

**FOR LEASE >**

## **Carson Valley Plaza**

911, 963 and 971 Topsy Lane  
Carson City, NV 89706

**16,994 SF Junior Suite  
and In-line Suites Available**

- Anchor tenants Best Buy, Marshalls, ULTA, Cost Plus, Bed Bath & Beyond and Petco create a powerful national draw
- The area's premier shopping center serving the Carson Valley and Lake Tahoe
- Conveniently located near the newly completed US 395 extension to Highway 50

**ROXANNE STEVENSON**

TEL: + 1 775 823 4661  
Roxanne.Stevenson@colliers.com

**CASEY SCOTT, CCIM**

TEL: + 1 775 823 6630  
Casey.Scott@colliers.com





## Property Highlights

- › Anchored by premium national brands including Best Buy, Bed Bath & Beyond, PetCo, Cost Plus World Market, Michael's, Marshall's, Dollar Tree and ULTA
- › National in-line brands include Payless Shoes, Famous Footwear, Maurices, AT&T, Eyezone, Game Stop, UPS Store and Pier One Imports
- › Area traffic generators include Walmart, Trader Joe's, In-N-Out Burger, Five Guys and Costco
- › Outstanding opportunity for improved junior anchor space up to 16,994 sf and efficient in-line suites from 1,400 sf
- › Highly visible with excellent ingress and egress
- › Available suites feature high-end improvements in place including restaurant and salon
- › Adjacent to the regions only In-N-Out Burger
- › Competitive lease rates and terms

Suite 37 – Restaurant Improved End-Cap Available!



# Site Plan

Available Leased Not a part

## Topsy Lane

Vista Grande Blvd.



# Tenant Directory

#	Tenant	Square Feet
1	AVAILABLE	16,994 SF
2	Bed Bath & Beyond	20,086 SF
3	Cost Plus World Market	17,789 SF
4	Petco	13,500 SF
5	AVAILABLE – Retail Improved With Mezzanine	6,400 SF
6	Michael's	23,828 SF
7	Marshall's	28,000 SF
8	Dollar Tree	14,800 SF
9	Payless Shoes	2,800 SF
10	AVAILABLE	2,800 SF
11	AVAILABLE – Salon Improved	3,984 SF
12	AVAILABLE	801 SF
13	DOD	3,615 SF
14	AVAILABLE	1,400 SF
15	AVAILABLE	1,400 SF
16	AVAILABLE	2,800 SF
17	Sierra Sewing Center	1,400 SF
18	Famous Footwear	8,000 SF
19	Play It Again	4,500 SF
20	Maurices	4,500 SF
21	ULTA	10,200 SF
22	Hometown Healthcare	1,600 SF
23	AT&T	1,600 SF
24	AVAILABLE	1,600 SF
25	Eyezone	1,600 SF
26	Bike	1,600 SF
27	AVAILABLE	1,600 SF
28	Best Buy	30,000 SF
29	GameStop	1,400 SF
30	Team Clips	1,400 SF
31	UPS Store	1,400 SF
32	Dry Cleaners	1,400 SF
33	China Jade Horse	1,400 SF
34	AVAILABLE – Restaurant Improved	2,100 SF
35	La Salsa Grill	2,100 SF
36	AVAILABLE – Salon Improved	1,400 SF
37	AVAILABLE – END-CAP Restaurant Improved	1,400 SF
38	Pier One Imports	10,800 SF
39	AVAILABLE – 7/31/2018 Dental Improved	1,250 SF
40	America's Mattress	4,250 SF
41	Roger's Carpet	6,500 SF



2017 Demographics - CCIM STDB			
1mi radius	3mi radius	5mi radius	
POPULATION			
1,033	17,260	40,898	
DAYTIME POPULATION			
2,526	9,800	29,028	
HOUSEHOLDS			
429	6,245	16,146	
MEDIAN HOUSEHOLD INCOME			
\$69,883	\$69,633	\$69,121	

Traffic Counts	
0.4 MI NORTH OF JACKS VALLEY ROAD: 36,000 ADT	
TOPSY LANE, WEST OF US 395: 10,500 ADT	
TOPSY LANE, EAST OF US 395: 1,200 ADT	
NDOT - 2016	



**COLLIERS INTERNATIONAL**  
 100 W. Liberty St., Suite 740  
 Reno, Nevada 89501  
 P: + 1 775 823 9666 | F: + 1 775 823 4699  
 www.colliers.com/reno

**ROXANNE STEVENSON**  
 TEL: + 1 775 823 4661  
 Roxanne.Stevenson@colliers.com

**CASEY SCOTT, CCIM**  
 TEL: + 1 775 823 6630  
 Casey.Scott@colliers.com