

±2,000 SF In-Line Suite Available
Lease Rate: \$1.50/SF/MO Gross

SUBJECT
PROPERTY

E Winnie Ln

16,800+ ADT

N Carson St

Sage St



FOR LEASE

CAL Ranch Anchored Shopping Center

2035 N Carson Street, Carson City, NV 89706

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5520 Kietzke Lane, Suite 300

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PROPERTY HIGHLIGHTS

±2,000 SF in-line suite is available: \$1.50/SF/MO Gross

Carson CAL Ranch Center is a 46,850 SF CAL Ranch-anchored neighborhood center at N Carson St (Bus. 395) & E Winnie Ln (Combined 18,110 ADT) in Carson City. Anchored by C-A-L Ranch with a McDonald's pad, the center draws over 743,000 visits annually and 147,200 unique visitors from a loyal daily-needs customer base

Exceptional 5.05x visit frequency — a habitual, daily-needs customer base

Co-tenancy with McDonald's — 456K annual visits and one of the top-performing locations in the DMA

201 surface parking spaces (4.29/1,000 SF)

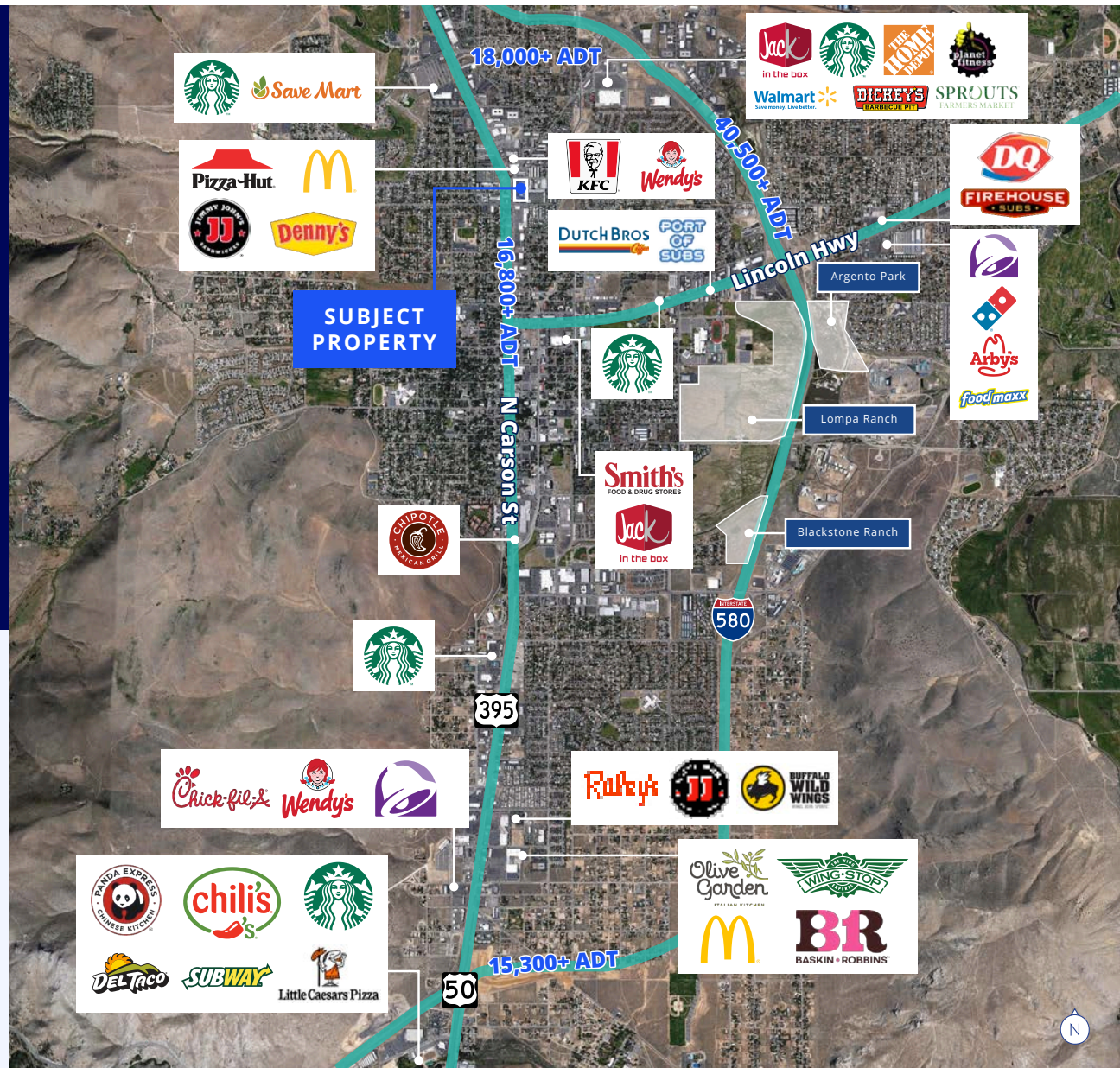
Visitor median household income of \$76.3K; strong Friday-Saturday peak traffic

