



For Lease

# Retail / Office Property

Negotiable

## Carson Tahoe Quail Park

4530, 4560 & 4620 S. Carson Street  
Carson City, Nevada 89701

### Property Highlights

- Excellent frontage and access on South Carson Street, also known as Hwy 395 and Hwy 50
- On the main corridor through Carson City
- Ample shared parking
- Major tenants immediately within and adjacent to this center: Anytime Fitness, Save Mart Grocery Store, Heritage Bank, Carson Lanes Bowling Center, Johnny Rockets, Wally's Pizza & Subs, Terrible's Chevron Gas & C-Store
- 4560 S. Carson St., units 1-4 can be combined for a total of 5,634 SF
- 4620 S. Carson St., units 2-4 can be combined for a total of 4,210 SF

### OFFERING SUMMARY

Available SF	1,182 - 11,026 SF
Lease Rate	Negotiable
Building Size	33,360 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,594	\$74,205
5 Miles	60,881	\$65,825
10 Miles	90,007	\$71,270

For more information

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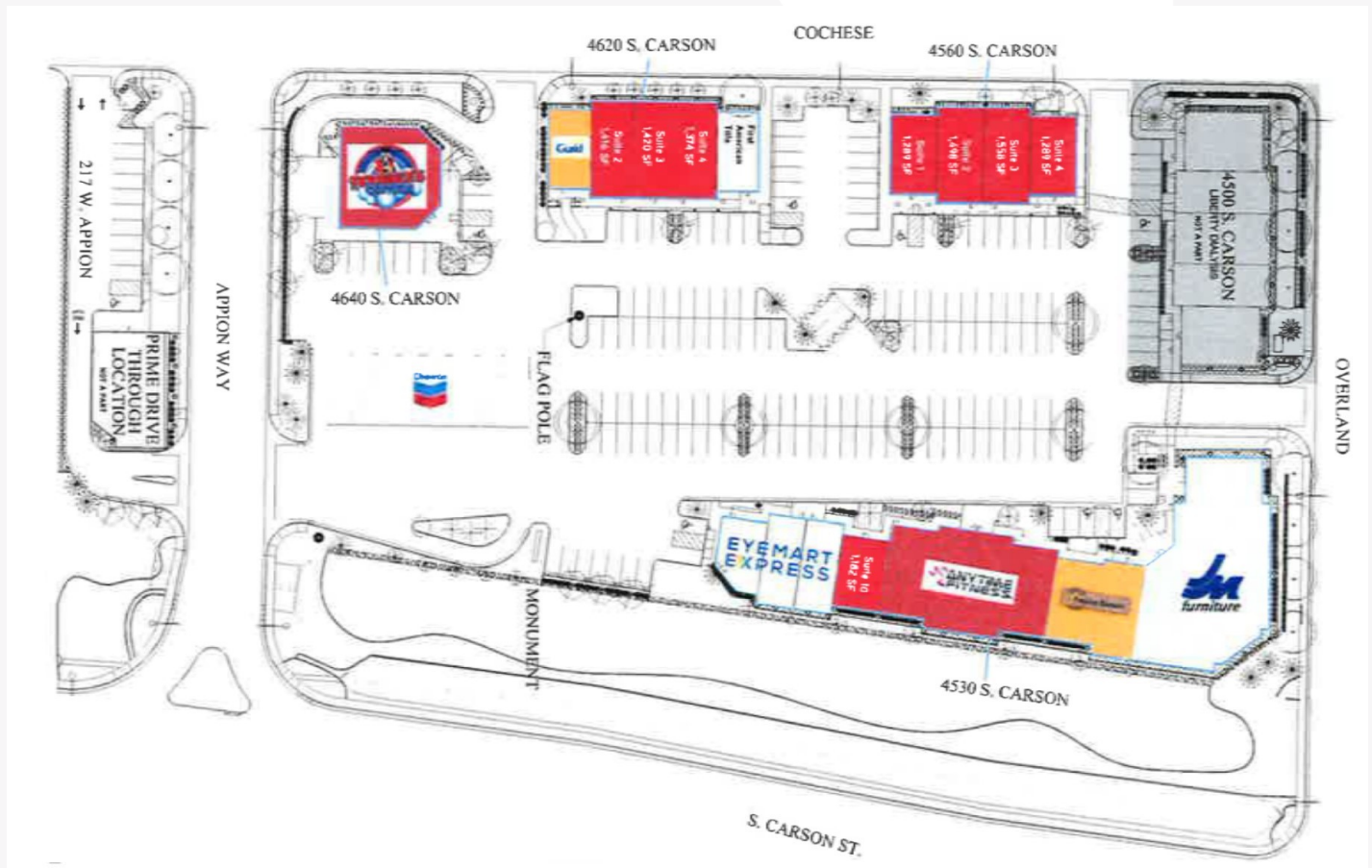


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# Site Plan & Available Space

