

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Johnson Group is pleased to present this high-visibility retail property ideally situated on bustling North Carson Street which was renovated in 2020. Located at an intersection with strong traffic counts, this ±9,916 SF free-standing building on a 1.27 acre lot offers excellent signage and exposure for businesses seeking prominence in Carson City's commercial corridor.

The property features a flexible layout suitable for a variety of uses including but not limited to: Automobile Retail New or Used, Department Store, Drugstore and Pharmacy, Grocery Store, Brew Pub, Alcoholic Beverage Sales (accessory to a restaurant), showroom, or retail. With ample on-site parking, large display windows, and direct street access, it's move-in ready or customizable to fit your operation.



SITE PLAN

OFFERING SUMMARY

Sale Price:	\$2,579,000
Lease Rate:	\$1.50 SF/yr (NNN)
Number of Units:	1
Available SF:	9,916 SF
Lot Size:	56,824 SF
Building Size:	9,916 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Population	8,419	55,763	71,753
Average HH Income	\$95,391	\$99,740	\$104,707

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

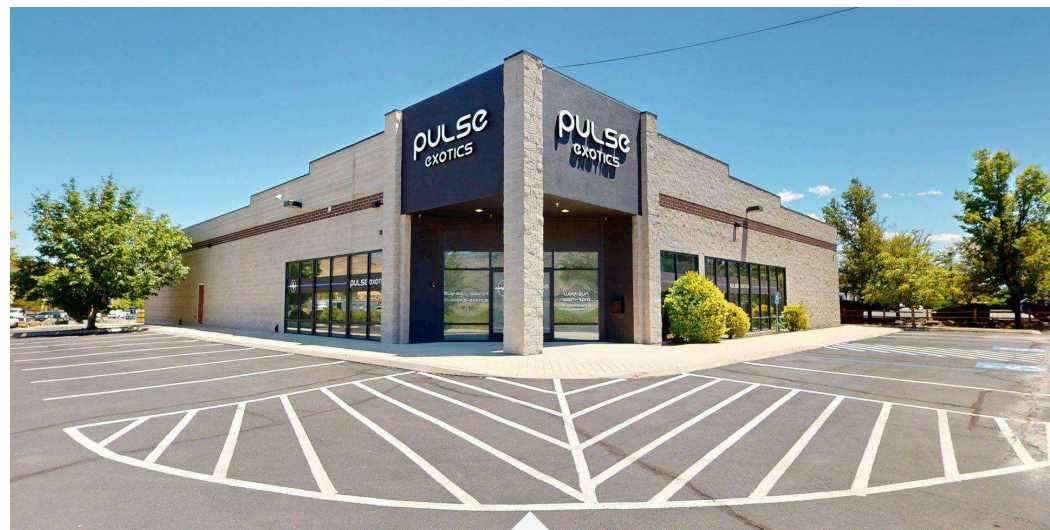
PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Free Standing Building
APN	00239137
Building Size	9,916 SF
Lot Size	56,824 SF
Year Built	1998
Year Last Renovated	2020
Dock Doors	1
Grade Level Doors	1

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Whether you're an owner-user, investor, or tenant seeking a standout location, 3917 N Carson St delivers the access and visibility your business needs.

