

For Lease

# Prime Retail Property

Negotiable



## 915 Jacks Valley Rd

Carson City, Nevada 89705

### Property Highlights

- 39,206 SF available, divisible to 15,280 & 23,926 SF
- Prime junior anchor space
- Highest traffic counts in the area estimated: 37,000 +/-
- Market reach includes Carson City, Minden, Gardnerville, Dayton, Bishop and Lake Tahoe areas
- Co-tenants include Target & Home Depot
- Located at the signalized intersection of US HWY 395 & Jacks Valley Road
- 3 entrances for this center: US HWY 395, Jacks Valley Rd & Vista Grande Blvd.

### OFFERING SUMMARY

<b>Available SF</b>	15,280-39,206
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	2.47 Acres
<b>Building Size</b>	54,606 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>3 Miles</b>	12,239	\$79,128
<b>5 Miles</b>	34,777	\$73,695

For more information

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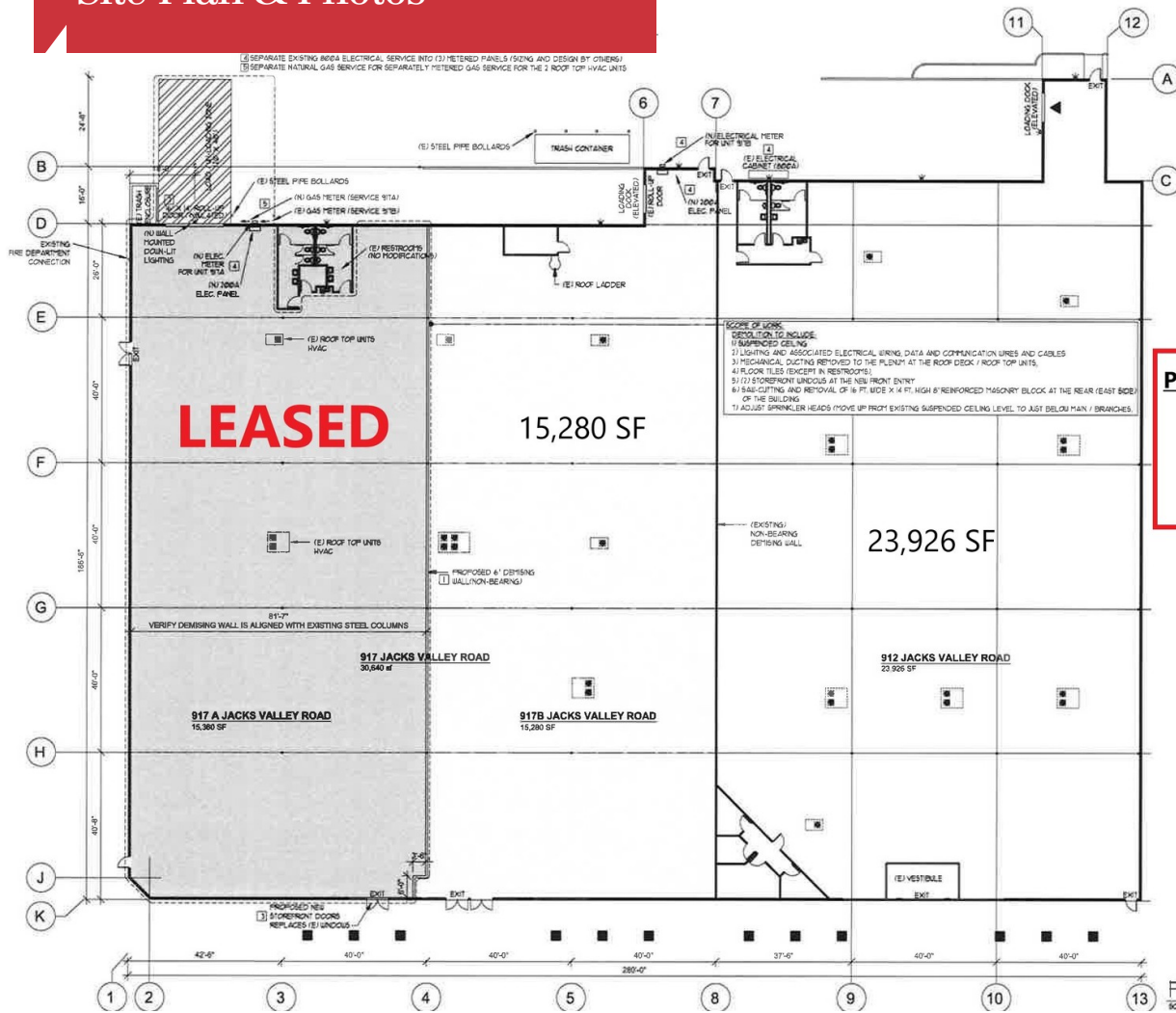
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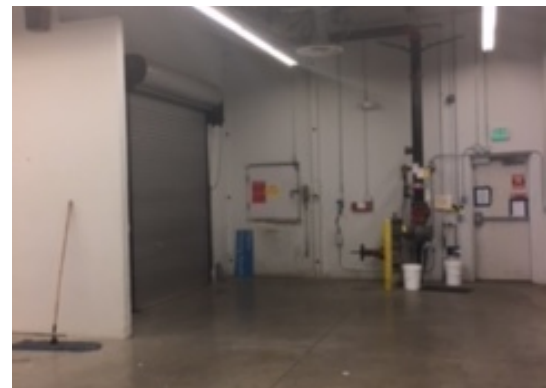
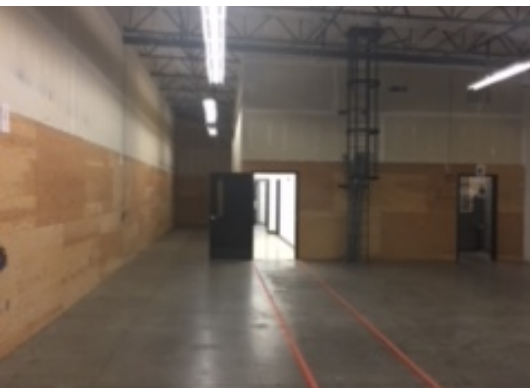
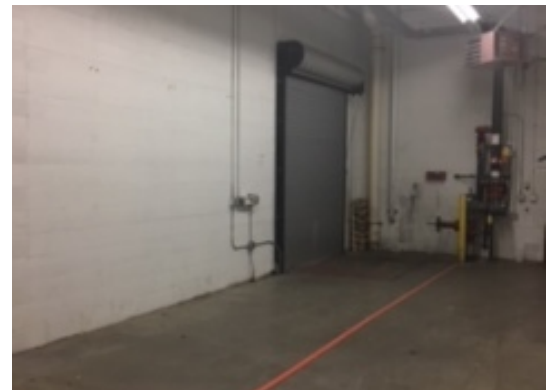
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# Site Plan & Photos



