

For Lease

Prime Retail Property

Negotiable



North Carson Crossing Center

3305 Market Street, Carson City, Nevada 89706

Property Highlights

- Lease Rate: Negotiable
- Street Retail
- 3 spaces available (see table on right)
- Building Size: 16,439 SF
- Year Built: 2008
- Cross Streets: E. College Parkway
- Adjacent to Super Wal-Mart & Home Depot

Property Description

The property is situated in the North Carson Crossing Center which is anchored by: Super WalMart, CitiFinancial, Round Table Pizza, Verizon Wireless, Starbuck's, Jack in the Box, Home Depot, plus more. The property itself currently is home to: US Bank, Dotty's, Absolute Dental. Over 125 feet of College Parkway frontage. Average daily traffic count: 17,000. The Shops at College Parkway are located in the fastest growing retail area in Carson City. The new US Hwy 395/1580 bypass is less than 1/4 mile away.

OFFERING SUMMARY

Available SF	1,413 - 4,595 SF
Building Size	16,439 SF
Zoning	LI

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Unit 104	NEGOTIABLE	1,591
Unit 105	NEGOTIABLE	1,591
Unit 106	NEGOTIABLE	1,413

For more information

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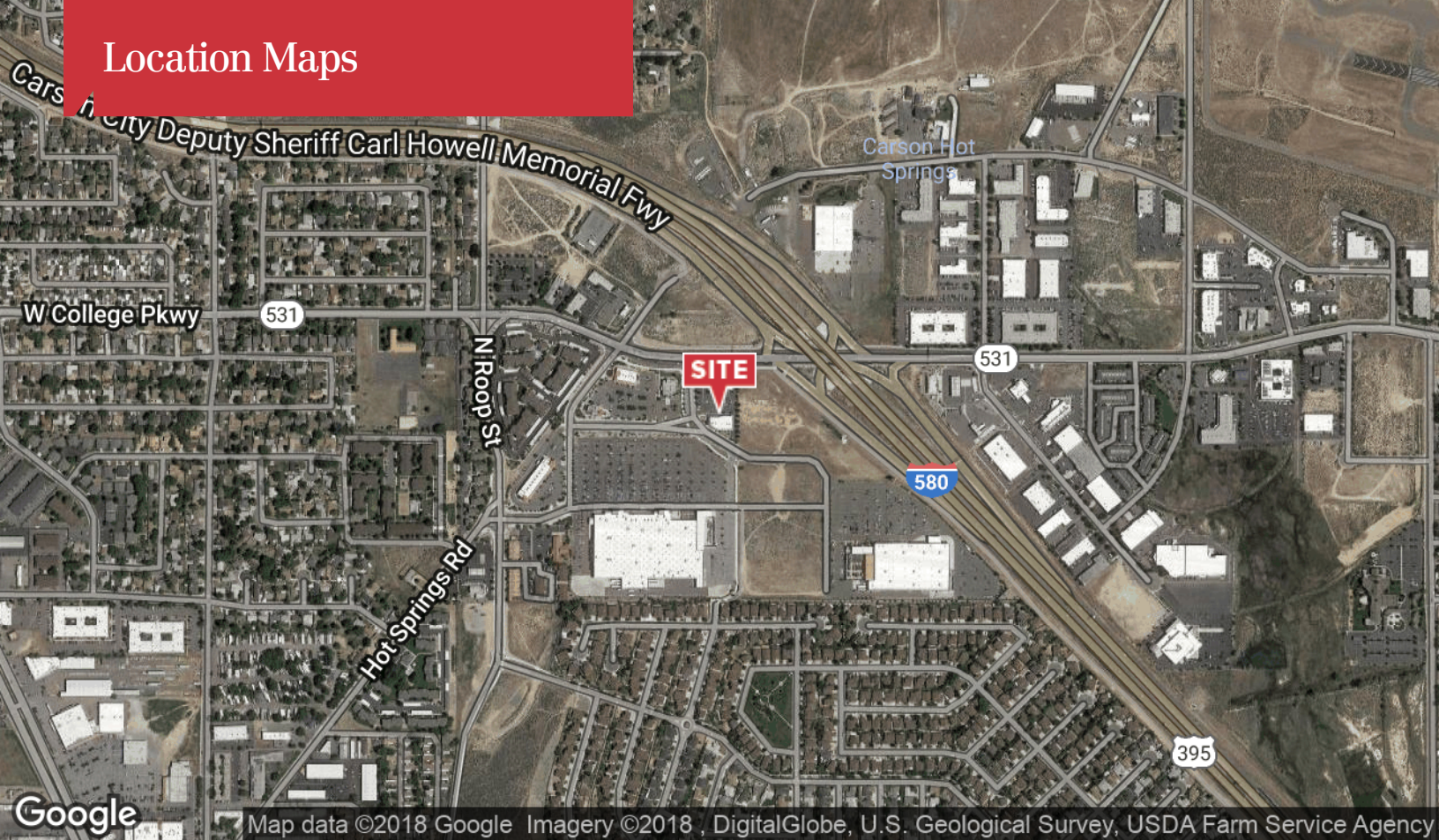
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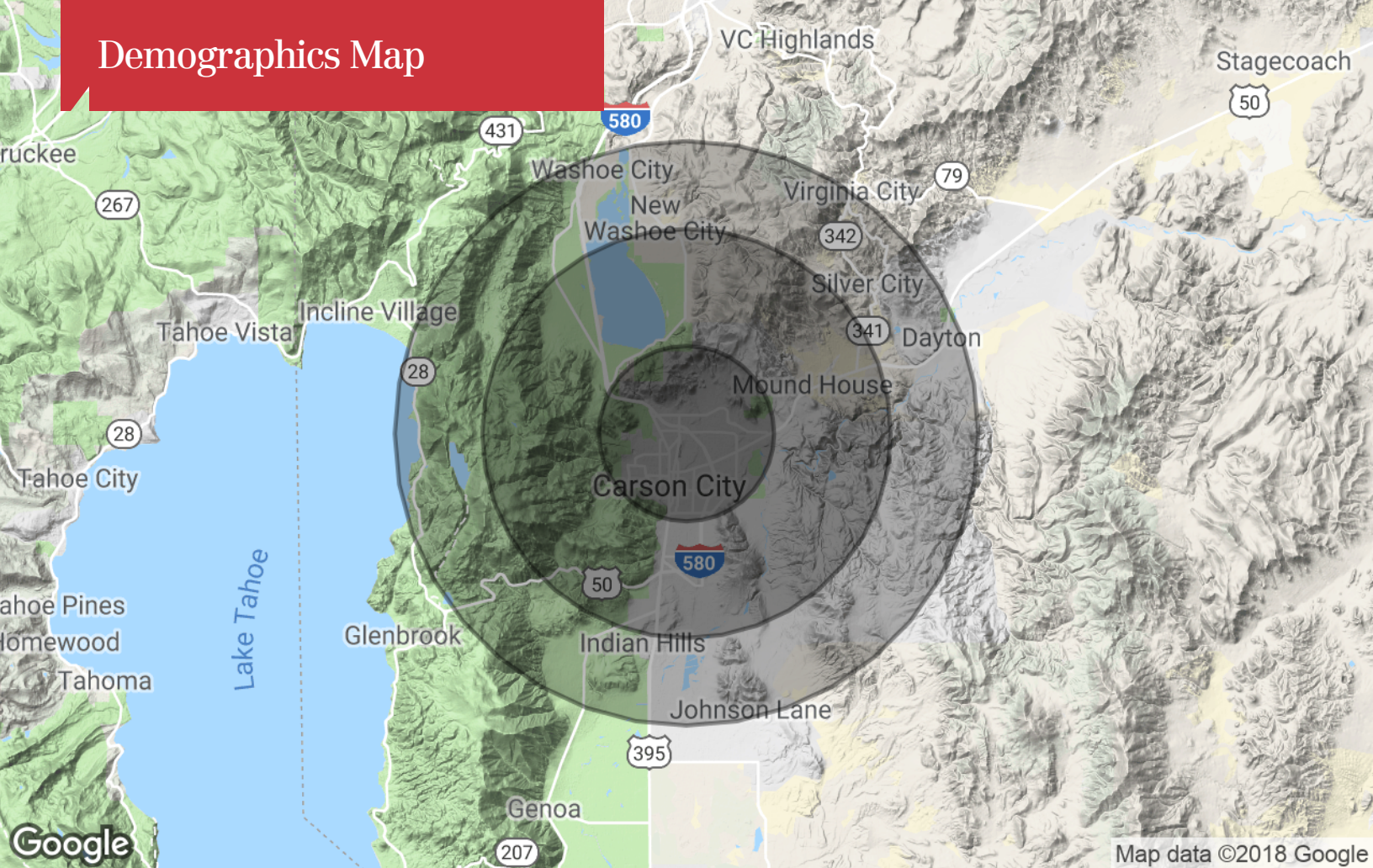
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Location Maps



Demographics Map



Population

	3 Miles	7 Miles	10 Miles
TOTAL POPULATION	45,189	73,021	91,855
MEDIAN AGE	40.2	41.7	42.0
MEDIAN AGE (MALE)	38.7	40.1	40.7
MEDIAN AGE (FEMALE)	41.1	42.6	42.7

Households & Income

	3 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	18,023	28,503	35,401
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$58,115	\$65,053	\$69,627
AVERAGE HOUSE VALUE	\$272,240	\$314,037	\$340,733

Race

	3 Miles	7 Miles	10 Miles
% WHITE	89.1%	89.0%	89.2%
% BLACK	0.4%	0.7%	0.8%
% ASIAN	1.8%	2.0%	2.0%
% HAWAIIAN	0.3%	0.2%	0.2%
% INDIAN	1.8%	2.2%	2.3%
% OTHER	7.0%	6.2%	5.8%

Ethnicity

	3 Miles	7 Miles	10 Miles
% HISPANIC	23.3%	19.5%	18.0%

* Demographic data derived from 2010 US Census