

Smith's Shopping Center Available for Lease 938 and 2,452 Sq. Ft. Retail/Office Space



Dayton, Nevada

2,452 Sq. Ft- 6 Pine Cone Road, #6-\$1.05 psf NNN. Previously Wells Fargo Bank. Mostly open floor plan with private office, breakroom, restroom and teller counter.

938 Sq. Ft.-9 Retail Road, #6 -\$ 1.15 psf NNN. Open floor plan with single restroom.

Co-Tenants include: Smith's Grocery Store, Starbucks, Taco Bell, Jack in the Box, Pioneer Crossing Casino, Great Clips, Dayton Nails, Dollar Tree, State Farm, O'Reilly Auto Parts, Pizza Hut, Verizon, Lahontan Properties, Chopsticks, Cigarette City, Wells Fargo drive up ATM, Paycheck Advance and Port of Subs.

Nevada DOT 2022 Traffic Counts of approximately 22,300 cars per day.

Partner is NV RE Broker.

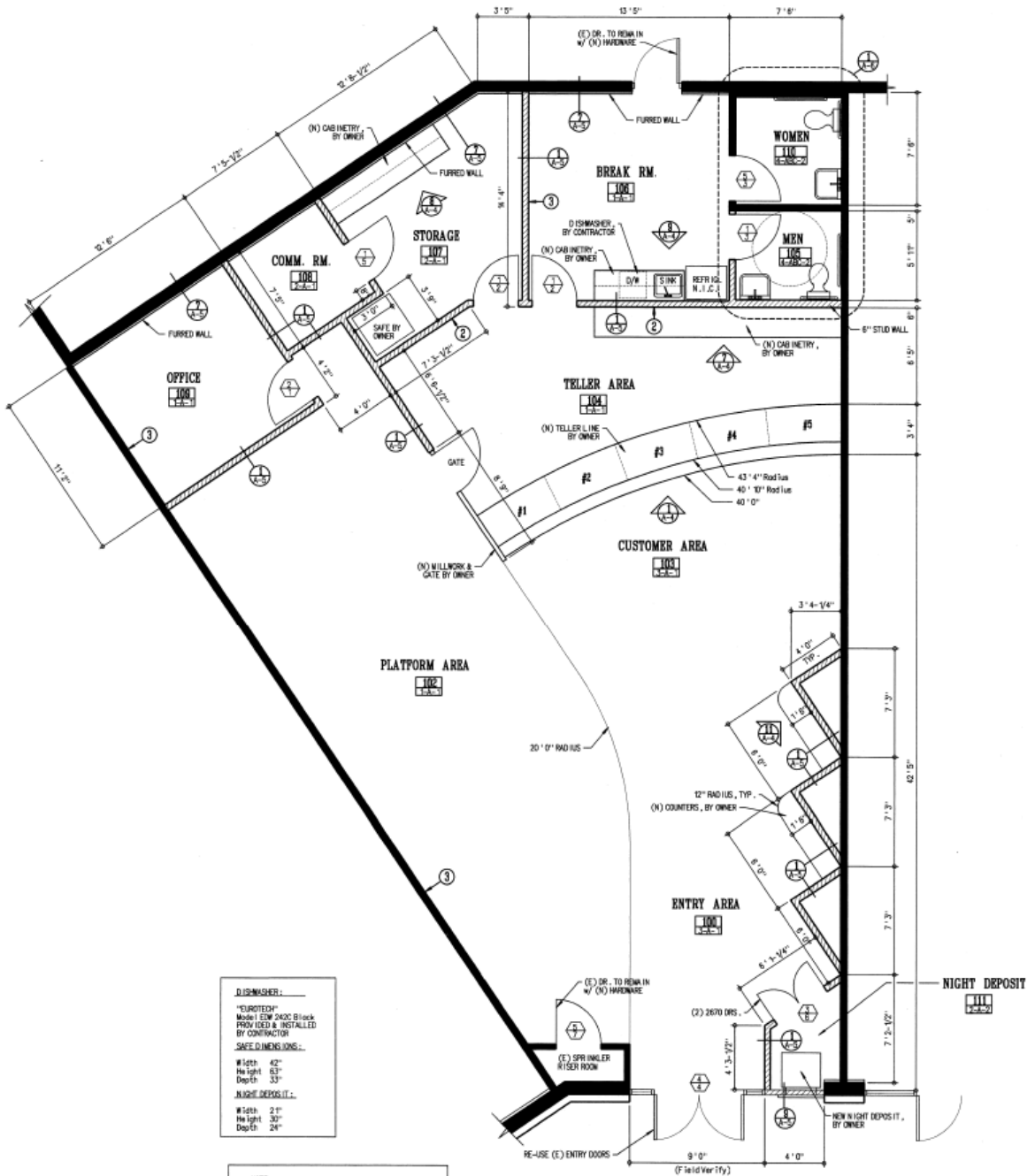


HONE COMPANY
COMMERCIAL REAL ESTATE

Vicki Hone (775)691-1912

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B.1001173 Broker/Owner



6 Pine Cone Road, Unit 6





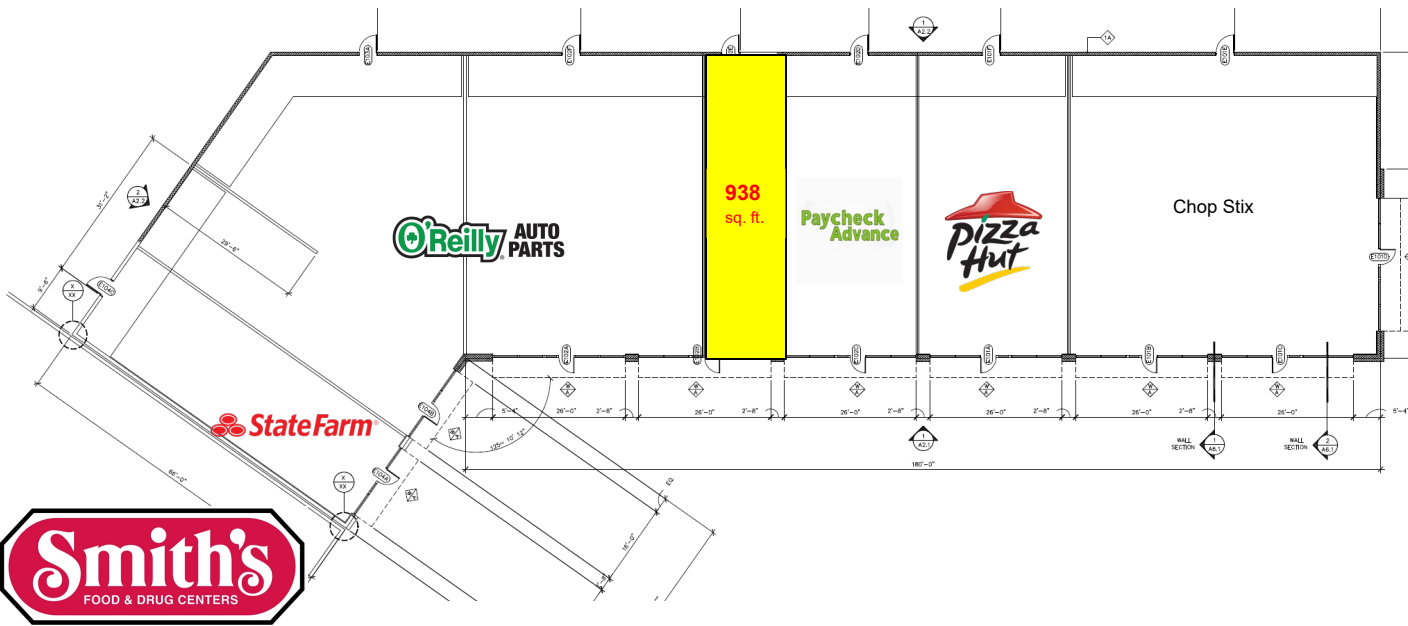
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9 Retail Road, Unit 6



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Site Map



Demographic Summary Report

6 Pine Cone Rd, Dayton, NV 89403

Building Type: **General Retail** Total Available: **2,452 SF**
 Secondary: - % Leased: **95.64%**
 GLA: **56,175 SF** Rent/SF/Mo: **\$1.05**
 Year Built: **2005**

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	3,976	10,760	20,910
2022 Estimate	3,417	9,101	17,777
2010 Census	3,150	7,371	14,622
Growth 2022 - 2027	16.36%	18.23%	17.62%