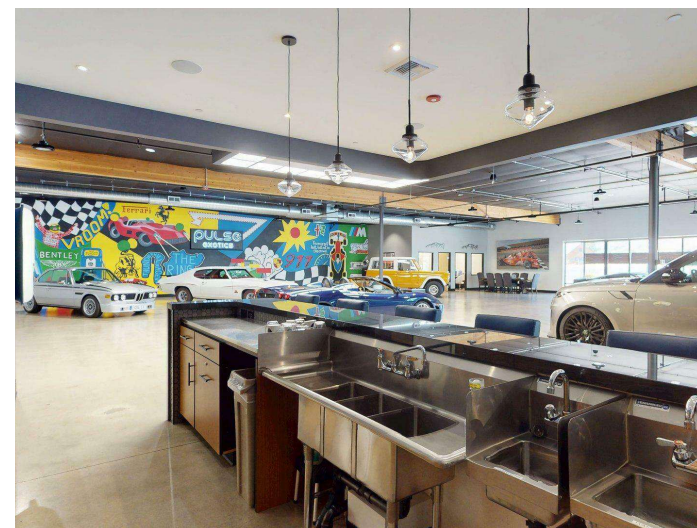
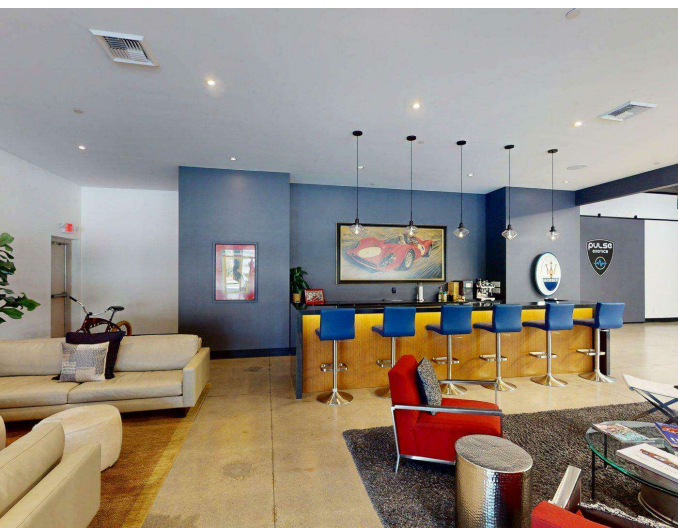
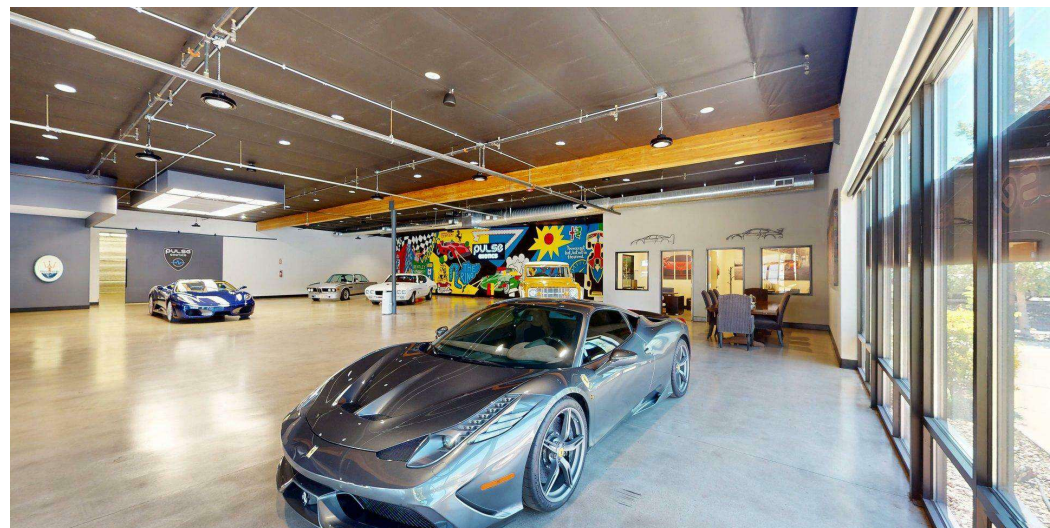


- * Available for sale or lease
- * Excellent frontage on N Carson Street at a signalized intersection – high visibility and traffic
- * Flexible zoning (RC) for a variety of commercial uses
- * On-site parking and easy access
- * Surrounded by national retailers, restaurants, and service providers
- * 1 dock high and 1 drive in door

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FOR SALE 3917 N CARSON ST, CARSON CITY, NV

