

1309 S CARSON ST

Carson City, NV 89701



The
Carrington
Company

JON PALSHA

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1,330 SF
FOR LEASE

PROPERTY SUMMARY

1309 S Carson St, Carson City, NV 89701

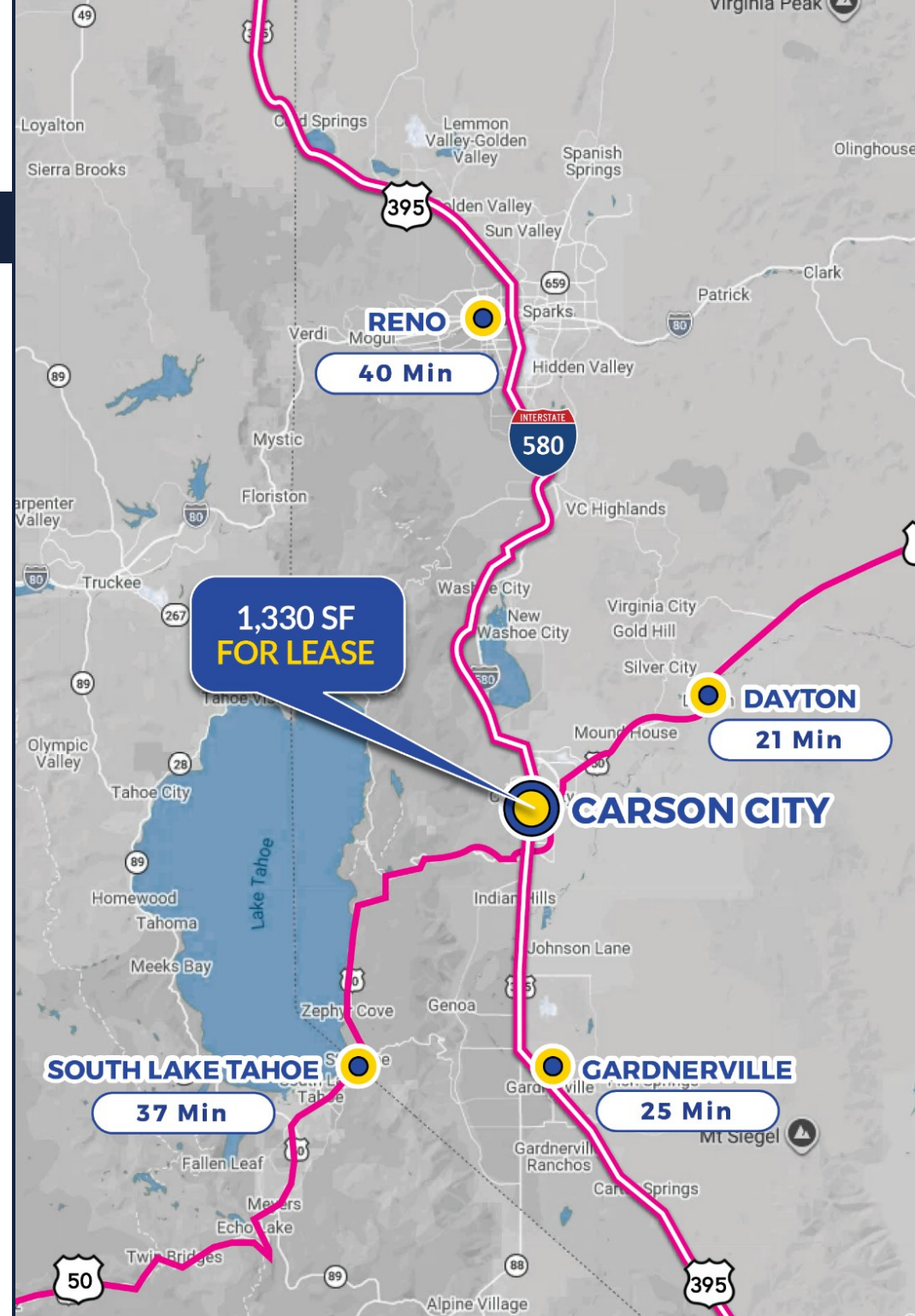
This 1,330 SF space presents an exceptional opportunity for retail or office users within a thriving shopping center anchored by a strong mix of regional and national tenants. Recently enhanced with a new roof and refreshed façade, the center offers a modern, well-maintained environment for businesses to thrive. Located at the highly trafficked intersection of Carson Street and Stewart Avenue, with over 32,000 vehicles passing daily, the property enjoys outstanding visibility and exposure. Directly across from a major office campus employing more than 5,000 people, the location benefits from a steady daytime workforce, strong residential demographics, and consistent customer traffic.

