

Property Summary



**Property Description**

Mixed use property with street retail downstairs and office space upstairs.

**Property Highlights**

- Great Hwy 50 exposure.
- Centrally located in Carson City on the corner of Rand and Hwy 50 E
- Shared conference room (upstairs)
- Shared restrooms (upstairs)
- Utilities included

**Offering Summary**

Lease Rate:	\$1.50/SF/MO Full Service
Available SF: (2) Suites	330 - 410 SF
Building Size:	19,154 SF

<b>Demographics</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	1,266	5,737	11,434
Total Population	2,735	12,967	25,764
Average HH Income	\$54,065	\$55,074	\$58,861

Lease Spaces



**Lease Information**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	330 - 410 SF	Lease Rate:	\$1.50 SF/month

**Available Spaces**

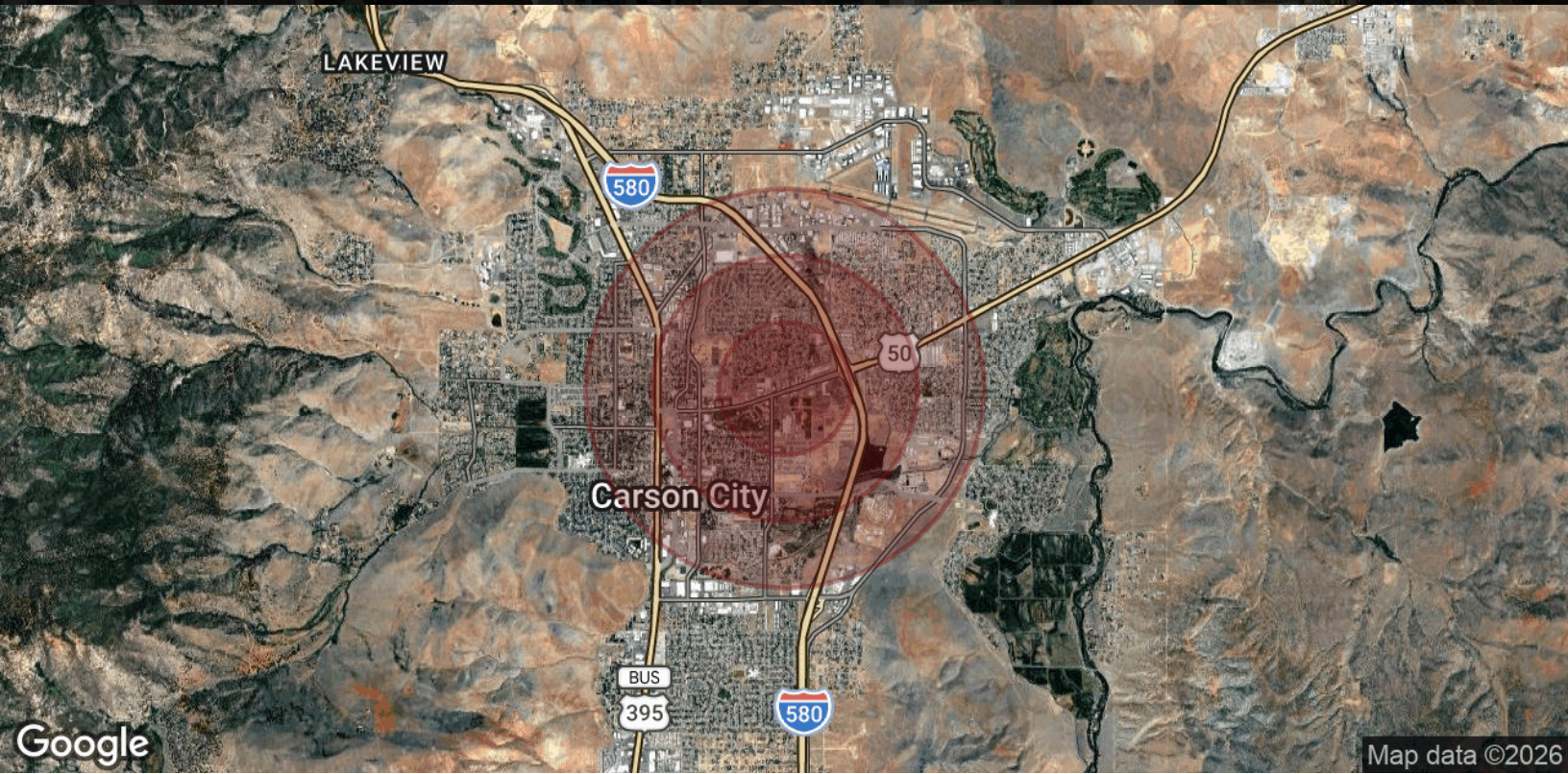
Suite	Size (SF)
1800 E William Street, Suite 201	330 SF
1800 E William Street, Suite 205	410 SF

Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Demographics Map & Report



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	2,735	12,967	25,764
Average Age	40.8	36.0	37.9
Average Age (Male)	40.4	36.7	37.1
Average Age (Female)	42.1	35.4	39.0
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	1,266	5,737	11,434
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$54,065	\$55,074	\$58,861
Average House Value	\$255,939	\$227,559	\$224,141

2020 American Community Survey (ACS)