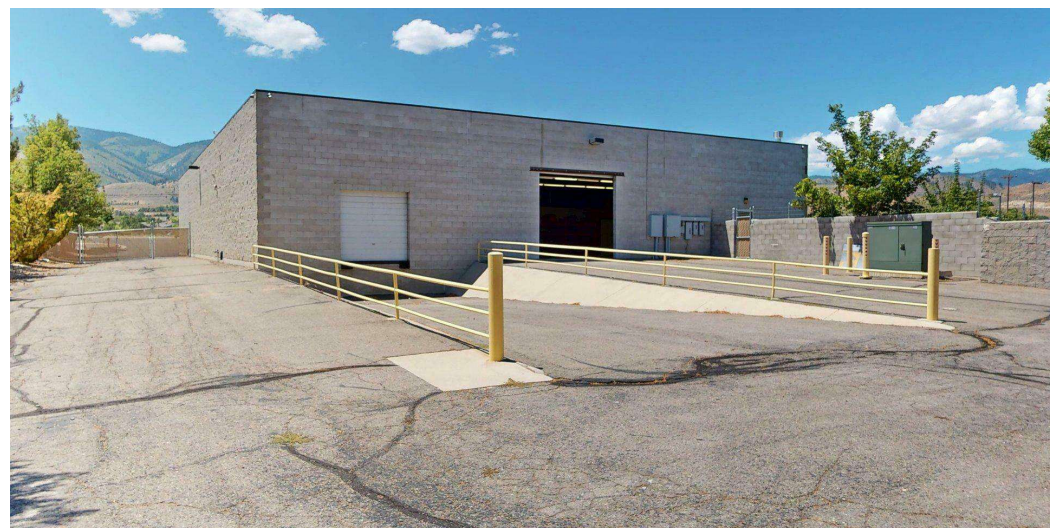
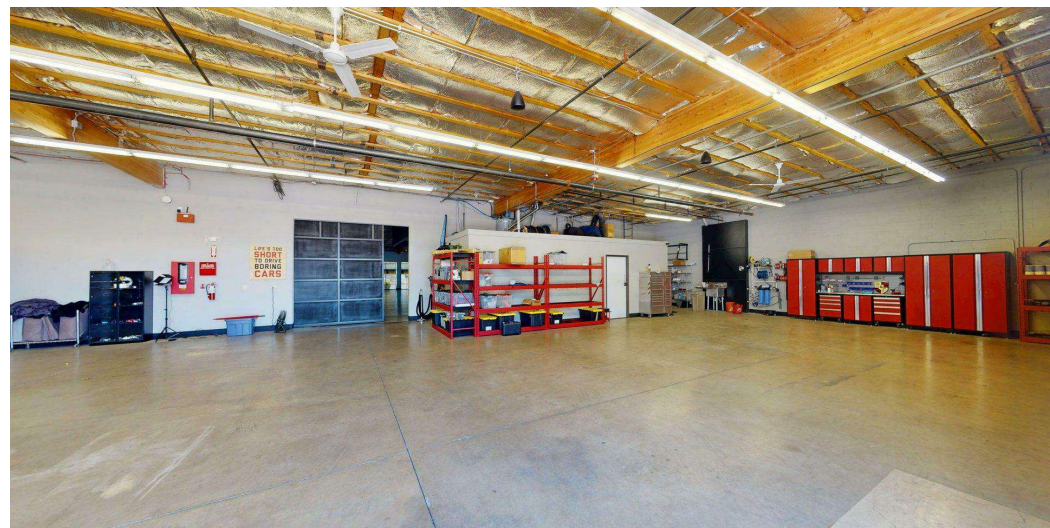
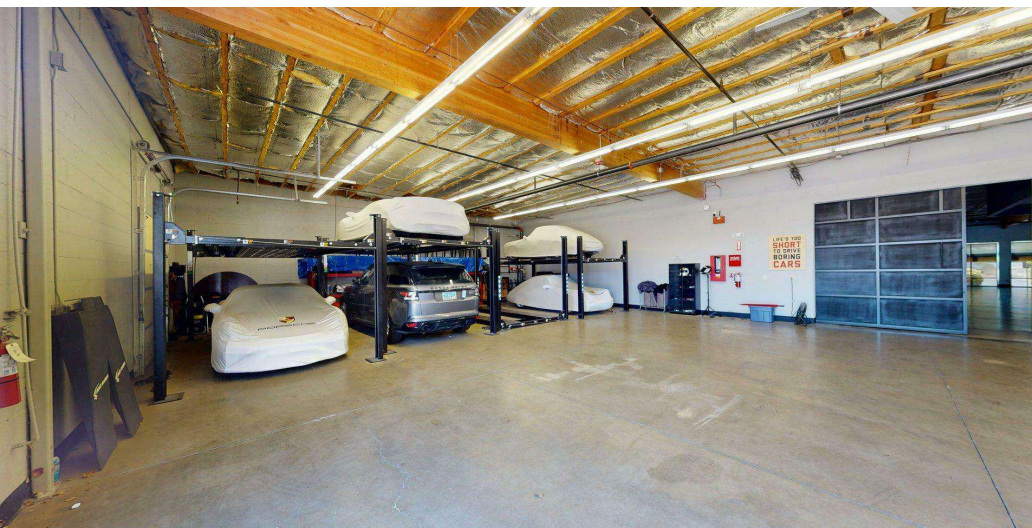
SHOWROOM AREA IMAGES



