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4348 SOUTH CARSON



BIG BOX / POTENTIAL DUAL TENANT OPPORTUNITY

4348 SOUTH CARSON STREET, CARSON CITY, NV 89701



FOR LEASE

4348 SOUTH CARSON

Lease Pricing	Available Upon Request
Total Building Area	52,212 SF
Total Land Area	190,793 SF
Zoning	Commercial
Location	Carson City, NV
Year Built	1996

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PROPERTY DETAILS

Property Highlights:

- **Big Box / Dual Tenant Opportunity:** +/- 52,212 SF of freestanding space available, currently active Save Mart grocery store, tenant receptive to early lease termination.
- **Excellent Visibility:** Two 30+ foot pylon signs situated on the major arterial street S. Carson St. and W. Clearview Dr.
- **Dock High Loading:** Dual- Truck Well and Adjacent Commercial Trash Compactor
- **Strong Traffic:** Caddy corner to W. Clearview Dr. and S. Carson St. with a combined traffic count of +/- 35,000 CPD.
- **Efficient Ingress/Egress:** 4 curb cuts on 4 different streets. Ample Parking with over +/- 287 parking stalls.
- **Neighboring Shop Tenants:** Salon Centric, Dotty's Gaming and Spirits, Papa Murphy's deli and Jenuane Communities
- **Strong Demographics:** Over 63,000 people in a 5-mile radius with the average household income of \$77,493 and average retail expenditure per household of \$129,772.
- **Excellent Retail Synergy:** Retailers in the immediate area include, JC Penney, Ross, Burlington, Big Lots, Big 5, Kohls, Raleys, Costco as well as Casino Fandango, Bodines Casino and Carson Lanes Family Fun Center.

SITE PLAN





SUBJECT

4348 SOUTH CARSON

CARSON TAHOE MEDICAL CENTER
159 beds

Walmart Supercentre
THE HOME DEPOT

31,000 CARS PER DAY

Carson City Airport

Frontier Plaza
McDonald's O'Reilly AUTO PARTS
DOLLAR TREE CVS
SUBWAY HARBOR FREIGHT TOOLS
Burger King penny's 7-ELEVEN KFC

Western Nevada College
4,277 Students

Carson High School
1,496 Students

Walgreens Chevron
WELLS FARGO Wells Fargo Little Caesars
99¢ ONLY STORES GROCERY OUTLET
FedEx UPS jiffy lube

28,000 CARS PER DAY

Casino Fandango
ROSS SPORTING GOODS
DRESS FOR LESS JCPenney
Burlington Raley's
KOHL'S Lucky Strike

Carson Mall
Office DEPOT PETSMART CVS
Shell UNITED STATES POSTAL SERVICE LOWE'S

Walmart Supercentre goodwill
TRADER JOE'S BEST BUY
Target Marshalls
petco THE HOME DEPOT DOLLAR TREE
COSTCO WHOLESALE ULTA BEAUTY
Basilina CASINO

36,000 CARS PER DAY

SIERRA LUHERAN HIGH SCHOOL
127 Students

Target THE HOME DEPOT

15,300 CARS PER DAY

5-Mile

3-Mile

1-Mile

Hwy. 50

North Carson St.

Carson City Deputy Sheriff Carl Howell Mem Fwy.

Lincoln Hwy.

580

50



SUBJECT

4348 SOUTH CARSON



36,000
CARS PER DAY



Carson City Deputy Sheriff Carl Howell Mem Fwy.

Dotty's Casino #74

South Carson St.



28,000
CARS PER DAY

West Clearview Dr.



15,300
CARS PER DAY



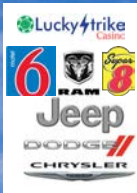
Hwy. 50

West Overland St.



Cochise St.





Casino Fandango



7,200 CARS PER DAY 



South Curry St.

West Clearview Dr.



Dotty's Casino #74

28,000 CARS PER DAY 

SUBJECT

4348 SOUTH CARSON



Cochise St.

West Overland St.

