

Property Summary



Property Description

The Mills Park Center is centrally located in Carson City, offering excellent frontage, great visibility and high daily traffic count. With multiple franchise tenants anchoring this shopping center including Starbucks, FedEx and Pizzava. the center benefits from consistent customer traffic and a strong mix of surrounding retail, residential, and office uses. located approximately 1 mile from the 1-580 on-ramp. ample first-come, first-serve parking.

Property Highlights

- Prime retail/office space in high-traffic location
- Ample parking for employees and customers
- Close proximity to major highways for accessibility

Offering Summary

Lease Rate:	\$1.25/SF/MO
CAM:	\$0.33/SF
Available SF:	1,075 - 4,435 SF
Lot Size:	0.69 Acres
Building Size:	7,589 SF
APN:	002-442-05
Zoning:	GC

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	333	1,281	5,235
Total Population	790	3,074	12,604
Average HH Income	\$65,213	\$68,393	\$73,132

Lease Spaces



Lease Information

Lease Type:	CAM	Lease Term:	Negotiable
Total Space:	1,075 - 4,435 SF	Lease Rate:	\$1.25 SF/month

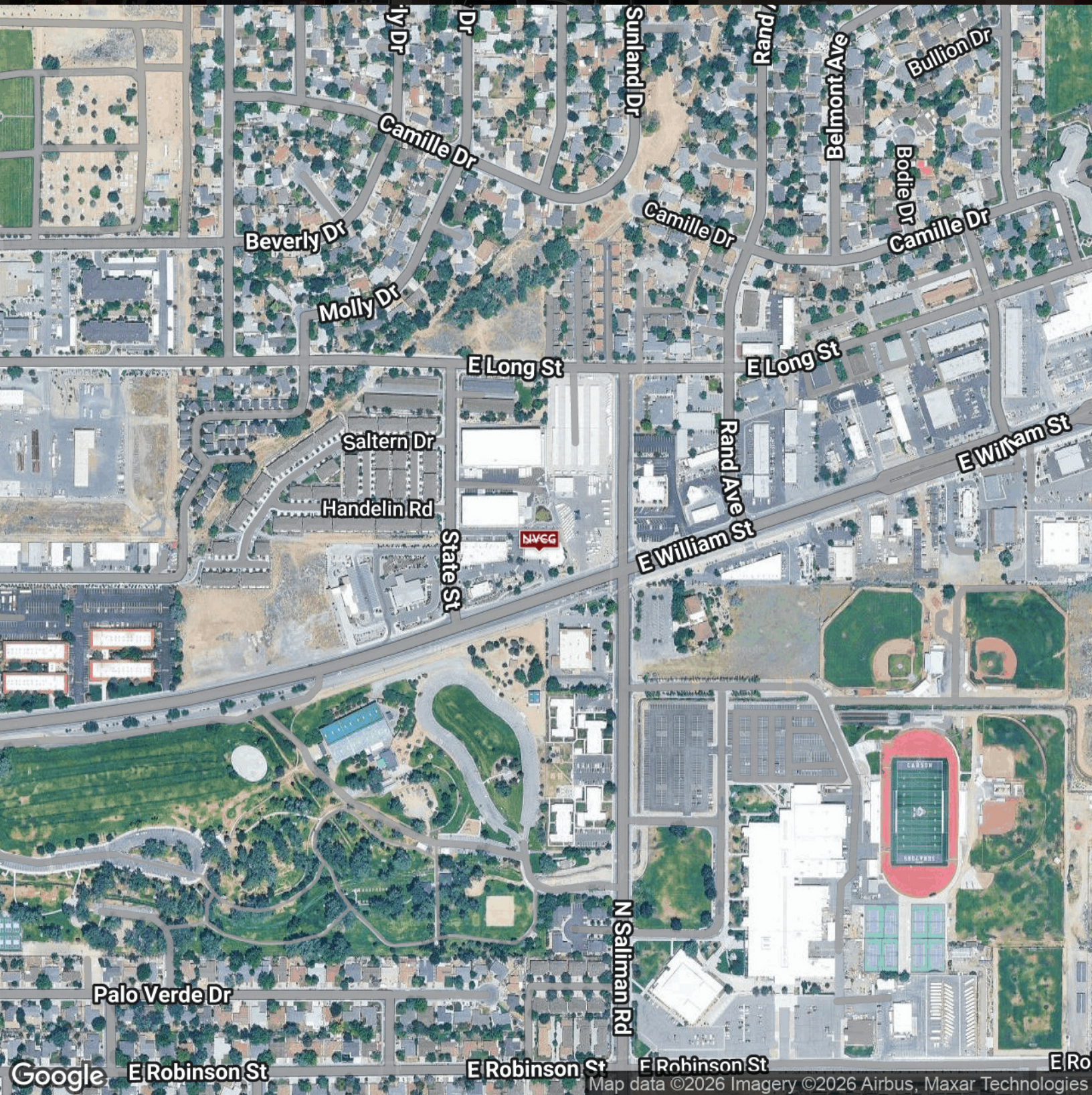
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite #1	Available	1,075 SF	CAM	\$1.25 SF/month	2 Offices or secured entryway and 1 office, breakroom with cabinetry, common restrooms with suite. Currently configured as office space, but would also be a great retail location. Tenant occupied, call to schedule
Suite #3	Available	4,435 SF	CAM	\$1.25 SF/month	Includes ±1,000 SF warehouse/storage space with 4x9 man-door Large lobby, 10 offices, private restrooms Currently configured as office space, but would also be a great retail location. Tenant occupied, call to schedule

