

FOR LEASE
Carson City, NV
Carson Tahoe Quail Park

4530, 4560 & 4620 S CARSON ST



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Demographics:

	1 MILE	3 MILE	5 MILE
POPULATION:	2,851	24,808	57,615
EMPLOYEES:	3,994	24,402	36,807
MEDIAN HH INCOME:	\$47,555	\$53,526	\$49,474

* STB 2015

Traffic:

S CARSON STREET:	49,000 ADT
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* NDOT 2014



A wide range of retail and office spaces and restaurant opportunities available!

Property Highlights

- › Newly constructed retail/commercial park under new ownership
- › Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City
- › Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings
- › Exposure to over 49,000 cars per day
- › Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage
- › Spaces available from 1,082 to 5,634 SF
- › Tenant improvements and competitive rents offered

For more information,
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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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CARSON TAHOE QUAIL PARK



LEGEND

4560 S CARSON STREET

Suite 1	1,289 sf
Suite 2	1,498 sf
Suite 3	1,558 sf
Suite 4	1,289 sf

Can be combined
for total of 5,634 sf.

4530 S CARSON STREET

Suite 10	1,182 sf
Suite 11	1,215 sf
Suite 12	1,215 sf
Suite 13	1,082 sf

Can be combined
for total of 4,694 sf.

4620 S CARSON STREET

Suite 2	1,416 sf
Suite 3	1,420 sf
Suite 4	1,374 sf
Suite 5	1,170 sf

Can be combined
for total of 5,380 sf.



SITE PLAN

