



Property Description

\$1.40/SF/MO + NNN at \$.62/SF/MO

Property Highlights

- Large open reception area
- Three (3) offices
- One (1) restroom
- One (1) storage room
- Full length windows
- S Carson Street visibility
- Next to Keva Juice, Starbucks and Wells Fargo Bank
- Two (2) miles from HWY 580

Offering Summary

Lease Rate:	\$1.40 SF/month (NNN)
Number of Units:	3
Available SF:	1,298 SF
Lot Size:	7,886 SF
Building Size:	4,183 SF

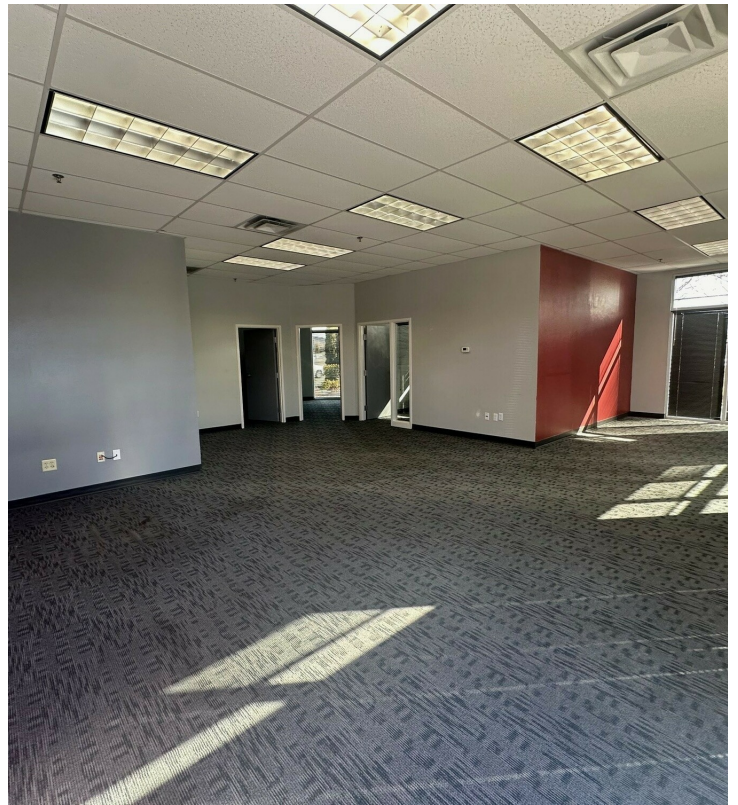
Demographics	1 Mile	10 Miles	30 Miles
Total Households	3,805	32,792	268,469
Total Population	7,897	72,671	521,639
Average HH Income	\$64,242	\$79,539	\$76,181

Samuel Douglass, CCIM

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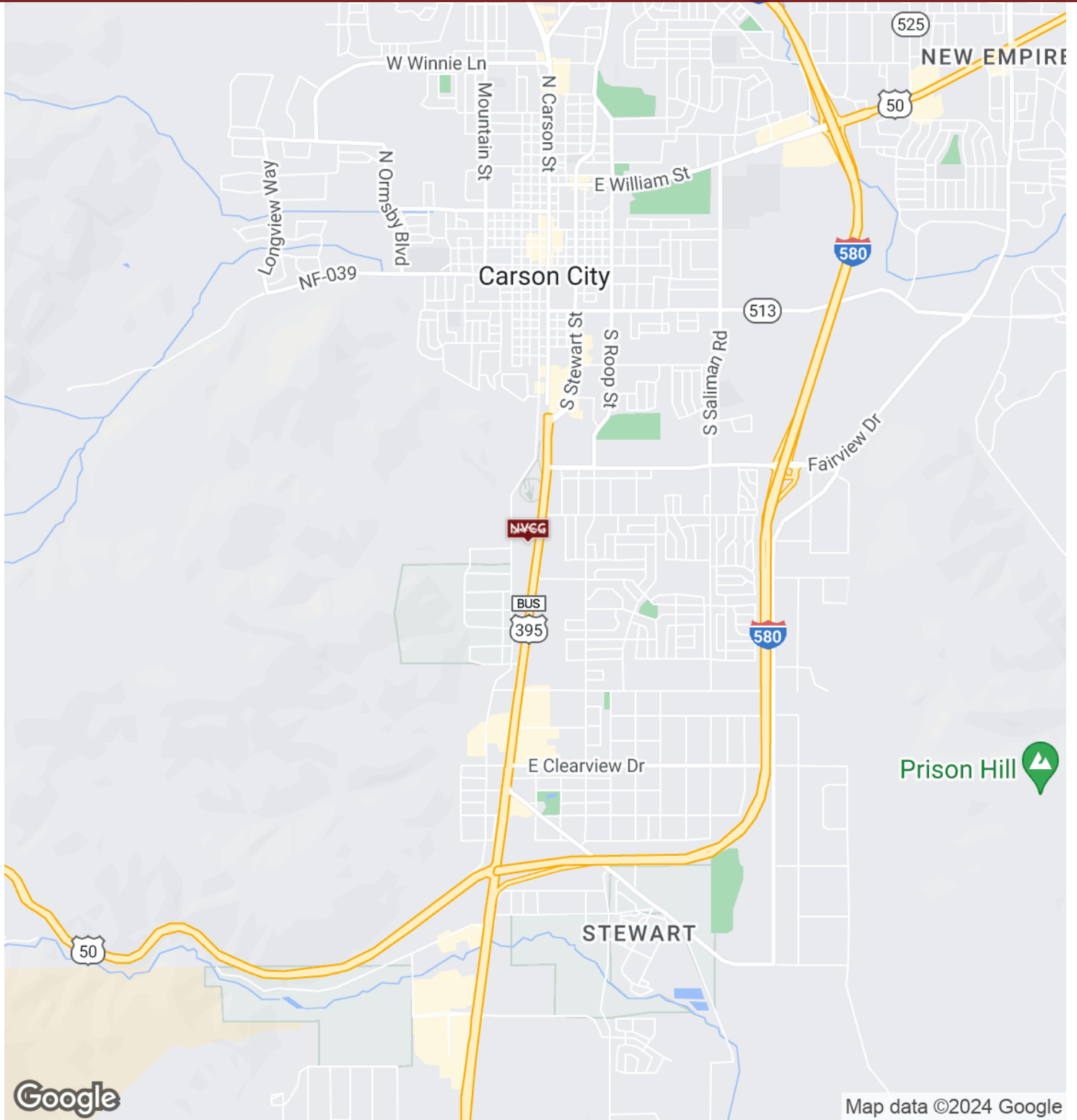
Retail For Lease | 2320 S Carson St | Carson City, NV 89701



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Population	1 Mile	10 Miles	30 Miles
Total Population	7,897	72,671	521,639
Average Age	45.2	45.2	42.0
Average Age (Male)	41.4	43.9	41.6
Average Age (Female)	48.3	47.2	42.7
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	3,805	32,792	268,469
# of Persons per HH	2.1	2.2	1.9
Average HH Income	\$64,242	\$79,539	\$76,181
Average House Value	\$253,704	\$373,439	\$379,958

2020 American Community Survey (ACS)

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