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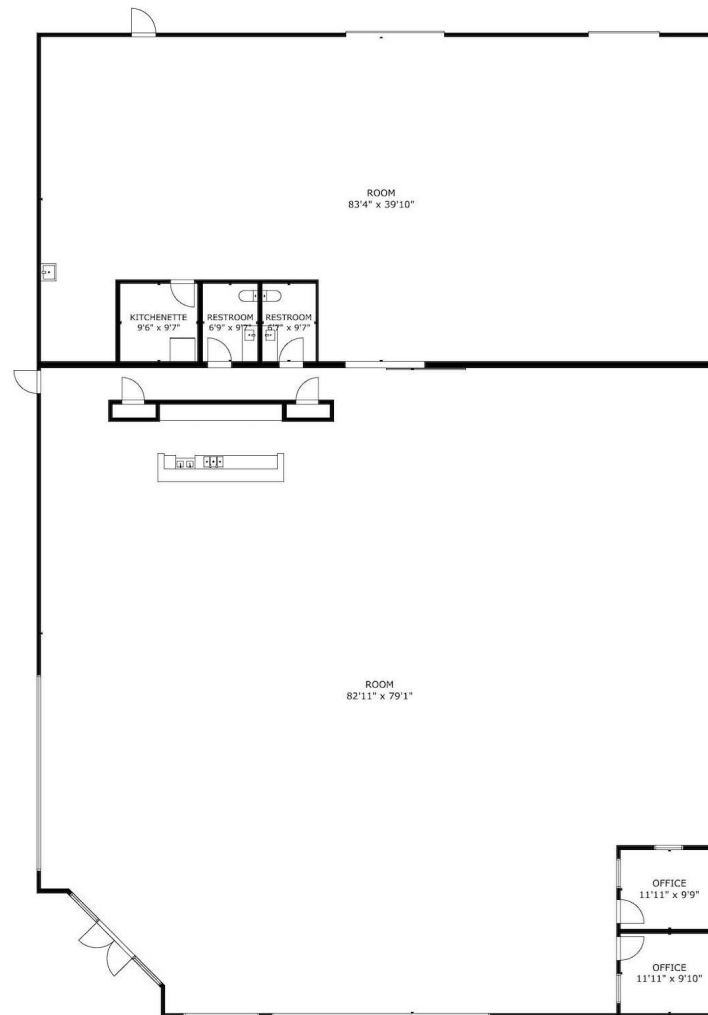
FOR SALE 3917 N CARSON ST, CARSON CITY, NV

WAREHOUSE AREA IMAGES



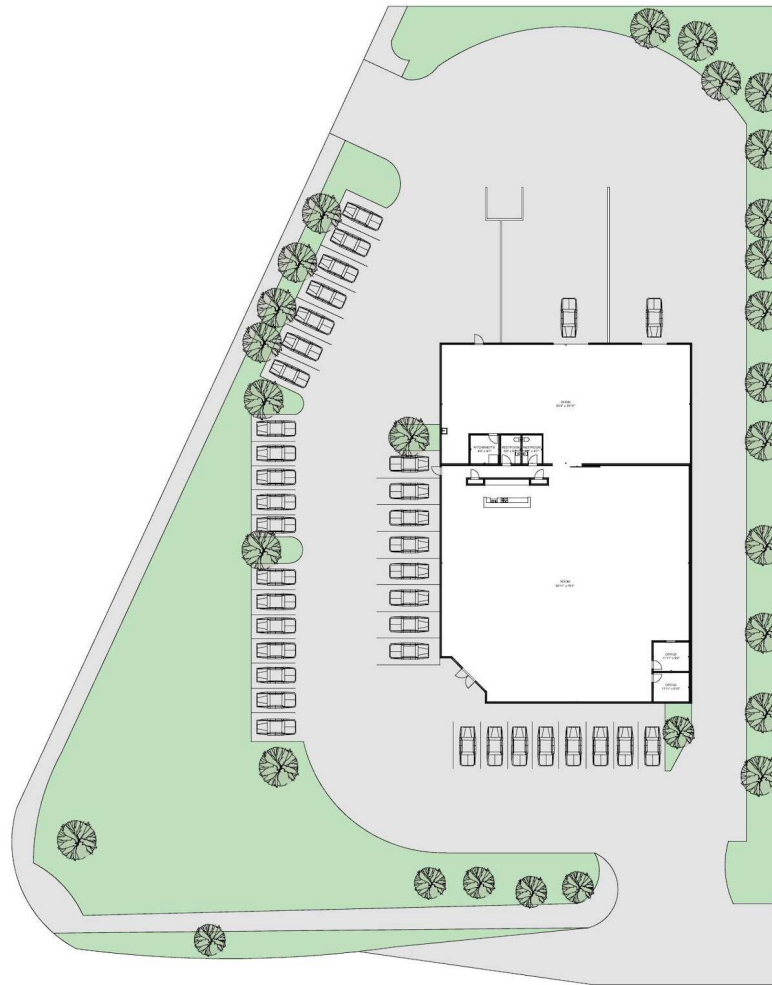
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FLOOR PLAN