## Proposed Size Options:

39,206 SF  
 15,280 SF  
 23,926 SF



# Location Map



Google

Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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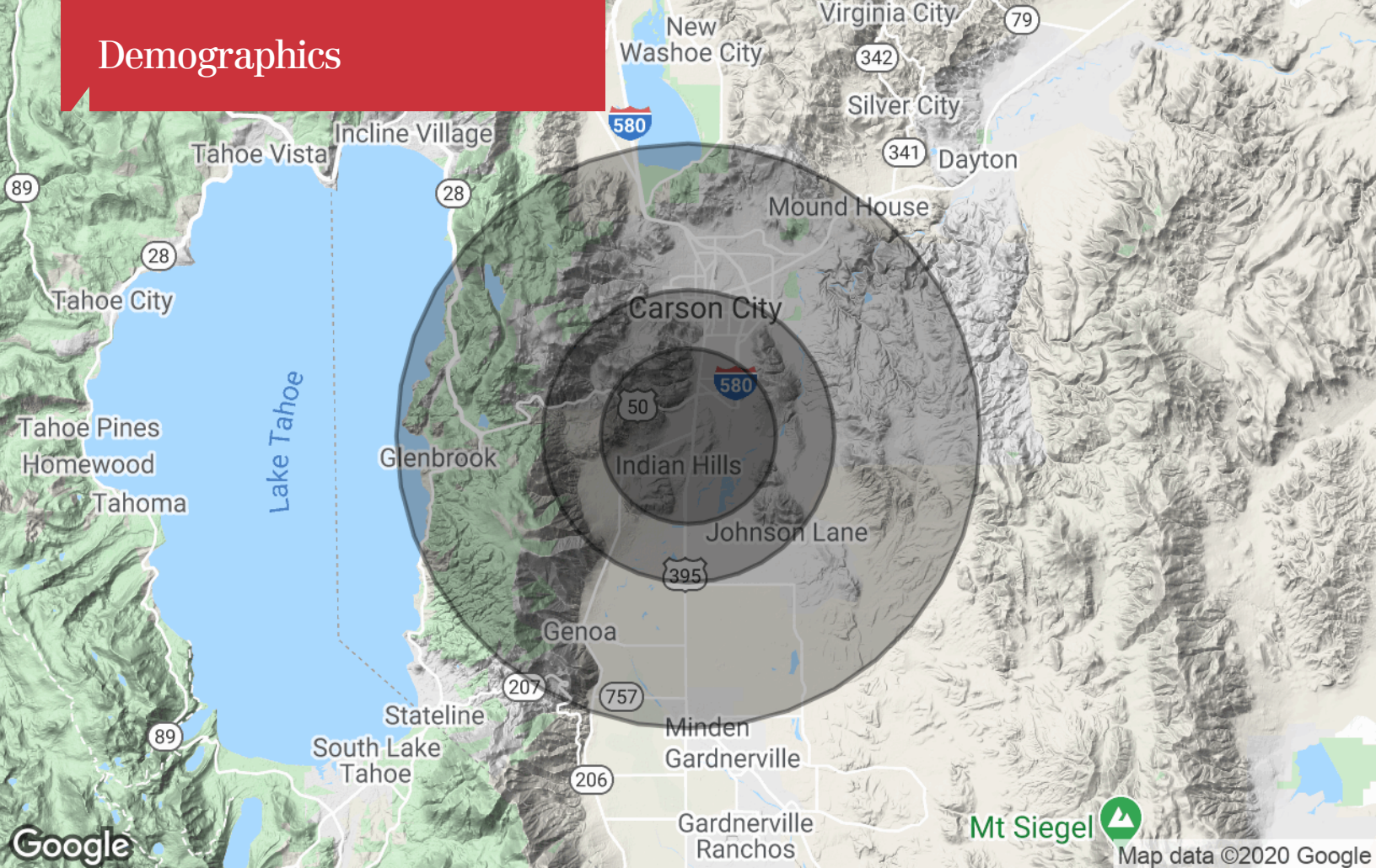
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# Retailer Map



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# Demographics



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	12,239	34,777	90,758
MEDIAN AGE	43.5	43.9	42.7
MEDIAN AGE (MALE)	42.5	42.1	41.5
MEDIAN AGE (FEMALE)	43.8	45.2	43.5
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,538	13,422	35,268
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$79,128	\$73,695	\$71,849
AVERAGE HOUSE VALUE	\$459,817	\$392,838	\$402,849
Race	3 Miles	5 Miles	10 Miles
% WHITE	90.5%	90.6%	89.7%
% BLACK	0.3%	0.7%	0.7%
% ASIAN	2.3%	2.4%	2.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	2.3%	2.2%	1.9%
% OTHER	4.7%	4.1%	5.8%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	14.5%	13.2%	18.3%

\* Demographic data derived from 2010 US Census