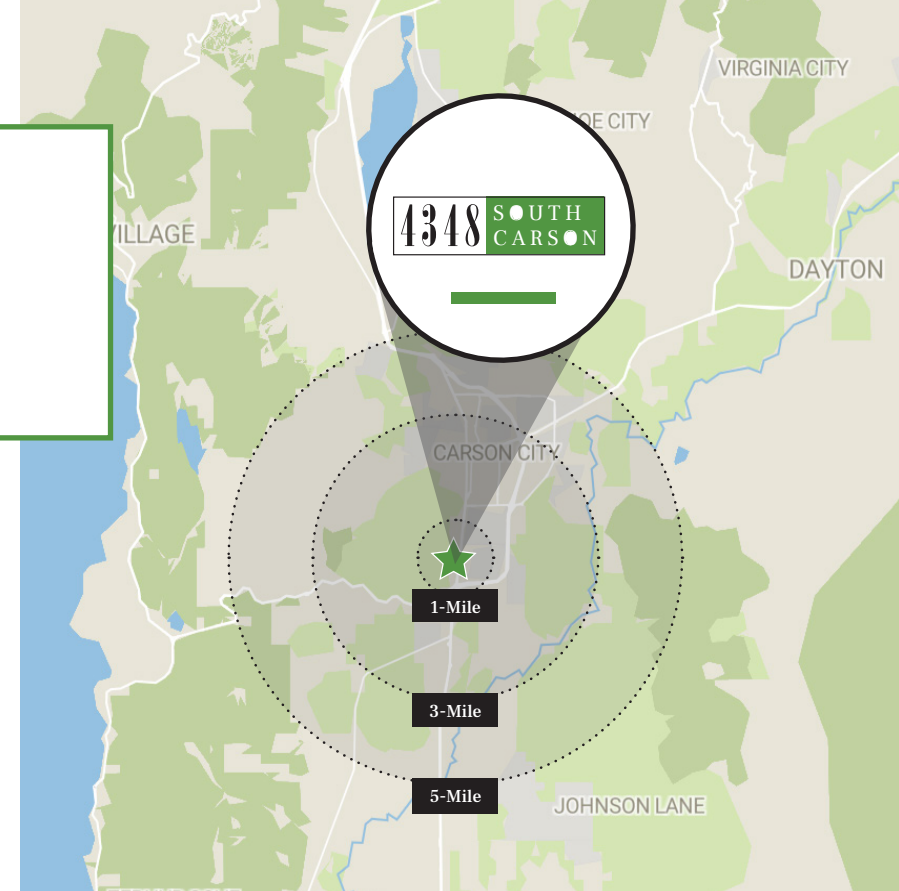
South Carson St.



CARSON CITY

Carson City is an independent city and the capital of the U.S. state of Nevada. As of the 2020 census, the population was 58,639, making it the sixth largest city in Nevada. The majority of the city'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 city is named after the mountain man Kit Carson. The town began as a stopover for California-bound immigrants, 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.

Carson City has a growing and diverse economy, with a population that increased by 64 percent between 1980 and 2000. It is the regional retail and commercial center for northwestern Nevada, which is devoted to irrigated farming, livestock raising, and mining of silver and other minerals. It draws from a trade area of about a quarter of a million people with 14 percent of the city's employees working in the manufacturing industry, making it the state's leading city in that category. The city's retail and commercial growth are also expected to continue at a healthy rate.





61,949

Total Population
within 5-Mile Radius



\$77,493

Average Household Income
within 5-Mile Radius



\$129,772

Total Average Household Retail Expenditure
within 5-Mile Radius

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,242	28,044	63,016
2022 Estimate			
Total Population	3,933	27,201	61,949
2010 Census			
Total Population	3,312	24,996	58,278
2000 Census			
Total Population	3,544	23,691	53,455
Daytime Population			
2022 Estimate	4,113	34,076	65,799
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,702	11,298	25,043
2022 Estimate			
Total Households	1,577	10,824	24,353
Average (Mean) Household Size	2.5	2.3	2.4
2010 Census			
Total Households	1,312	9,742	22,581
2000 Census			
Total Households	1,367	8,862	20,448
Occupied Units			
2027 Projection	1,822	12,072	27,189
2022 Estimate	1,682	11,545	26,379
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	6.5%	8.7%	8.4%
\$100,000-\$149,999	12.8%	15.6%	14.9%
\$75,000-\$99,999	16.5%	16.1%	14.9%
\$50,000-\$74,999	19.8%	20.7%	18.8%
\$35,000-\$49,999	14.1%	13.8%	13.7%
Under \$35,000	30.2%	25.1%	29.1%
Average Household Income	\$71,959	\$81,227	\$77,493
Median Household Income	\$57,222	\$63,013	\$59,022
Per Capita Income	\$29,431	\$34,822	\$31,631

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$128,595	\$134,902	\$129,772
Consumer Expenditure Top 10 Categories			
Housing	\$22,356	\$23,582	\$22,690
Transportation	\$10,799	\$11,129	\$10,821
Food	\$8,526	\$8,744	\$8,520
Personal Insurance and Pensions	\$7,196	\$7,708	\$7,304
Healthcare	\$4,848	\$5,068	\$4,791
Entertainment	\$3,268	\$3,428	\$3,363
Cash Contributions	\$2,338	\$2,551	\$2,369
Apparel	\$1,424	\$1,465	\$1,445
Gifts	\$1,308	\$1,491	\$1,365
Education	\$1,009	\$1,067	\$1,023
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	3,933	27,201	61,949
Under 20	21.9%	19.5%	22.1%
20 to 34 Years	15.8%	17.8%	18.8%
35 to 39 Years	5.2%	5.9%	6.0%
40 to 49 Years	11.0%	11.5%	11.2%
50 to 64 Years	22.4%	22.5%	20.6%
Age 65+	23.7%	22.9%	21.2%
Median Age	46.5	46.1	42.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,853	20,502	44,973
Elementary (0-8)	5.9%	4.2%	4.8%
Some High School (9-11)	9.3%	8.1%	9.0%
High School Graduate (12)	27.3%	26.7%	27.1%
Some College (13-15)	29.2%	28.0%	27.4%
Associate Degree Only	10.5%	9.8%	9.2%
Bachelor's Degree Only	11.7%	14.8%	14.1%
Graduate Degree	6.2%	8.4%	8.6%



CONTACT
INFORMATION:

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