40,500
ADT I580

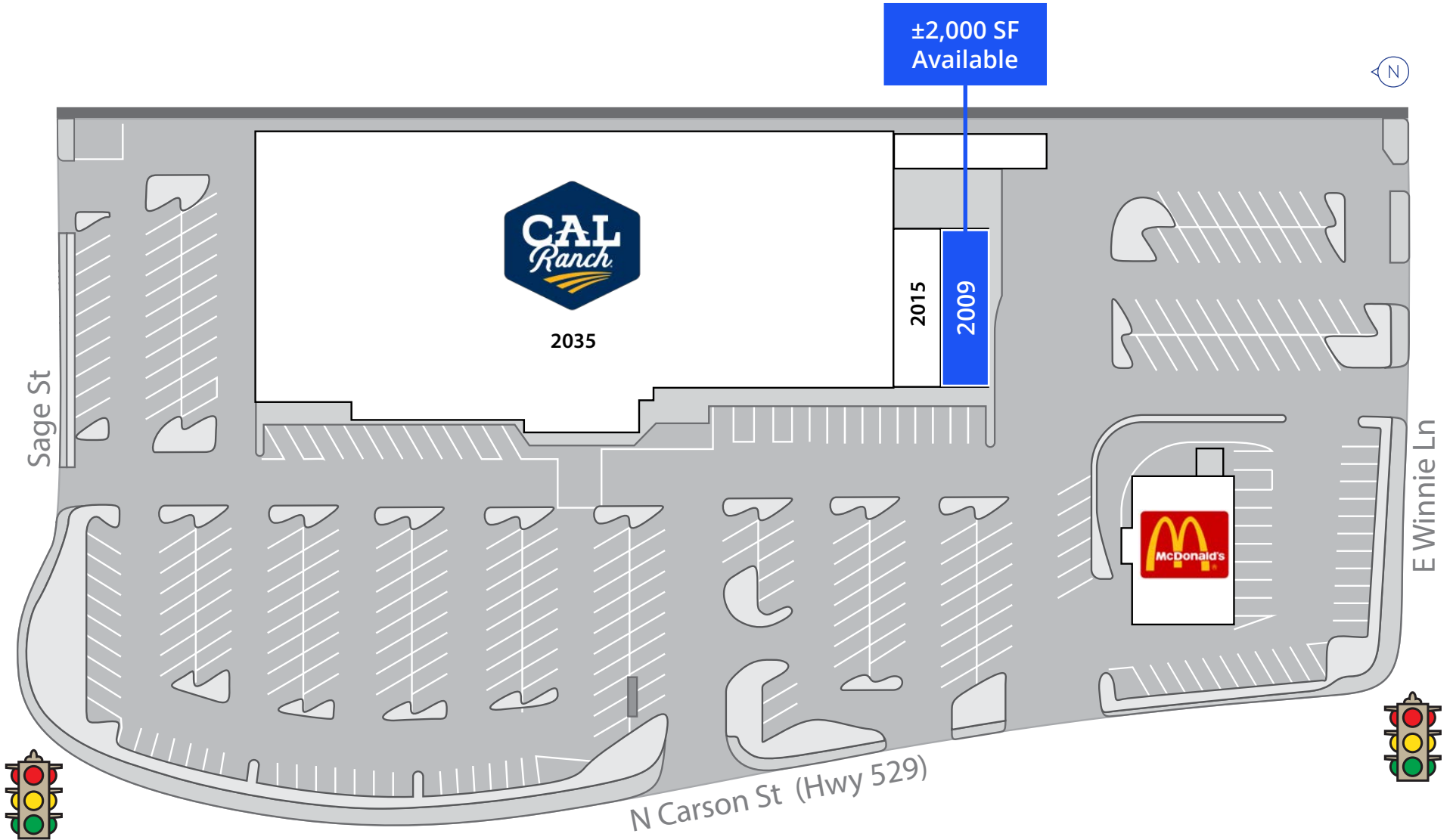
18,000
ADT Off College Pkwy

16,800
ADT Off Highway 395

15,300
ADT Off US 50