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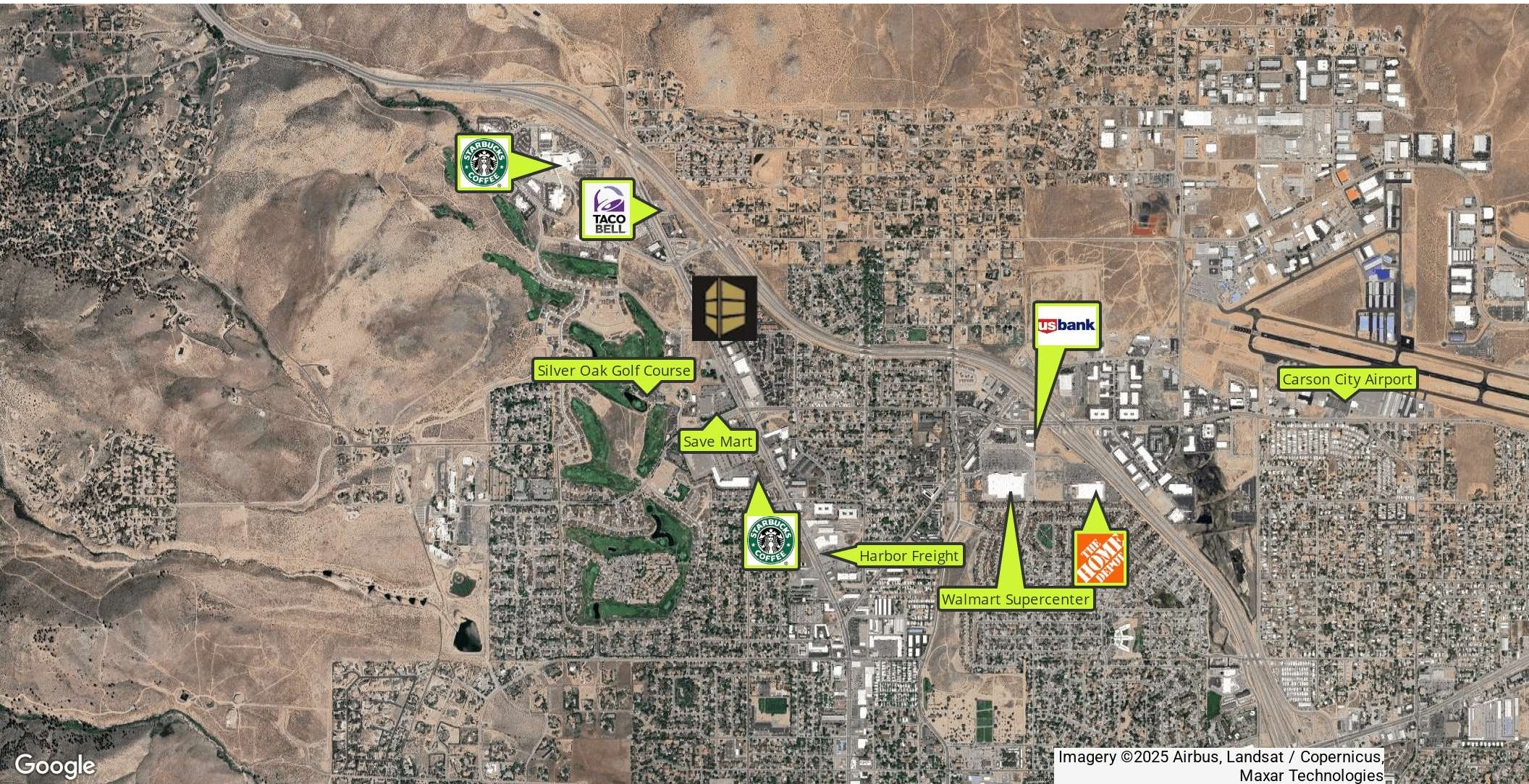
SITE PLAN