1,182 - 11,026 SF



SUITE	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
4560 S. Carson St.	1	1,289 - 5,634 SF	Negotiable	Negotiable
4560 S. Carson St,	2	1,498 - 5,634 SF	Negotiable	Negotiable
4560 S. Carson St.	3	1,558 - 5,634 SF	Negotiable	Negotiable
4560 S. Carson St.	4	1,289 - 5,634 SF	Negotiable	Negotiable
4530 S. Carson St.	10	1,182 SF	Negotiable	Negotiable
4620 S. Carson St.	2	1,416 - 4,210 SF	Negotiable	Negotiable
4620 S. Carson St.	3	1,420 - 4,210 SF	Negotiable	Negotiable
4320 S. Carson St.	4	1,374 - 4,210 SF	Negotiable	Negotiable

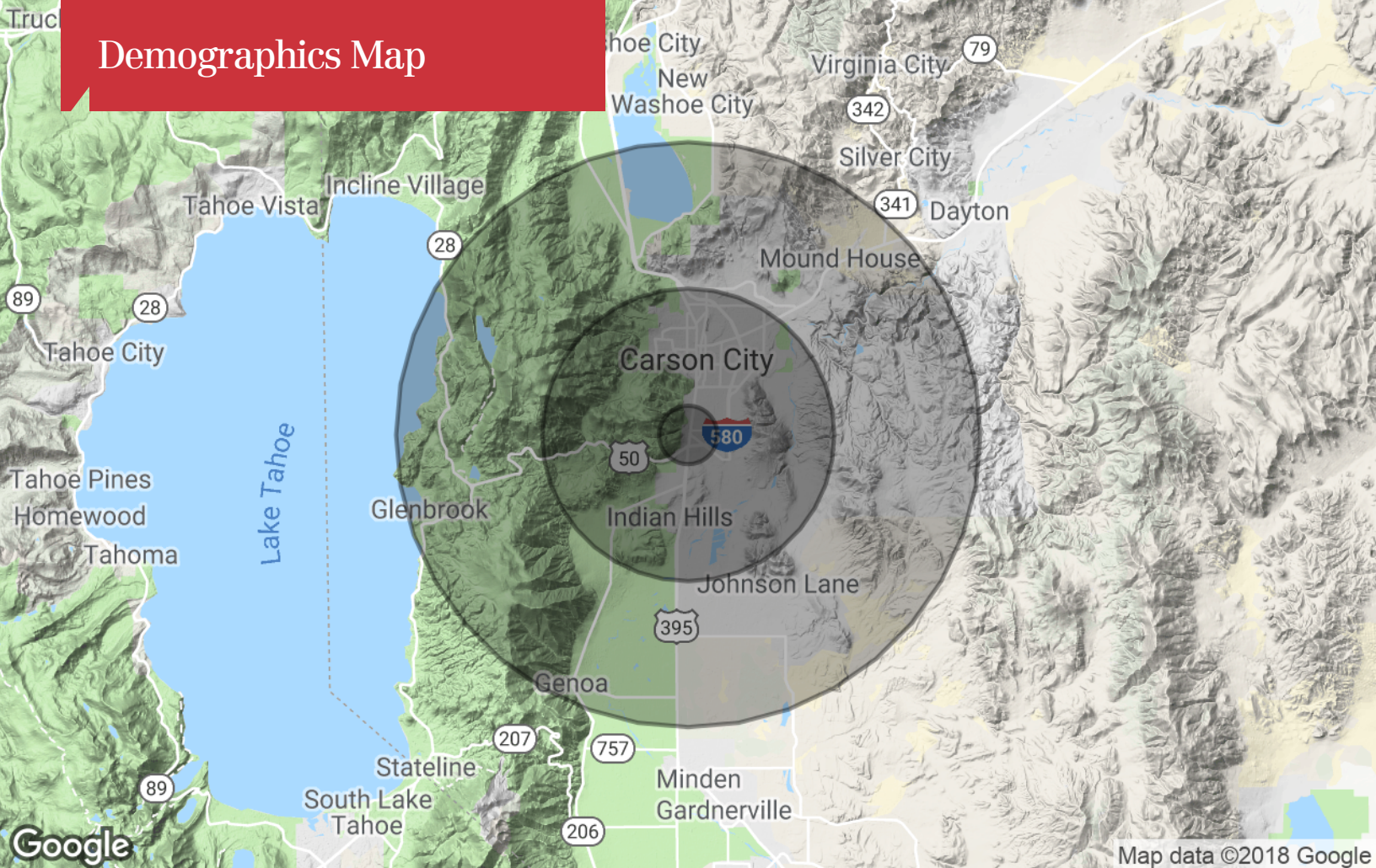


# Location Maps





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,594	60,881	90,007
MEDIAN AGE	44.7	41.0	42.5
MEDIAN AGE (MALE)	43.7	39.3	41.3
MEDIAN AGE (FEMALE)	45.8	42.2	43.2

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	600	23,390	34,908
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$74,205	\$65,825	\$71,270
AVERAGE HOUSE VALUE	\$549,418	\$323,779	\$384,832

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	90.4%	89.5%	89.4%
% BLACK	0.4%	0.6%	0.8%
% ASIAN	1.8%	2.0%	2.0%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	2.0%	1.9%	2.1%
% OTHER	5.4%	6.1%	5.8%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	16.3%	19.8%	18.3%

\* Demographic data derived from 2010 US Census