

For Sale

Great Retail Location

10,003 SF | \$1,397,000



3355 S. Carson St.

Carson City, Nevada 89701

Property Highlights

- 10,003 SF of retail building on .7 acres
- Built: 2011
- Located in the center of Carson City's busiest retail area
- 18 parking spaces
- APN: 009-112-22

Property Description

The property is surrounded by new car dealerships, Applebee's, Raley's Kohl's, JCPenney's, Buffalo Wild Wings, Save Mart, Heritage Bank, U.S. Bank, O'Reilly's and Auto Zone.

The building has a large showroom, private offices and a warehouse area with a drive-in overhead door.

South Carson Street will soon be re-designed to two lanes in each direction with bicycle lanes, over-sized sidewalks, and increased landscaping.

OFFERING SUMMARY

Sale Price	\$1,397,000
Lot Size	0.7 Acres
Building Size	10,003 SF
Zoning	RC

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	32,232	\$65,854
5 Miles	65,511	\$64,565

For more information

Bruce Robertson, CCIM, Senior Advisor

O: 775 721 7904 | C: 775 434 0998
robertsonb@naialliance.com

Rocky Joy, Broker-Associate

O: 775 297 4998 | C: 530 310 0048
Rjoy@NAIalliance.com

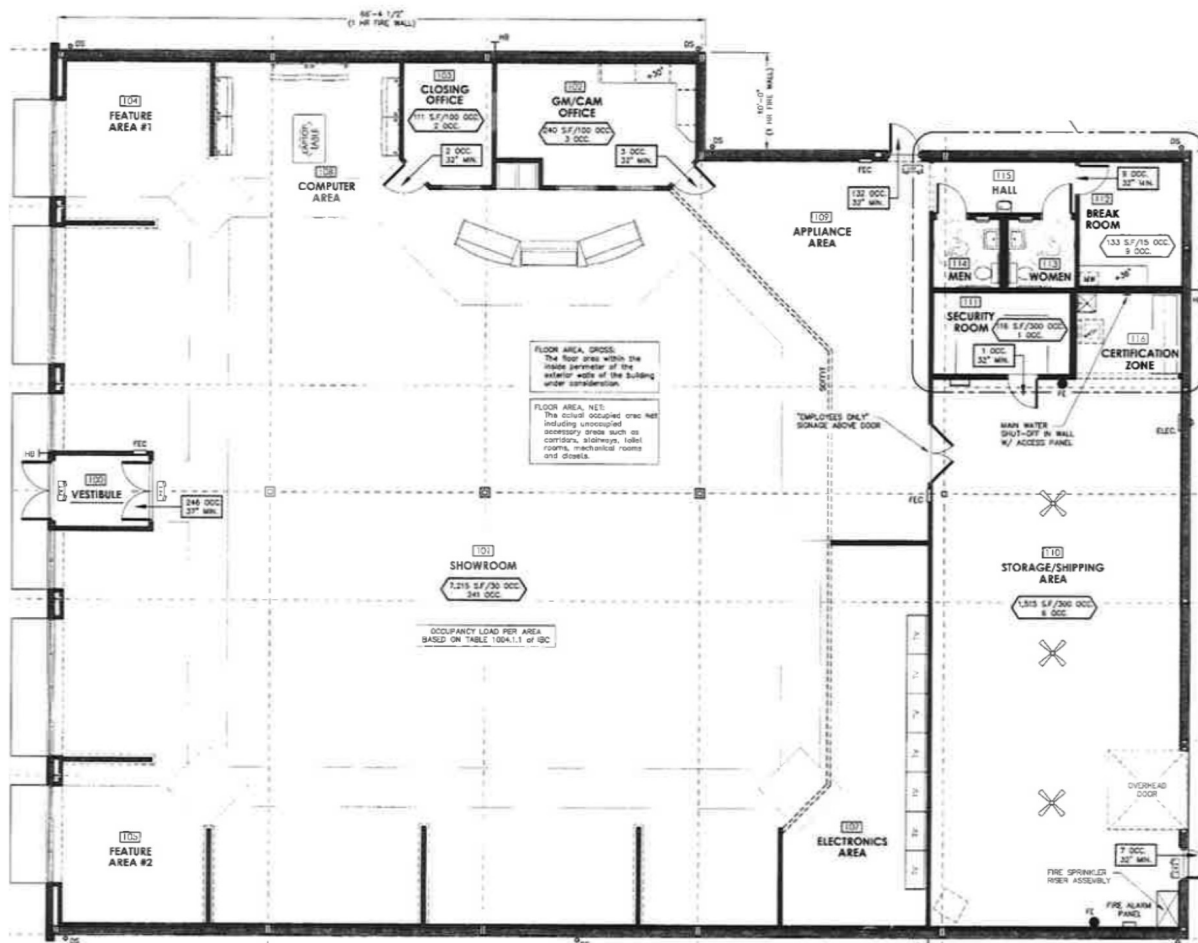


1000 N. Division Street, #202
Carson City, NV 89703
775 546 2894 tel
naialliance.com

Additional Photos



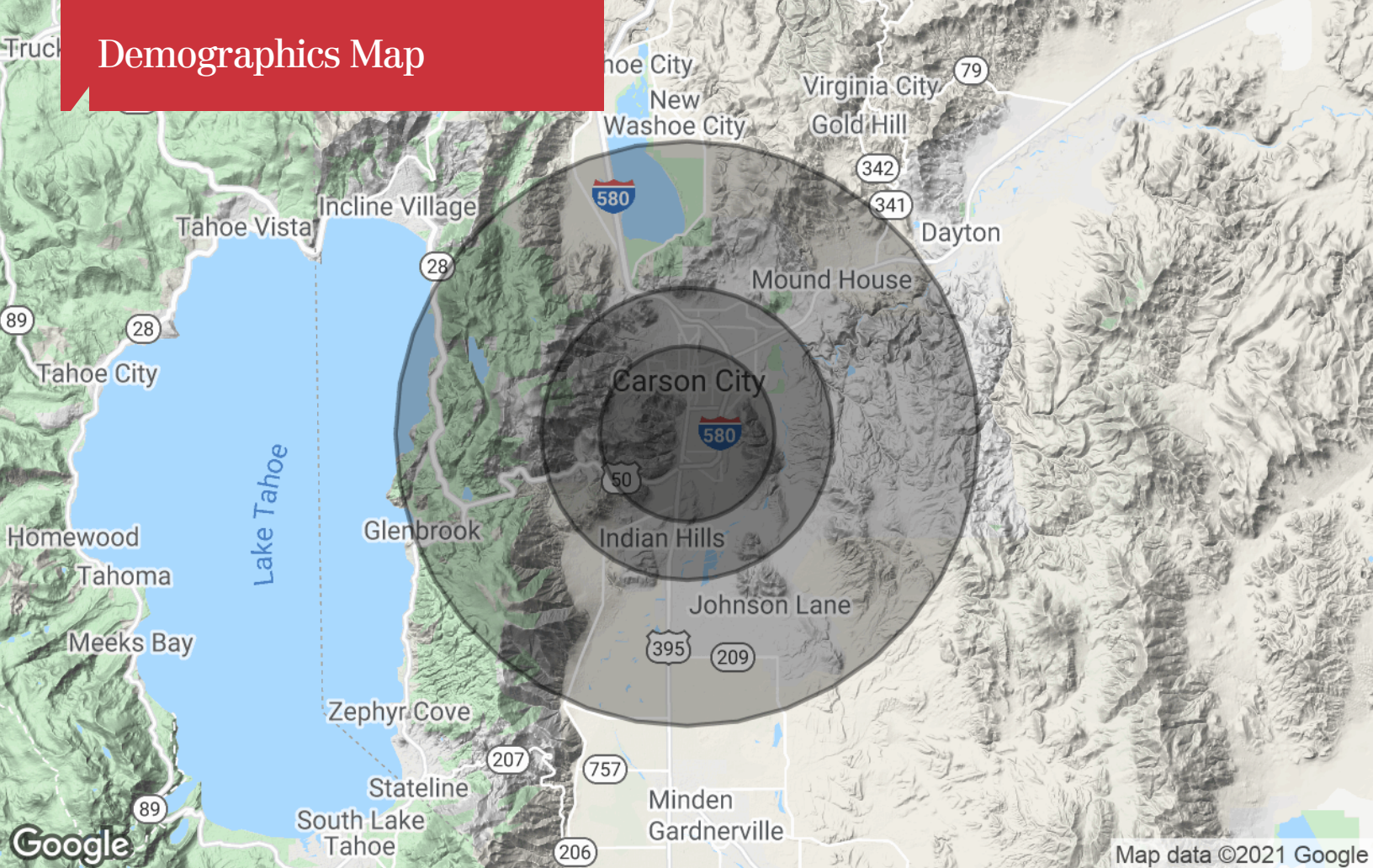
Parcel Map & Building Plan



Location Maps



Demographics Map



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	32,232	65,511	89,059
MEDIAN AGE	43.0	41.3	42.7
MEDIAN AGE (MALE)	40.6	39.9	41.4
MEDIAN AGE (FEMALE)	44.9	42.2	43.4
