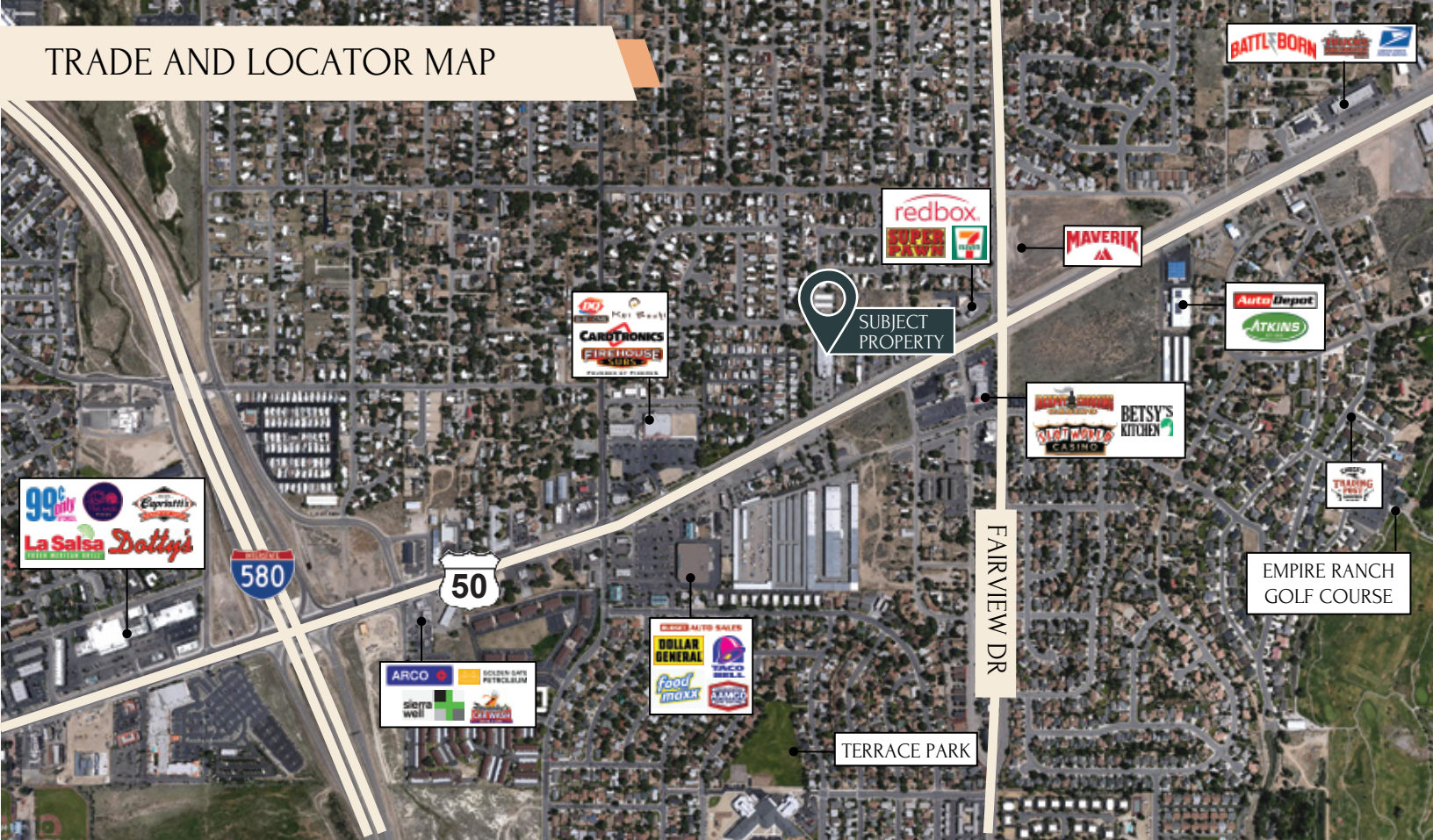
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TRADE AND LOCATOR MAP



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