

For Lease

Prime Retail Property

\$1.20 SF/MO/NNN



North Town Plaza

3246 N. Carson Street
Carson City, Nevada 89706

Property Highlights

- Strategically located on North Carson Street and College Parkway
- Serving the rapidly growing northern Nevada region
- Convenient to Carson City residents, the Plaza serves residents in outlying communities and rural areas located as far away as 150 miles
- Consists of approximately 265,000 SF of retail usage which includes Starbucks, Bully's Sports Bar and Grill.
- Nearby businesses & developments include: Silver Oak residential development, Save Mart Supermarkets Grocery Store, Holiday Inn Suite Express, Carson Tahoe Regional Medical Center, Les Schwab, Starbucks, Yogurt Beach
- Co-Tenants include: Starbucks, Davita Dialysis, Yogurt Beach

OFFERING SUMMARY

Available SF	1,584 - 52,906 SF
Lease Rate	\$1.20 SF/MO/NNN
Building Size	86,000 SF
Zoning	RC

For more information

Bruce Robertson, CCIM, Senior Advisor

NV #S.0038721.LLC
O: 775 721 7904 | C: 775 434 0998
robertsonb@naialliance.com

Rocky Joy, Broker-Associate

NV #BS.0144649
O: 775 297 4998 | C: 530 310 0048
Rjoy@NALalliance.com



1000 N. Division Street, #202
Carson City, NV 89703
775 546 2890 tel
naialliance.com

For Lease

Availability

1,584 - 52,906 SF | \$1.20/SF/MO/NNN

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	1,680 SF	NNN	\$1.20 SF/month
Suite 2	1,680 SF	NNN	\$1.20 SF/month
Suite 3	1,680 SF	NNN	\$1.20 SF/month
Suite 4	29,550 SF	NNN	\$1.20 SF/month
Suite 114	3,144 SF	NNN	\$1.20 SF/month
Suite 118	3,608 SF	NNN	\$1.20 SF/month
Suite 122-125	3,264 SF	NNN	\$1.20 SF/month
Suite 126	1,824 SF	NNN	\$1.20 SF/month
Suite 127	1,724 SF	NNN	\$1.20 SF/month
Suite 131	1,584 SF	NNN	\$1.20 SF/month