SITE PLAN

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LOCATION MAP



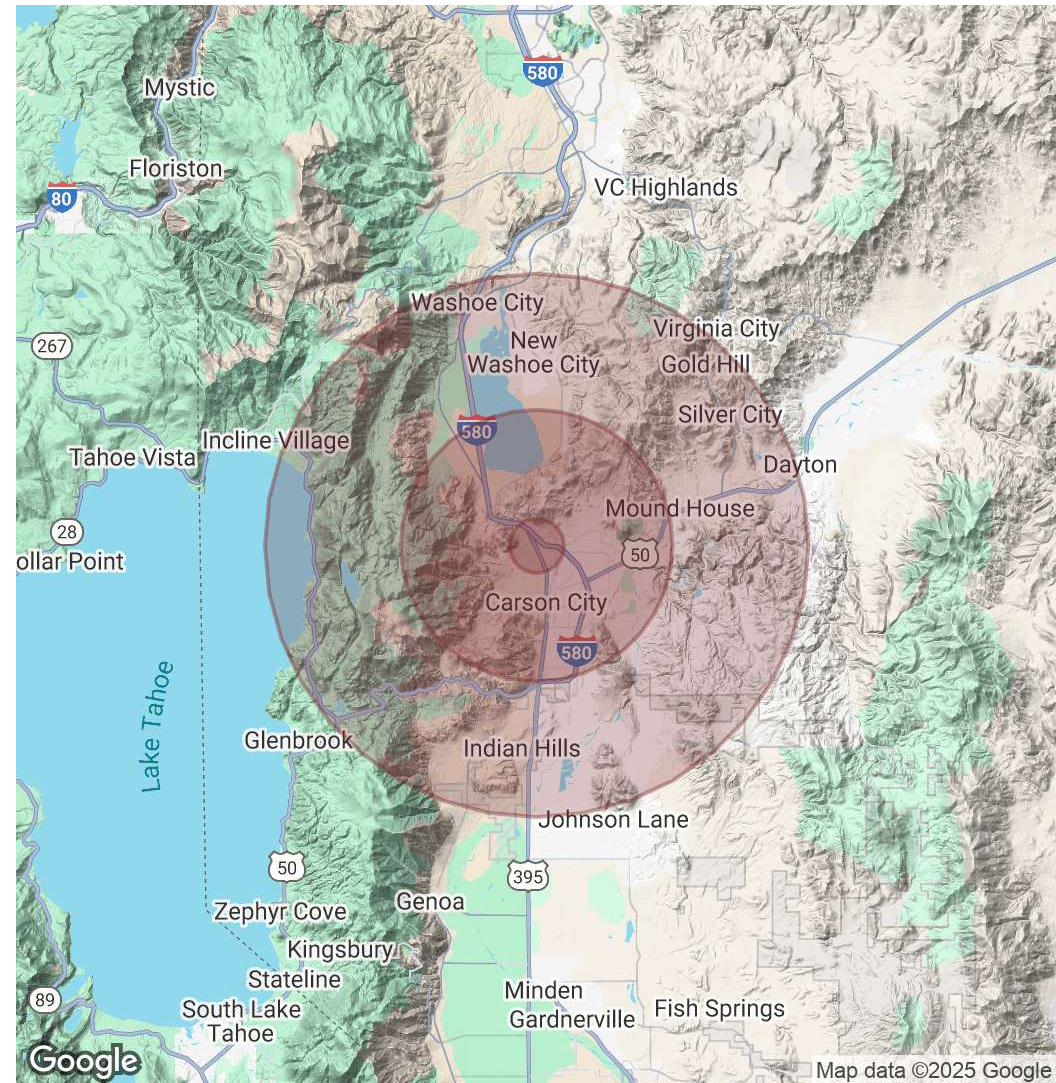
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,419	55,763	71,753
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,677	23,112	29,157
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,391	\$99,740	\$104,707
Average House Value	\$456,285	\$439,308	\$477,892

Demographics data derived from AlphaMap



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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 \$600 million in investment sales and hundreds of lease agreements.

-5 time COSTAR Power Broker Award Winner

-4 time 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

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