Available for Lease



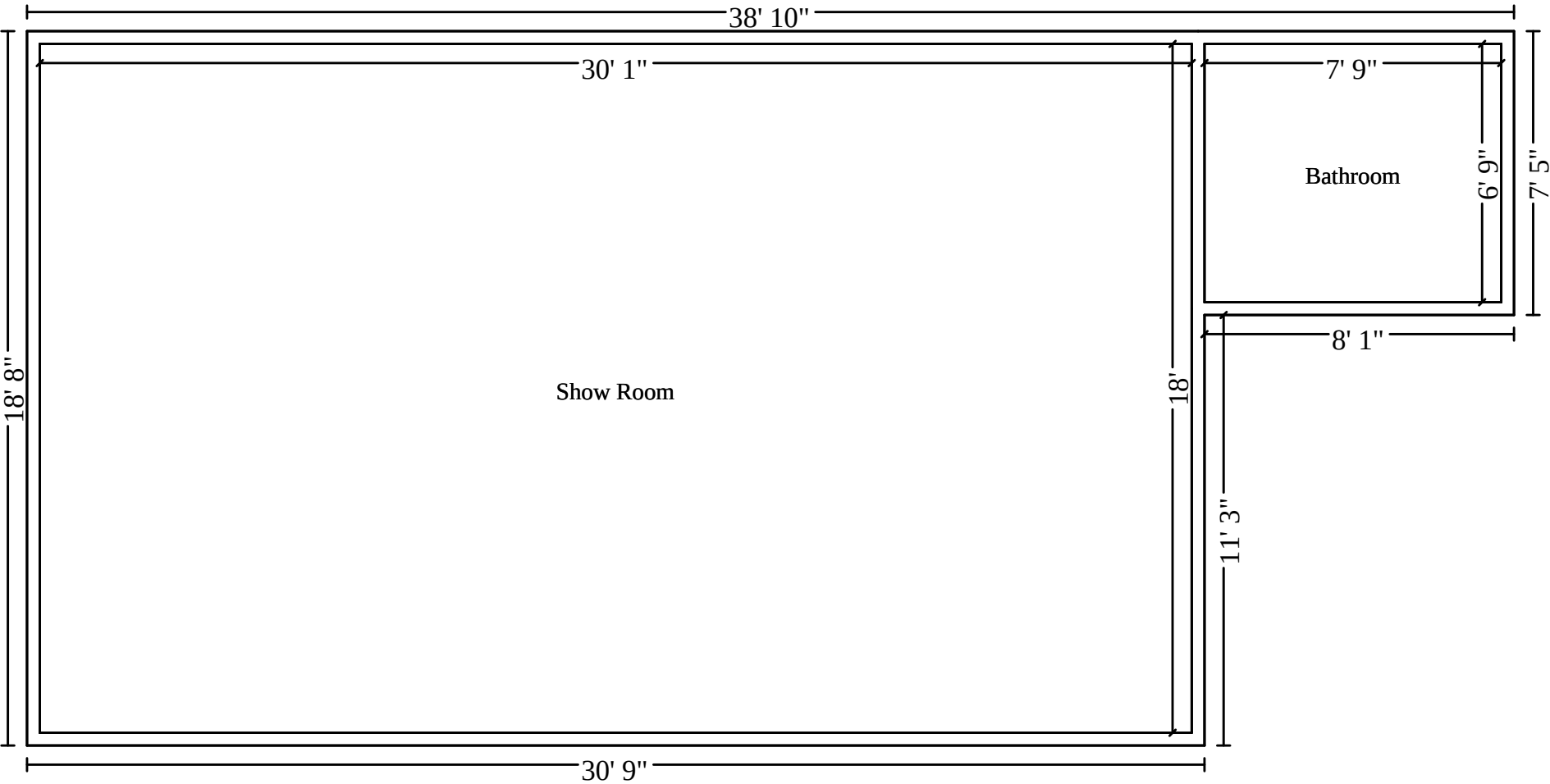
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View Virtual
Tour Here



