

FOR LEASE

210 N CARSON STREET



Retail
PRODUCT TYPE



±9,877 SF
AVAILABLE SF



\$1.00/SF/Mo
RATE



Carson City
LOCATION

YOUR SIGN HERE



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NAI Alliance

FOR LEASE

210 N CARSON STREET

Property Highlights

This well-located retail building, previously occupied by Hanifin's Art & Antiques, is located in Downtown Carson City with excellent visibility on N Carson Street, the city's main business thoroughfare. The property offers easy access to shopping, restaurants, entertainment, housing, and is just steps away from the Nevada State Capitol Building. 210 N Carson Street is built out with a large, open layout, first-floor restrooms, and second-floor office and storage space.

The property could be an excellent fit for: general retail, antiques or memorabilia, furniture store or showroom, art gallery, bookstore, clothing boutique or shoe store, health and fitness users, hobby supply shop, toy store, and more!

Property Details

Address	210 N Carson St, Carson City, NV 89701
Available SF	±9,877 SF
Lease Rate	\$1.00 /SF
Lease Type	NNN- \$0.22/SF
Parking	Shared Street Parking
Year Built	1917
Zoning	DT-MU



Aerial Map + Property Highlights



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±9,877 SF

AVAILABLE SF



\$1.00/SF/MO

RATE



Immediately

AVAILABLE



Unit Photos


Retail
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±9,877 SF
AVAILABLE SF


\$1.00/SF/MO
RATE


Immediately
AVAILABLE

5-MILE KEY FACTS



61,145
POPULATION



4.7%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$65,494

MEDIAN
HOUSEHOLD
INCOME



\$35,913

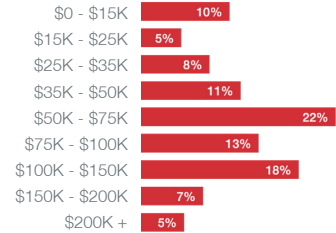
PER CAPITA
INCOME



\$165,948

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



3,204
BUSINESSES



42,939
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA



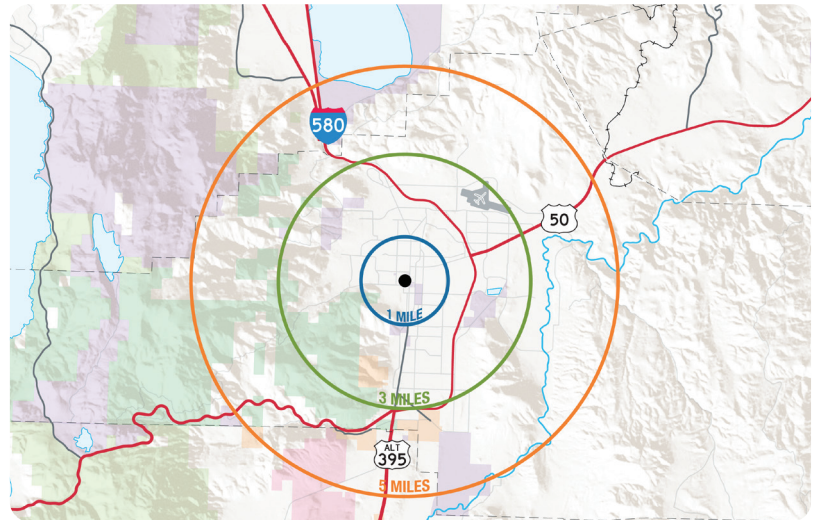
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

E WILLIAM ST

FOR LEASE

210 N CARSON STREET

Smith's

Nevada State Museum



SUBJECT

N CARSON ST

N STEWART ST



City Hall

Nevada State Library,
Archives and
Public Records

Nevada State
Capitol Building

Supreme Court
of Nevada

Carson City Jail

E 5TH ST

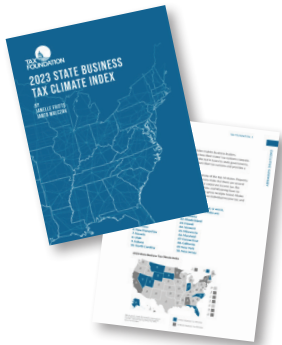
Nevada State
Legislature

Nevada State Printing Office
Education Department
Nevada Department of It

Area Map

210 N CARSON STREET









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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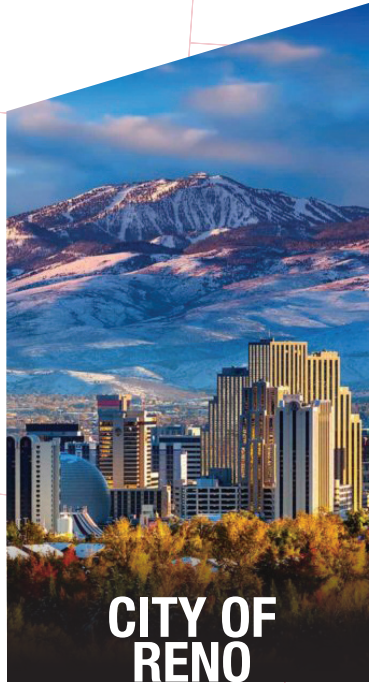
210 N CARSON STREET



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

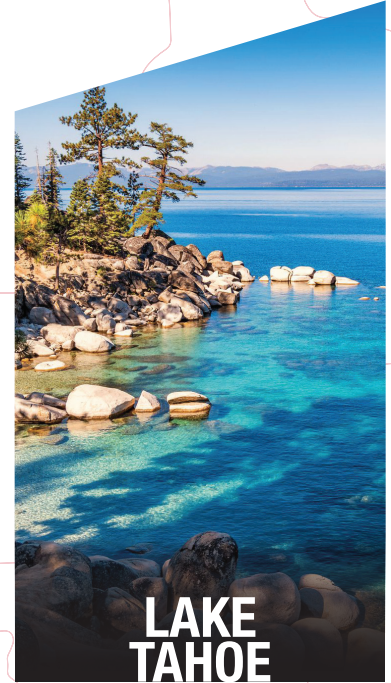
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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