

Property Summary



Property Description

Located in north Carson City, NV near the intersection of Research Way and College Parkway. Directly adjacent to Maverick Gas Station.

Property Highlights

- 10,000 SF
- 18-21' Clear Heights
- 432 SF office
- Two 14'x12' roll up doors
- 500 amps, 220V 3-phase
- Fire sprinklers throughout
- Adjacent space leased to The Salvation Army
- Adjacent to on and off access to I-580
- May be demised down to 7,000 SF

Offering Summary

Lease Rate:	\$1.15 SF/MO + NNN
NNN:	\$0.22/SF/MO
Number of Units:	1
Available SF:	10,000 SF
Lot Size:	1.72 Acres
Building Size:	27,794 SF

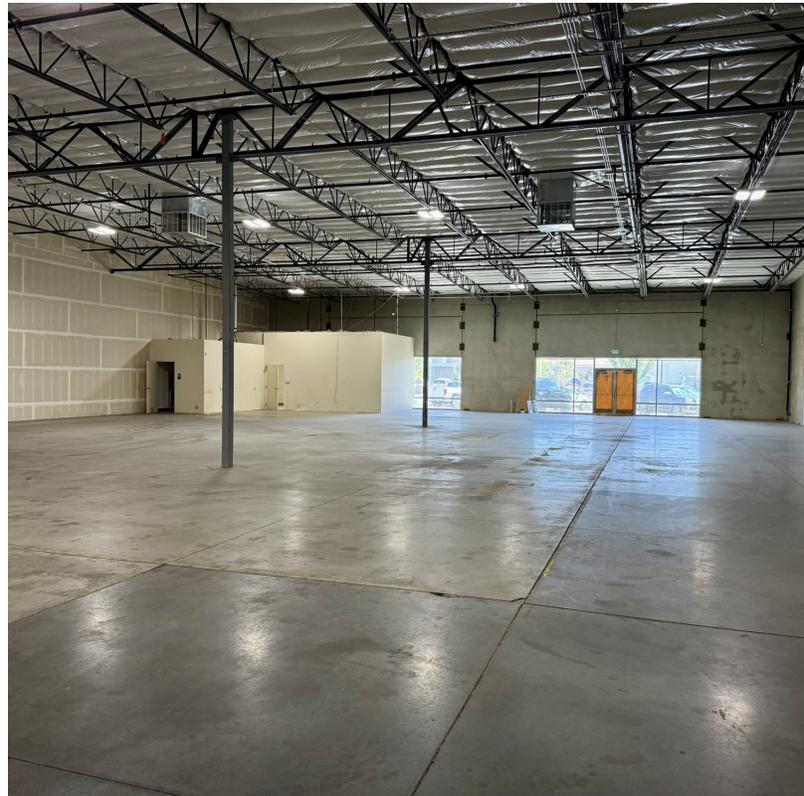
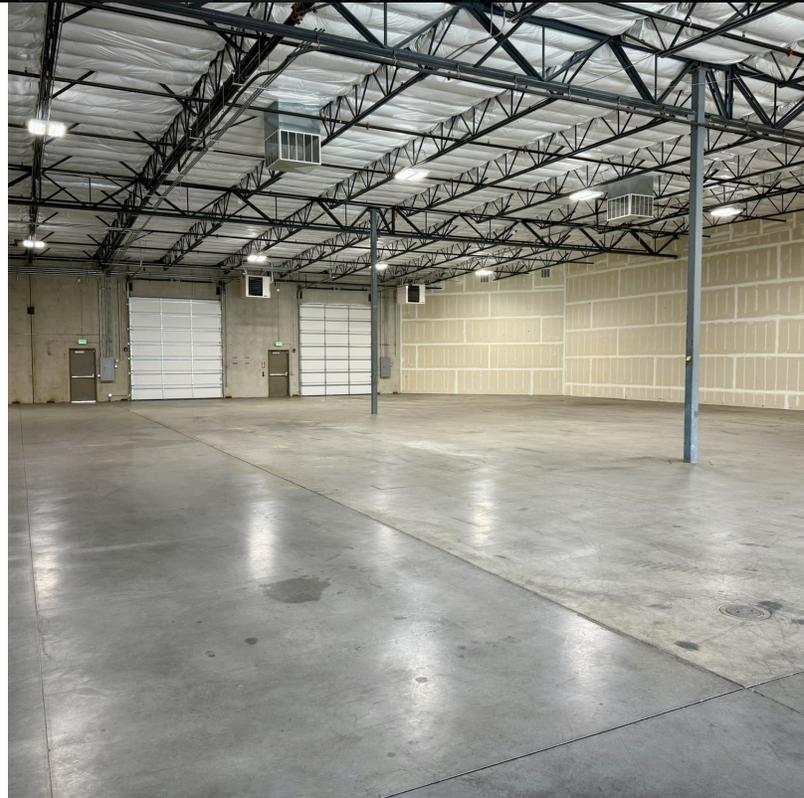
Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	888	4,758	9,768
Total Population	2,311	10,851	21,489
Average HH Income	\$74,402	\$59,732	\$57,764