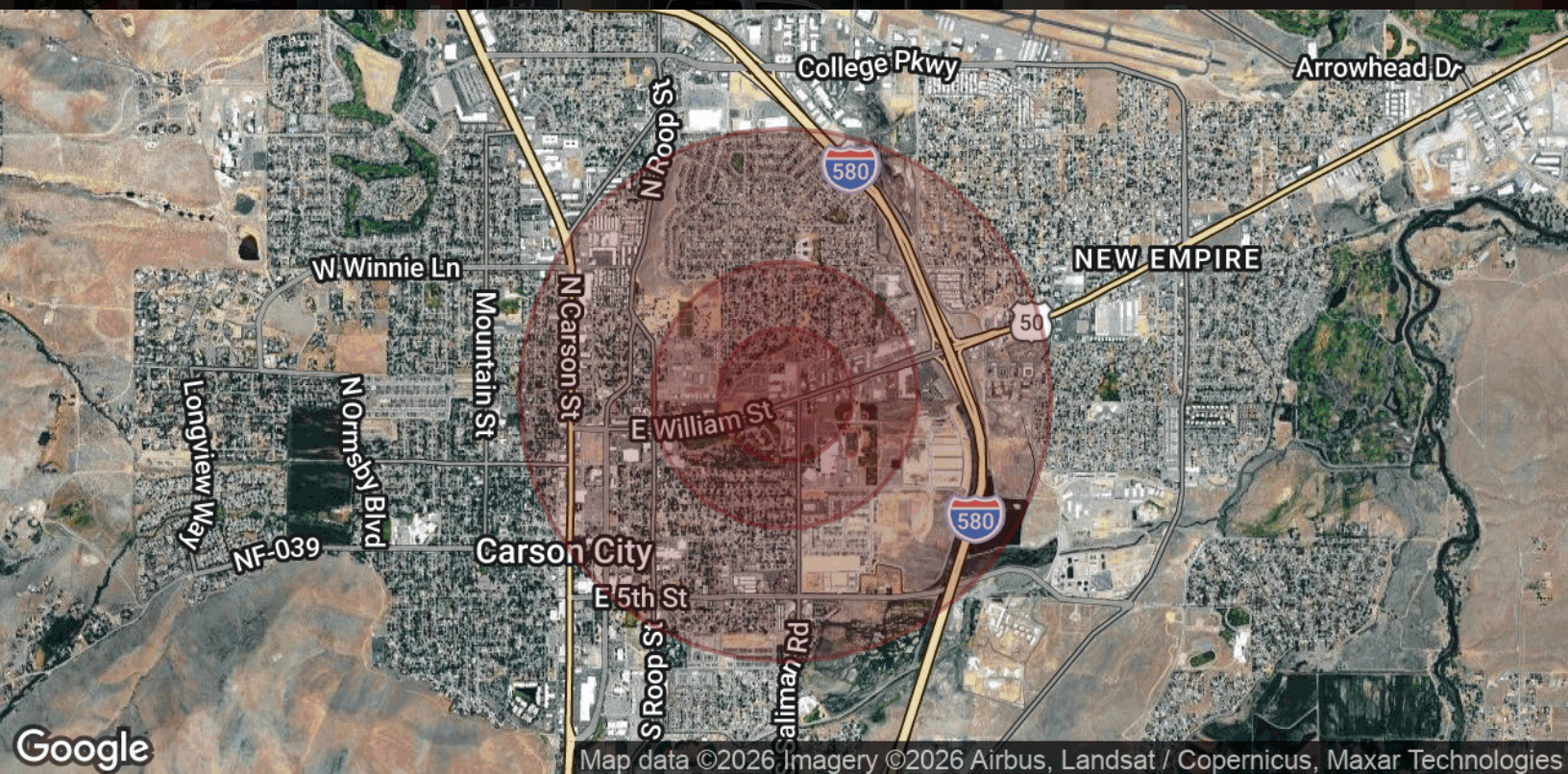
Additional Photos



Location Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	790	3,074	12,604
Average Age	42.6	42.6	40.3
Average Age (Male)	41.9	40.7	39.3
Average Age (Female)	43.3	43.2	40.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	333	1,281	5,235
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,213	\$68,393	\$73,132
Average House Value	\$383,309	\$391,354	\$351,649

2023 American Community Survey (ACS)