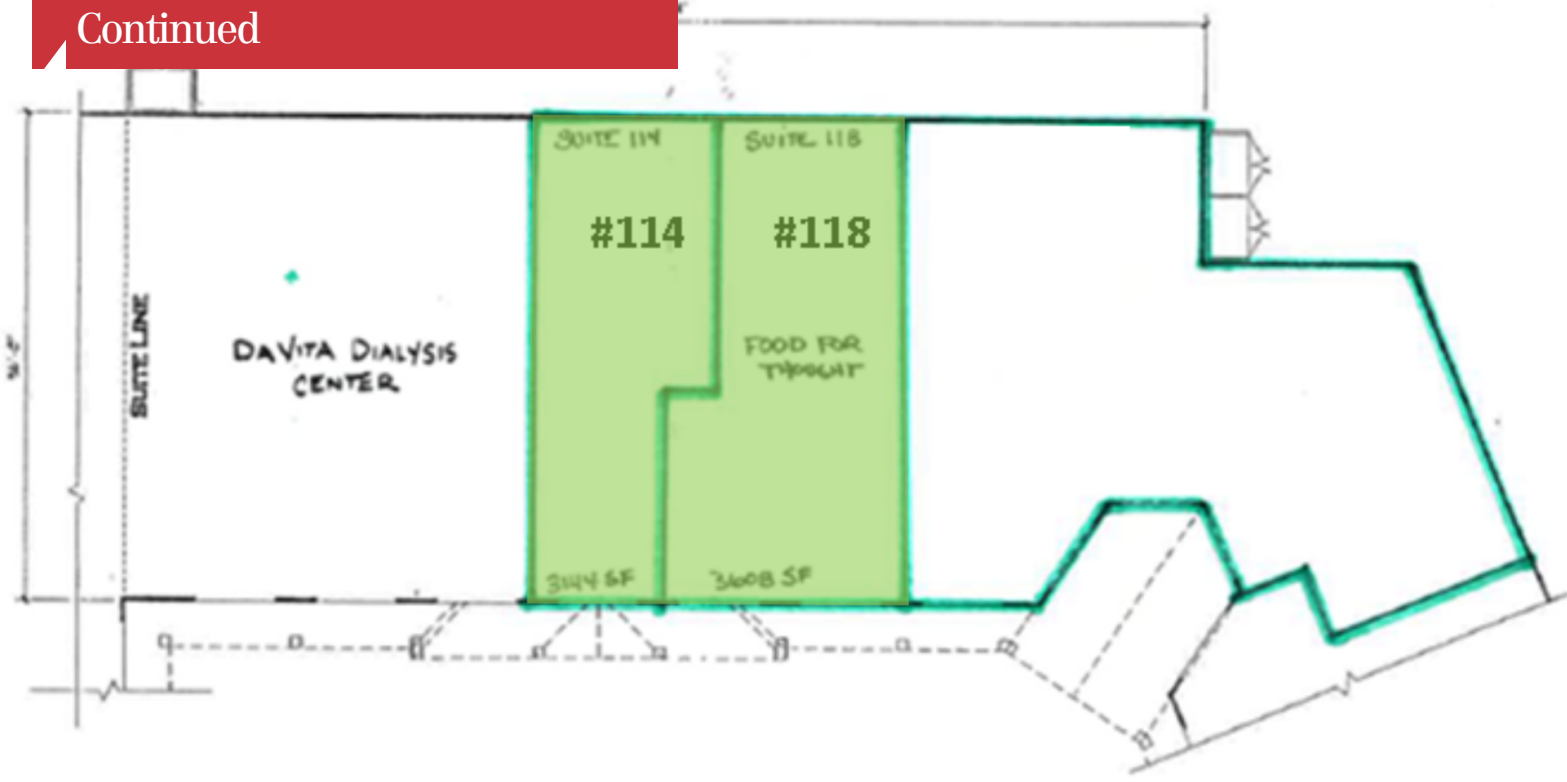
Available Unit Information



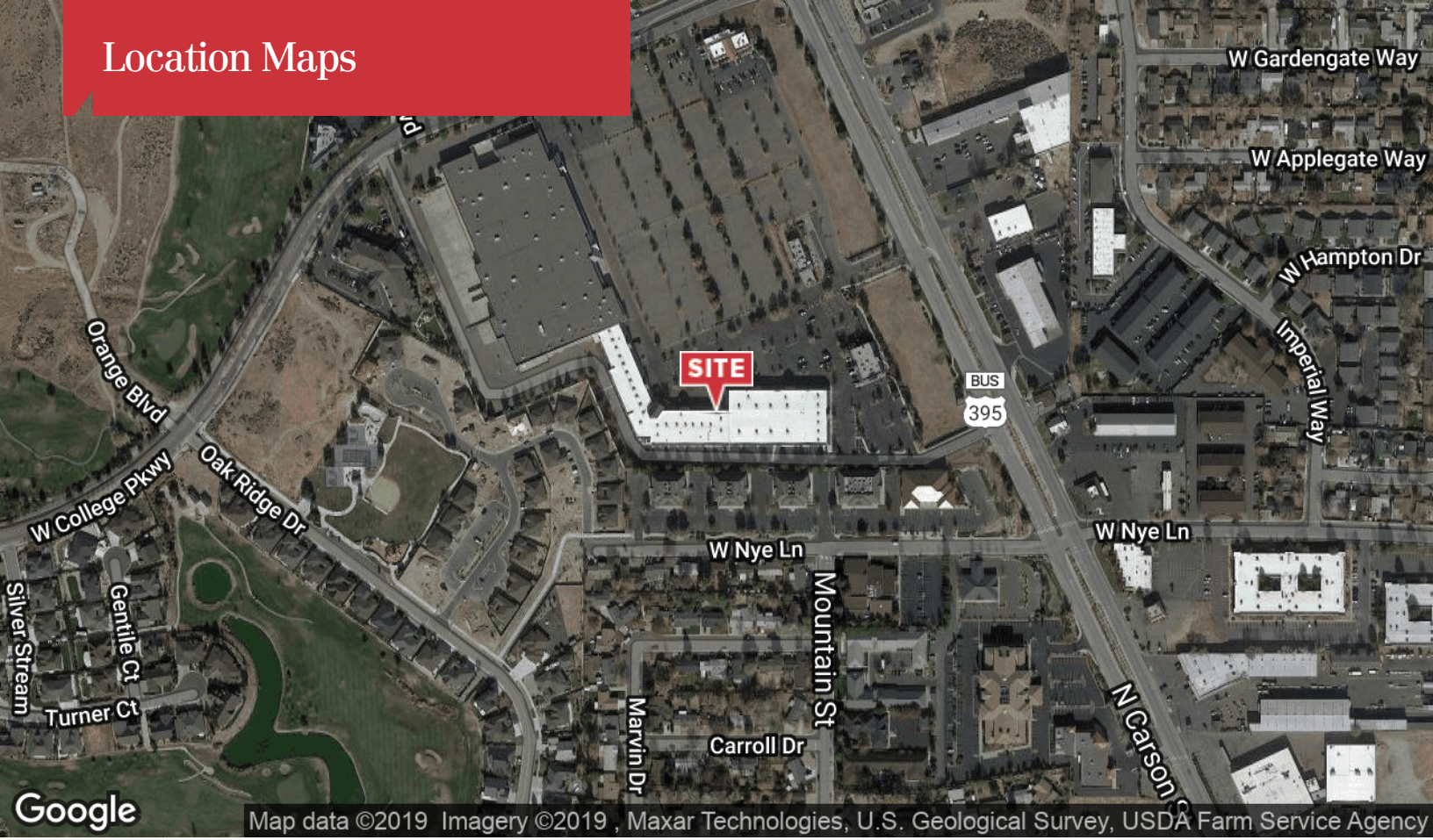
Units 1, 2, 3 & 4

North Town Plaza includes a 29,550 SF suite and three smaller 1680 SF suites at the south east side of the center. These suites can be leased individually or as one 34,590 SF space.