Growth 2010 - 2022	8.48%	23.47%	21.58%
2022 Population by Hispanic Origin	805	1,674	3,221
2022 Population	3,417	9,101	17,777
White	3,114 91.13%	8,252 90.67%	16,195 91.10%
Black	35 1.02%	108 1.19%	206 1.16%
Am. Indian & Alaskan	89 2.60%	211 2.32%	386 2.17%
Asian	47 1.38%	174 1.91%	307 1.73%
Hawaiian & Pacific Island	11 0.32%	32 0.35%	68 0.38%
Other	121 3.54%	323 3.55%	615 3.46%
U.S. Armed Forces	0	38	56
Households			
2027 Projection	1,463	4,169	7,988
2022 Estimate	1,256	3,519	6,788
2010 Census	1,160	2,842	5,599
Growth 2022 - 2027	16.48%	18.47%	17.68%
Growth 2010 - 2022	8.28%	23.82%	21.24%
Owner Occupied	913 72.69%	2,541 72.21%	5,137 75.68%
Renter Occupied	342 27.23%	979 27.82%	1,650 24.31%
2022 Households by HH Income	1,256	3,518	6,789
Income: <\$25,000	198 15.76%	474 13.47%	991 14.60%
Income: \$25,000- \$50,000	241 19.19%	834 23.71%	1,482 21.83%
Income: \$50,000- \$75,000	296 23.57%	746 21.21%	1,453 21.40%
Income: \$75,000- \$100,000	228 18.15%	495 14.07%	922 13.58%
Income: \$100,000- \$125,000	96 7.64%	389 11.06%	758 11.17%
Income: \$125,000- \$150,000	126 10.03%	318 9.04%	524 7.72%
Income: \$150,000- \$200,000	34 2.71%	141 4.01%	385 5.67%
Income: \$200,000+	37 2.95%	121 3.44%	274 4.04%
2022 Avg Household Income	\$76,306	\$79,133	\$81,160
2022 Med Household Income	\$63,931	\$65,442	\$64,984





Located 7.5 miles outside of Carson City, 10 miles from the Carson City Freeway on and off ramps .Forty miles south of Reno, 25 miles east of Lake Tahoe and 23 miles north of Minden, Nevada.

Great truck access from Highway 50, Highway 395 and the Carson City Freeway.

