

LAND LEASE - AVAILABLE NOW



PROPERTY DESCRIPTION

Johnson Group Commercial is please to announce the opportunity to Lease the land for your business or an investment on this ideally located acre at the intersection of Hot Springs Road and North Carson Street. Over an acre with easy to access to Utilities. Not in the flood plane. RC ZONING allows numerous uses and could potentially allow a drive thru.

Some sample uses:

Alcoholic Beverage Sales (accessory to a restaurant), Amusement Devices, Automobile Parts, Tires and Accessories, Automobile Rental, Automobile Retail New or Used, Automobile Service (automobile gas, maintenance and repair service, no body repair), Brew Pub, Carpet and Floor Coverings, Computer Sales and Repair, Department Store, Drugstore and Pharmacy, Factory Outlet Store, Furniture and Home Furnishings, Office and Home, including Retail, Garden Supplies, Grocery Store, Hotel, Juice Bar, Market (Mini-Market, Food-Market, Super-Market), Mobile home Sales, (Office), Motel, Motorcycle Sales, Service and Accessories, Office Supplies, Recreational Vehicle and Trailer Sales (including Rental), Rubber and Metal Stamp, Retail (shop accessory), etc.

OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (Ground)
Available SF:	47,916 SF
Lot Size:	1.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,142	20,377	23,370
Total Population	13,925	48,766	57,471
Average HH Income	\$88,480	\$96,529	\$101,768

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- RC Zoning - Retail Commercial - Great Carson City Location
- Rare opportunity for retail users on central high traffic intersection
- Located at the high traffic intersection of Hot Springs Road and North Carson Street
- Zoning allows for a variety of uses including convenience store, gas station, strip center, QSR users and more
- Nearby Amenities & Traffic Generators: Carson-Tahoe Hospital, Western Nevada, Community College, Silver Oak Golf Course, Cal Ranch, Grocery Outlet, Fast Food Outlets,, established residential, and numerous other businesses.



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FOR SALE 2172 N CARSON ST, CARSON CITY, NV