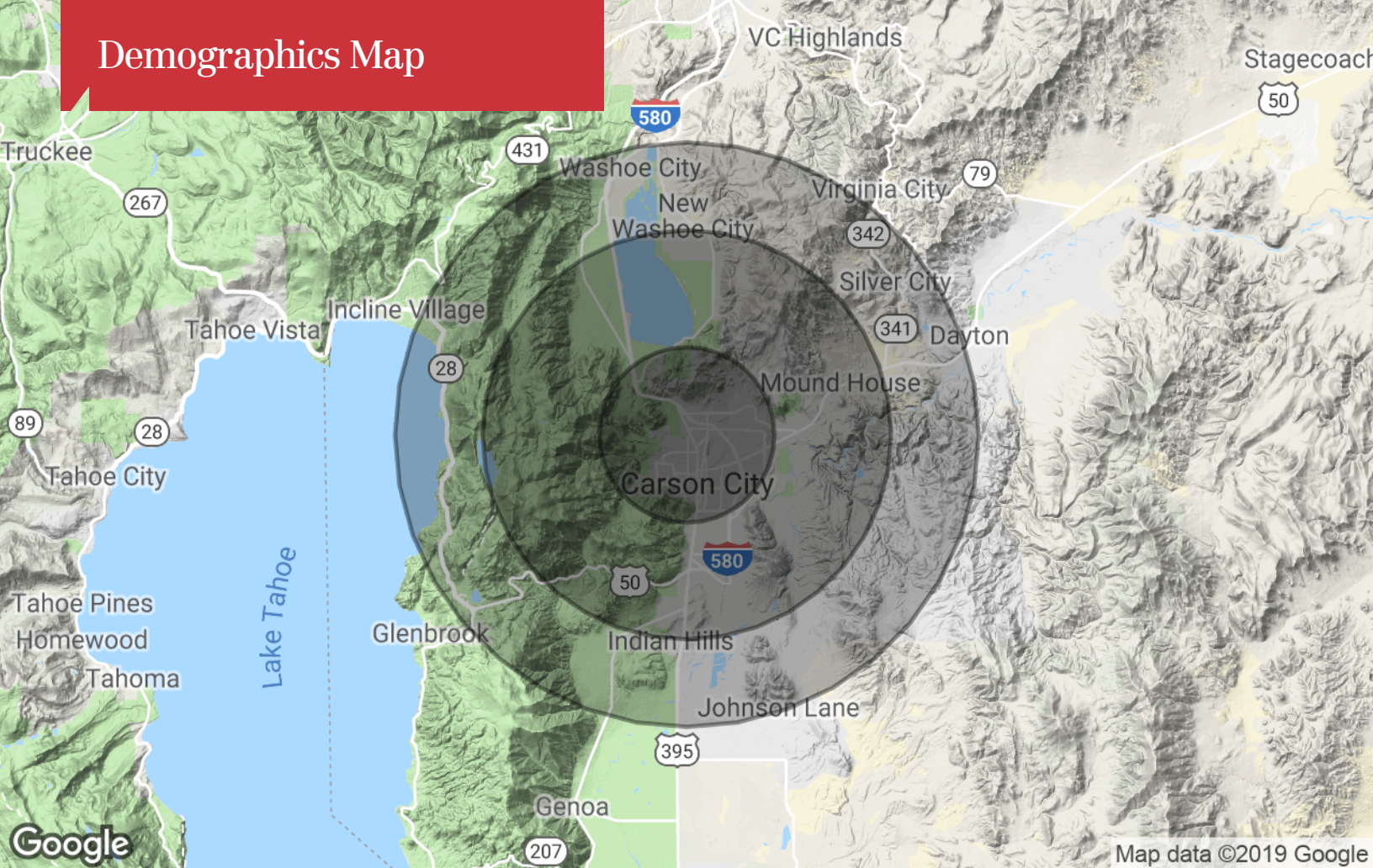
Available Unit Information
Continued



Location Maps



Demographics Map



Population

	3 Miles	7 Miles	10 Miles
TOTAL POPULATION	34,547	74,356	89,142
MEDIAN AGE	41.6	41.8	42.3
MEDIAN AGE (MALE)	40.2	40.4	40.9
MEDIAN AGE (FEMALE)	42.6	42.6	43.1

Households & Income

	3 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	14,332	28,993	34,620
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$60,505	\$65,902	\$71,096
AVERAGE HOUSE VALUE	\$296,727	\$323,045	\$346,141

Race

	3 Miles	7 Miles	10 Miles
% WHITE	89.8%	89.3%	89.2%
% BLACK	0.4%	0.6%	0.8%
% ASIAN	1.7%	2.0%	2.2%
% HAWAIIAN	0.2%	0.2%	0.2%
% INDIAN	1.8%	2.1%	2.4%
% OTHER	6.2%	6.1%	5.5%

Ethnicity

	3 Miles	7 Miles	10 Miles
% HISPANIC	20.6%	19.5%	17.7%

* Demographic data derived from 2010 US Census