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us
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3320 Research Way | Carson City, NV 89706

Photos



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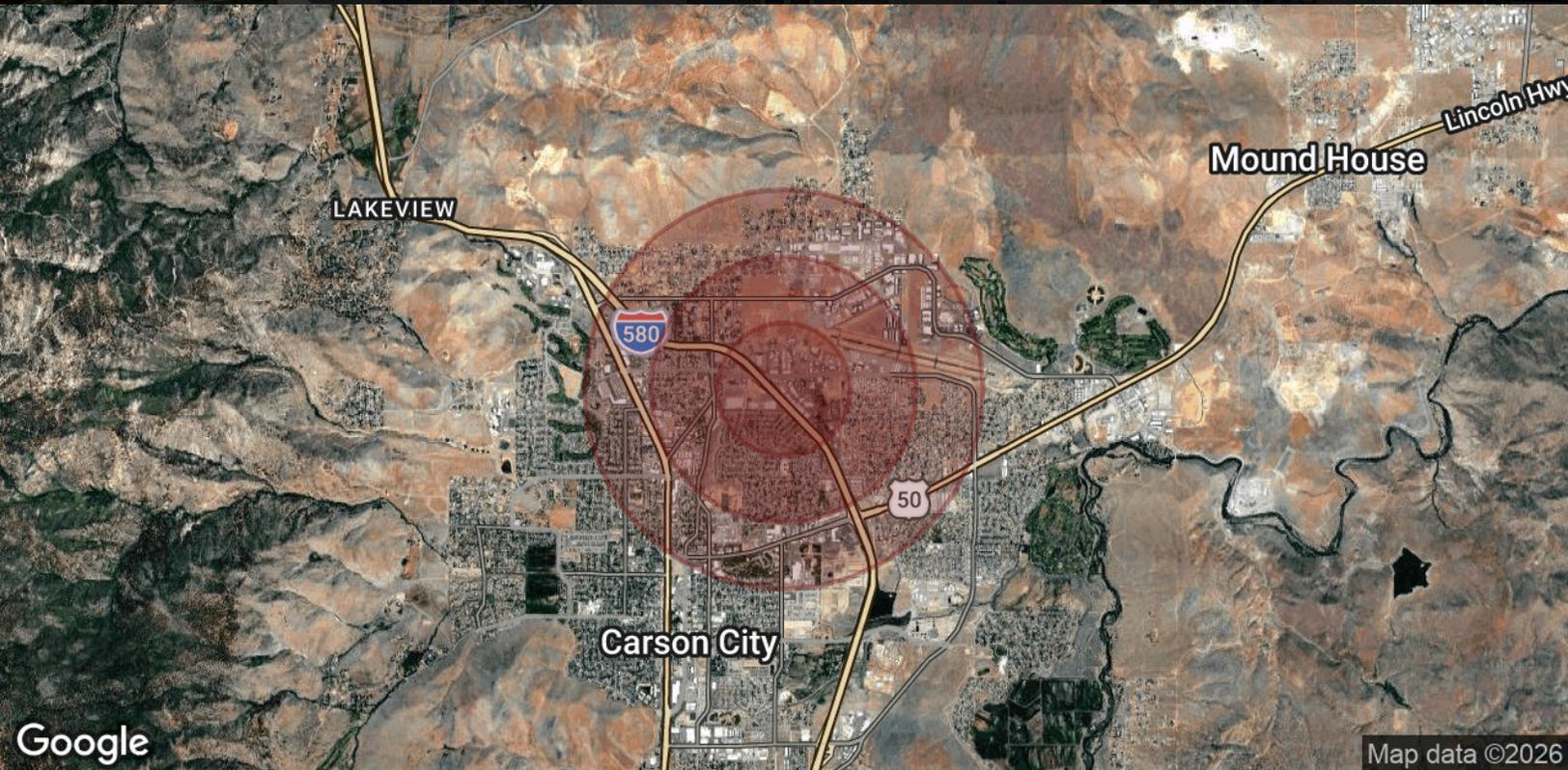


Location Map



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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,311	10,851	21,489
Average Age	36.8	40.6	39.1
Average Age (Male)	37.8	40.8	38.2
Average Age (Female)	37.7	42.2	41.3

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	888	4,758	9,768
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$74,402	\$59,732	\$57,764
Average House Value	\$289,327	\$197,773	\$216,078

2020 American Community Survey (ACS)