Available for Lease



2035 N CARSON STREET



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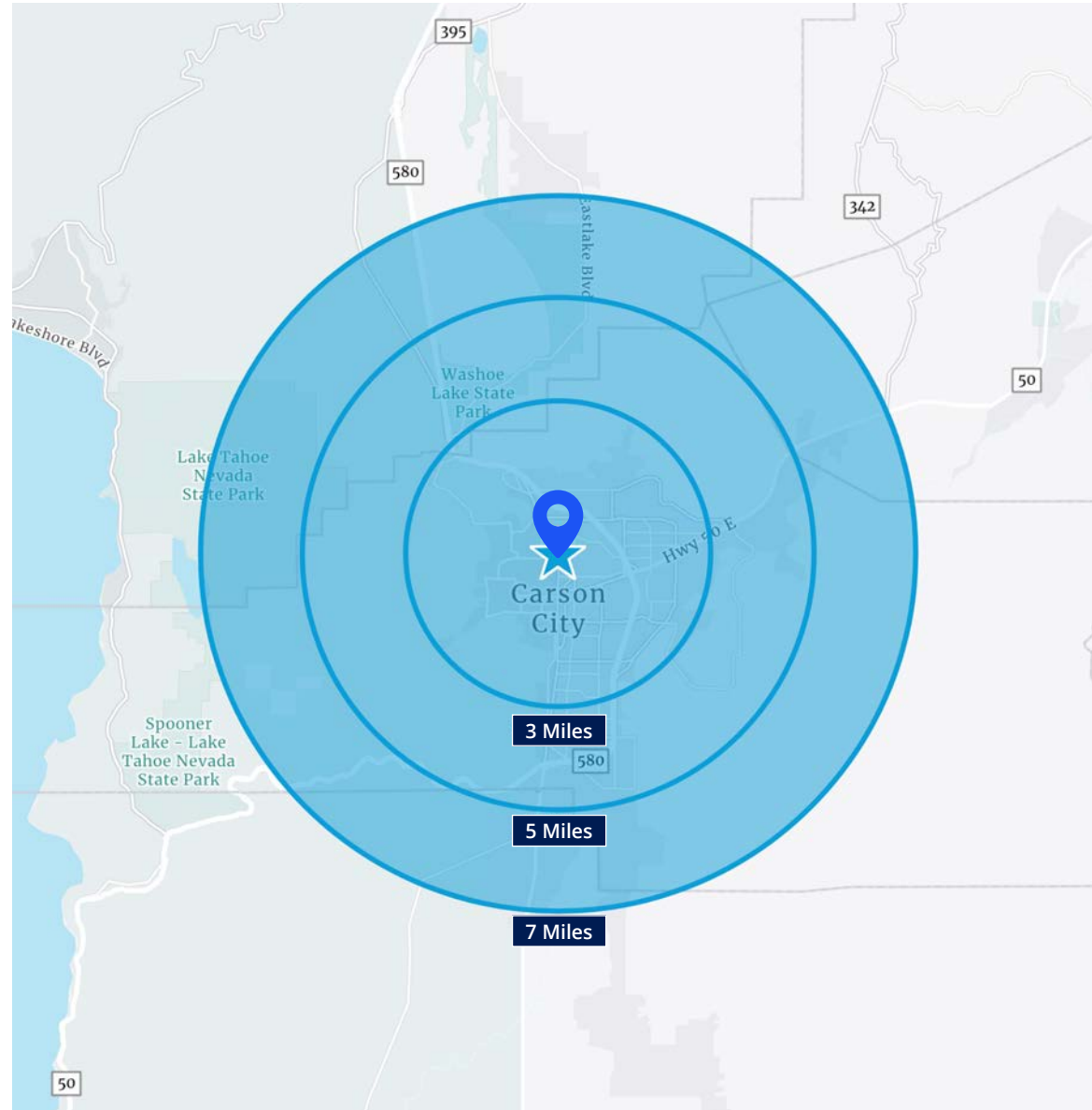