Availability

- Total available square footage: 1,330

Location Features

- ±32,000 VPD at the Carson/Stewart intersection
- New roof & remodeled façade
- Strong Mix of Regional & National Tenants
- High-Occupancy Retail Center



PROPERTY AERIAL



LOCAL AERIAL



1,330 SF
FOR LEASE

SITE MAP

S STEWART STREET (10,000 VPD)

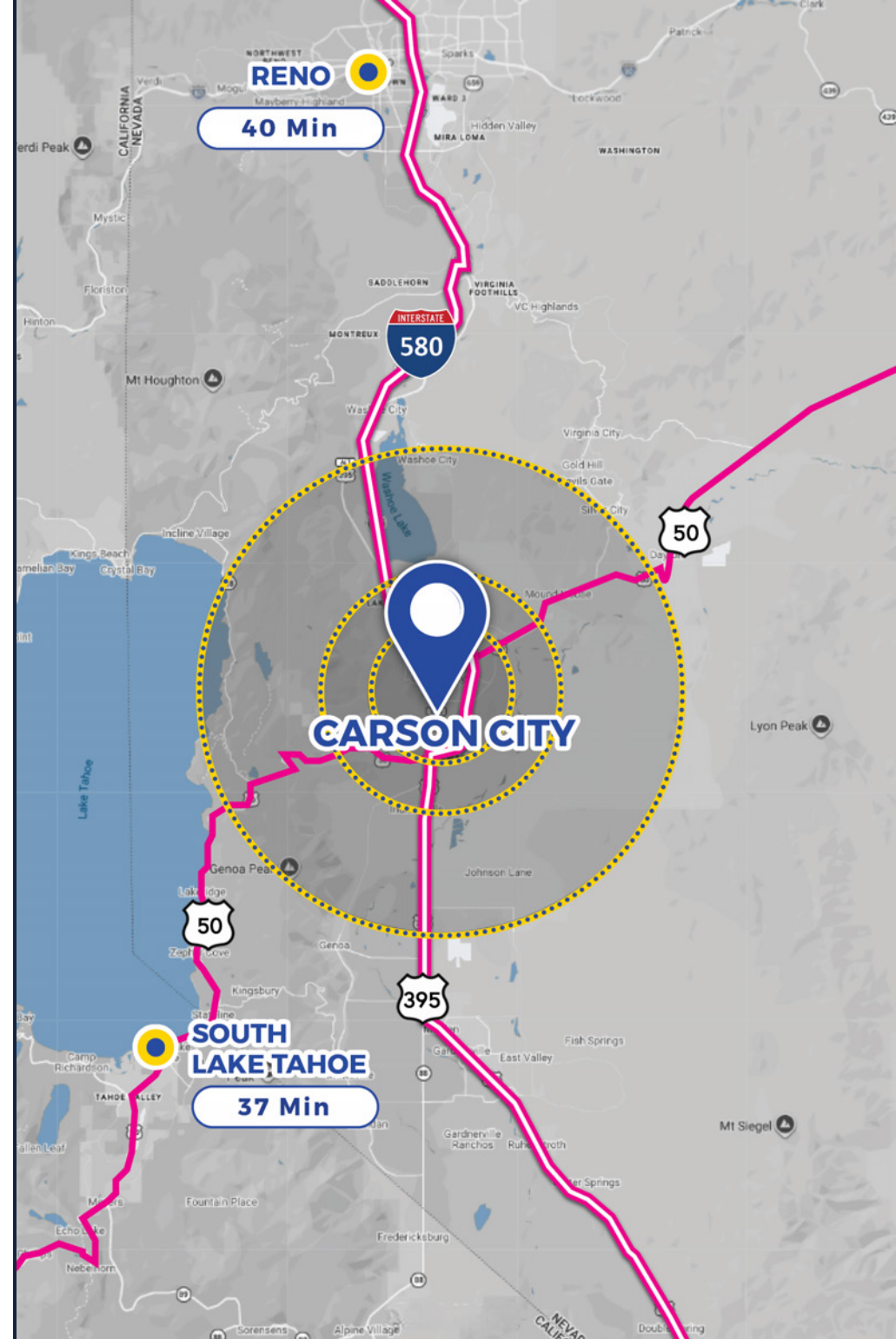


S CARSON STREET (22,000 VPD)

DEMOGRAPHICS

2024 SUMMARY	3 MILES	5 MILES	10 MILES
POPULATION	47,841	59,733	76,805
HOUSEHOLDS	19,769	24,352	31,335
MEDIAN HOUSEHOLD INCOME	\$72,446	\$77,794	\$85,262
AVERAGE HOUSEHOLD INCOME	\$86,760	\$94,906	\$108,234
BACHELOR'S DEGREE OR HIGHER	22.1%	23.2%	25.1%

Source: American Community Survey five-year estimates, 2020-2024, block group. Radii measured from the subject property.





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