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

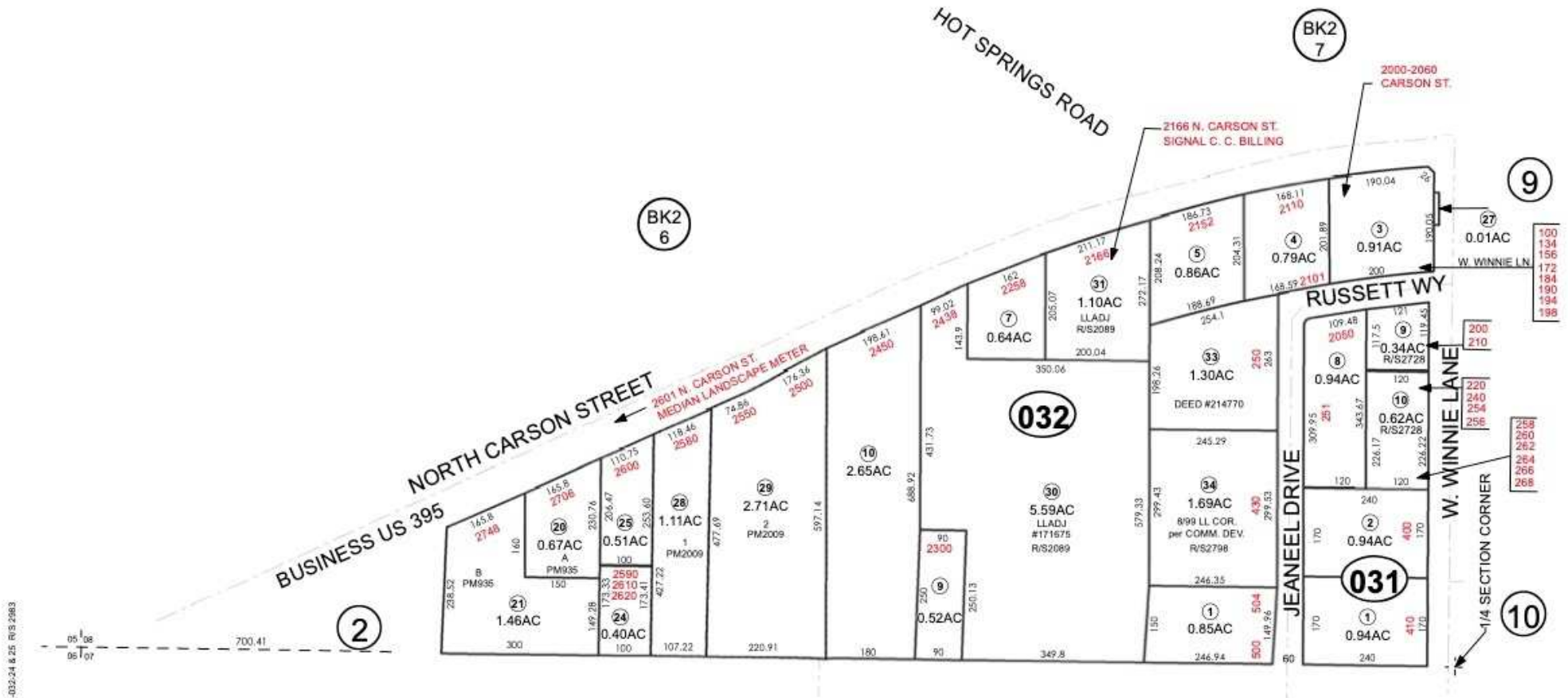


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PARCEL MAP

PORTION W 1/2 NW 1/4 SECTION 8, T.15 N., R.20 E., M.D.B. & M.

1-03



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LOCATION MAP



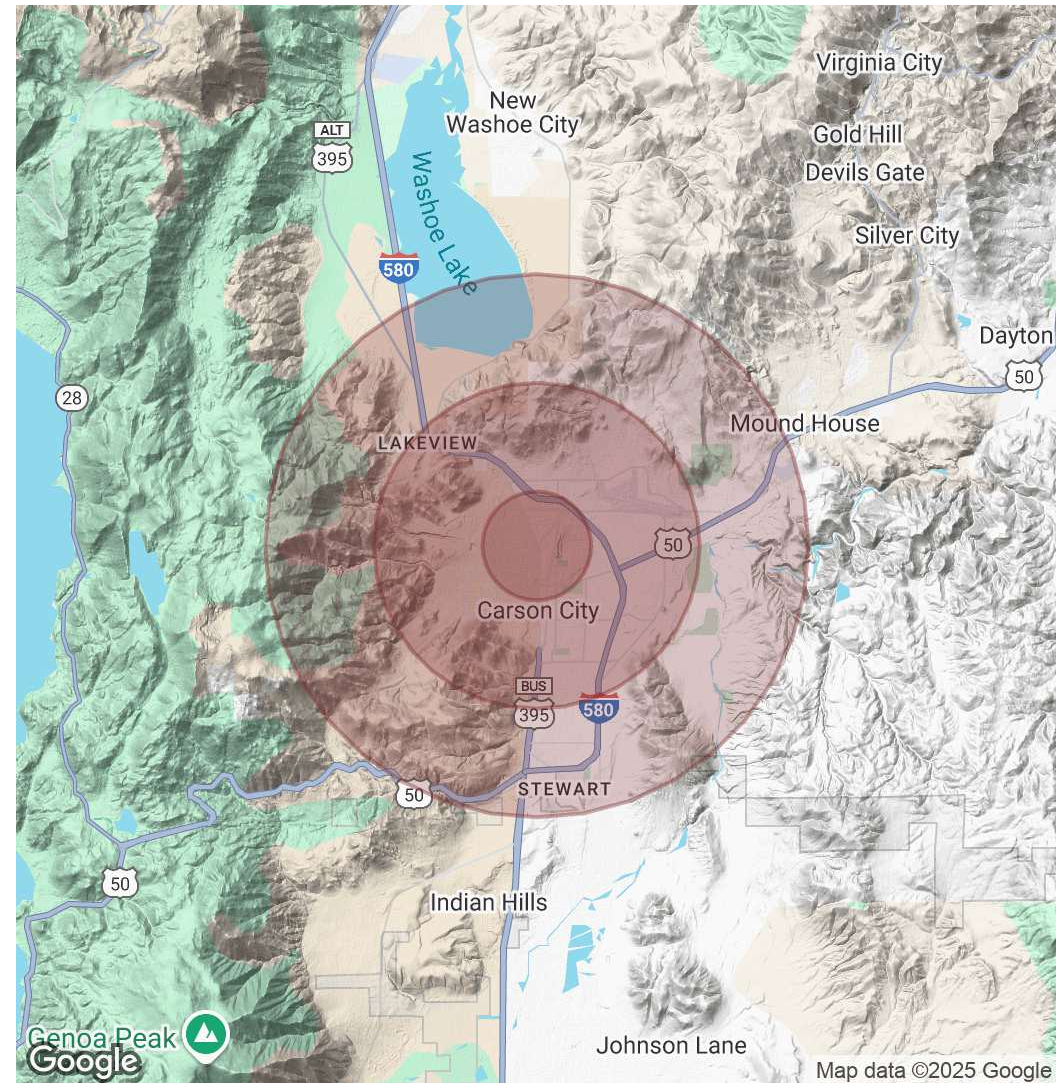
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,925	48,766	57,471
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,142	20,377	23,370
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$88,480	\$96,529	\$101,768
Average House Value	\$401,235	\$420,443	\$443,805

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

JOHNSON GROUP COMMERCIAL
5255 Longley Lane Suite 105
Reno, NV 89511
775.823.8877

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