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	45,566	58,014	67,586
2030 Proj. Population	46,925	59,563	69,457
2025 Med. Age	42.9	43.8	44.5
Daytime Population	51,596	61,966	71,548

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$87,710	\$94,069	\$97,410
2030 Proj. Avg. HH Income	\$97,091	\$104,457	\$108,117
2025 Est. Med. HH Income	\$67,197	\$70,493	\$73,147
2030 Proj. Med. HH Income	\$75,424	\$78,868	\$81,335
2025 Est. Per Capita Income	\$36,681	\$38,520	\$39,412

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	18,931	23,904	27,173
2030 Proj. HH	19,472	24,504	27,914
Proj. Annual Growth (2025-2030)	0.6%	0.5%	0.5%
Avg. HH Size	2.33	2.34	2.38

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$76,035	\$81,399	\$84,074
Annual Retail Expenditure	\$24,843	\$26,686	\$27,544
Monthly HH Expenditure	\$6,336	\$6,783	\$7,006
Monthly Retail Expenditure	\$2,070	\$2,224	\$2,295



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

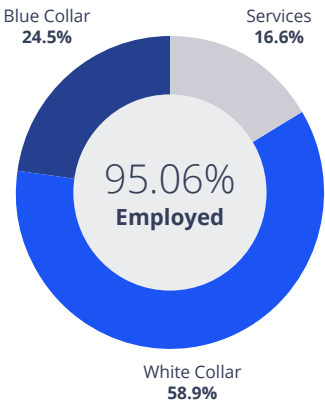
\$121,655
Avg HH Income

39.5
Median Age

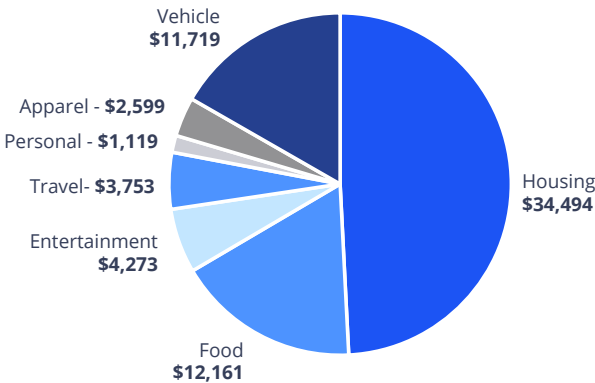
Home Ownership (2025 Housing Units)



Employment



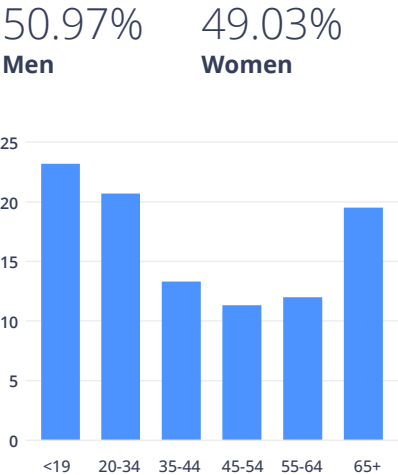
Household Spending



Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



Single-Family Housing Boom

Carson City has seen a significant increase in single-family housing construction in recent years. Between 2010 and 2020, the city experienced a 10.5% growth in housing units, with over 2,000 new homes being built. This surge has been driven by factors such as job growth, affordability compared to neighboring areas, and the city's proximity to outdoor recreational opportunities.



Rising Household Income And Population Growth

Carson City's median household income has increased by 20% over the past decade. This upward trend is attributed to factors such as economic development, job growth, and a rising cost of living. In addition, the city's population is projected to grow by 15% between 2020 and 2030, driven by factors such as in-migration and natural population growth.