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	12,851	25,287	34,656
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$65,854	\$64,565	\$71,376
AVERAGE HOUSE VALUE	\$322,197	\$319,762	\$380,246
Race	3 Miles	5 Miles	10 Miles
% WHITE	90.8%	89.2%	89.5%
% BLACK	0.7%	0.6%	0.8%
% ASIAN	2.1%	1.9%	2.0%
% HAWAIIAN	0.1%	0.2%	0.2%
% INDIAN	1.9%	2.0%	2.2%
% OTHER	4.5%	6.4%	5.6%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	15.0%	20.5%	17.8%

* Demographic data derived from 2010 US Census

About Carson City



ABOUT CARSON CITY

Carson City is the Capitol of Nevada, with a population of approximately 57,000, and is located at the foot of the Sierra Nevada mountain range. It is 30 miles south of Reno and 20 miles east of Lake Tahoe, and as such, offers unparalleled recreational opportunities. Our region enjoys a mild four season climate and world-class outdoor activities. As the seat of state government, and a center for federal government, the government sector employs about one out of four city residents and is the second largest industry, providing a stable employment environment.

Carson City is the manufacturing center of the state, with a 12% manufacturing base (per capita). The "Rating Guide to Life in America's Small Cities" ranked Carson City as the 19th best "micropolitan" area in the U.S. According to the authors of "Boomtown USA", it is one of the top 50 communities in the West for the greatest opportunities for business, jobs and lifestyle and is a favorite relocation spot for companies interested in low taxes, affordable housing, and an abundant labor force.