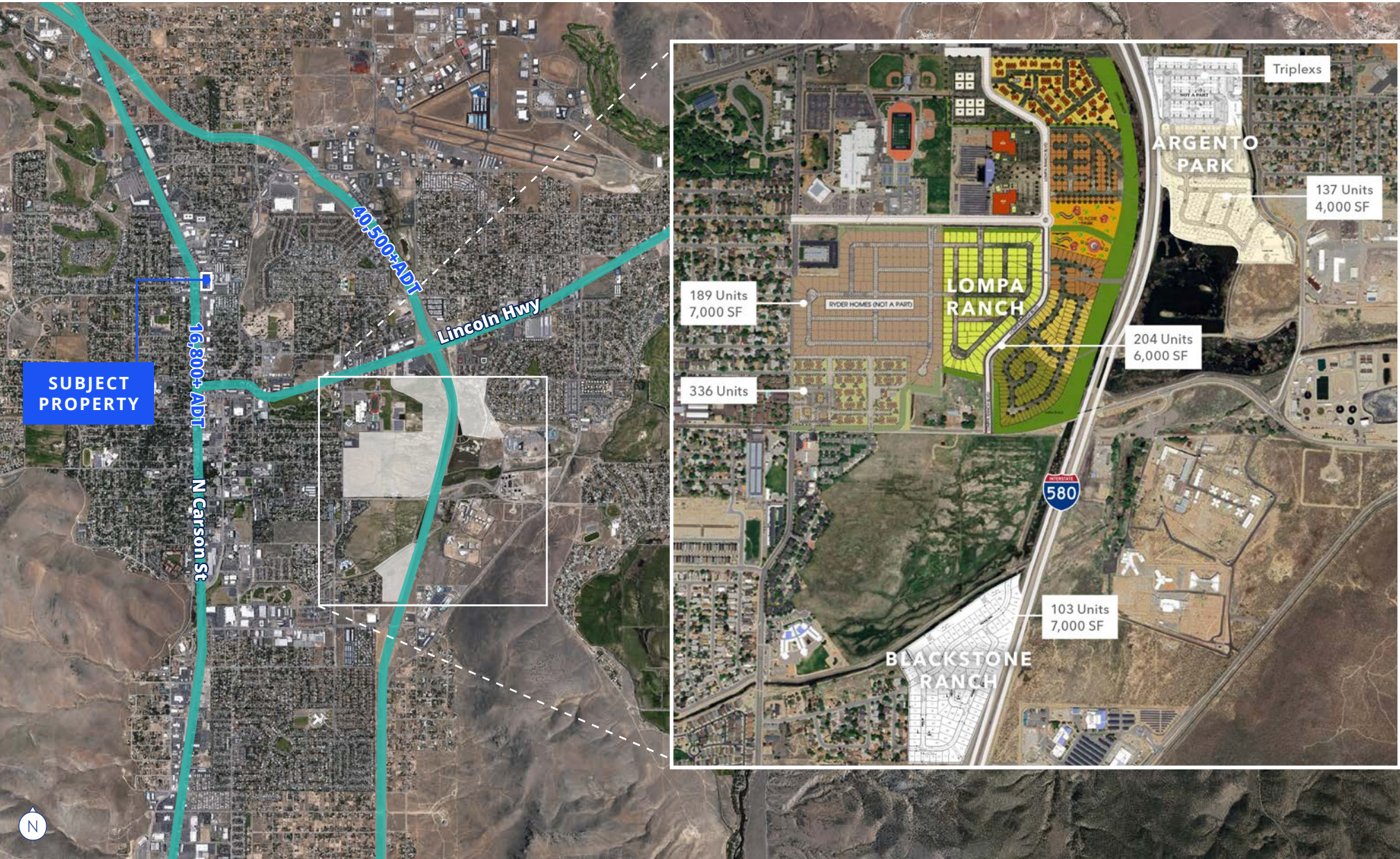


Economic Projections

Is poised for continued growth and development. Based on recent data, the city's population is projected to increase by 2.5% over the next five years, reaching 60,000 residents by 2029. This growth is expected to drive a 3.2% increase in jobs, primarily in the technology and healthcare sectors. As a result, average wages are anticipated to rise by 4.5% during the same period, outpacing the national average.



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