

Major Retailers Carson City, NV



Conceptual New Storefront Rendering



ANCHOR SPACE FOR LEASE

Office Depot & PetSmart Center

222 Fairview Drive,
Carson City, NV 89701

Reno Retail Services

ROXANNE STEVENSON

Senior Vice President

+1 775 823 4661

roxanne.stevenson@colliers.com

CASEY SCOTT

Senior Associate

+1 775 823 6630

casey.scott@colliers.com



COLLIERS INTERNATIONAL

100 W. Liberty St., Suite 740

Reno, Nevada 89501

P: 775.823.9666 | F: 775.823.4699

www.colliers.com/reno

PROPERTY DESCRIPTION

The available space within the Office Depot and PetSmart Center consists of approximately 16,308 ± square feet and is located in the heart of Carson City. The center is anchored by Lowe's, CVS, PetSmart and Office Depot and is situated on one of Carson City's most desired intersections at South Carson Street and Fairview Drive. With strong daytime employment and strategic points of ingress and egress, this opportunity is positioned as a dominant retail location in a strong in-fill location.

PROPERTY HIGHLIGHTS

- > Frontage on South Carson Street and Fairview Drive

> High traffic counts

> Excellent access and visibility

> Dense in-fill location

> Strong daytime population

> Surrounded by residential development
- > Excellent tenant mix with the only Lowe's, PetSmart and office supply store in Carson City

> Located in the heart of Carson City

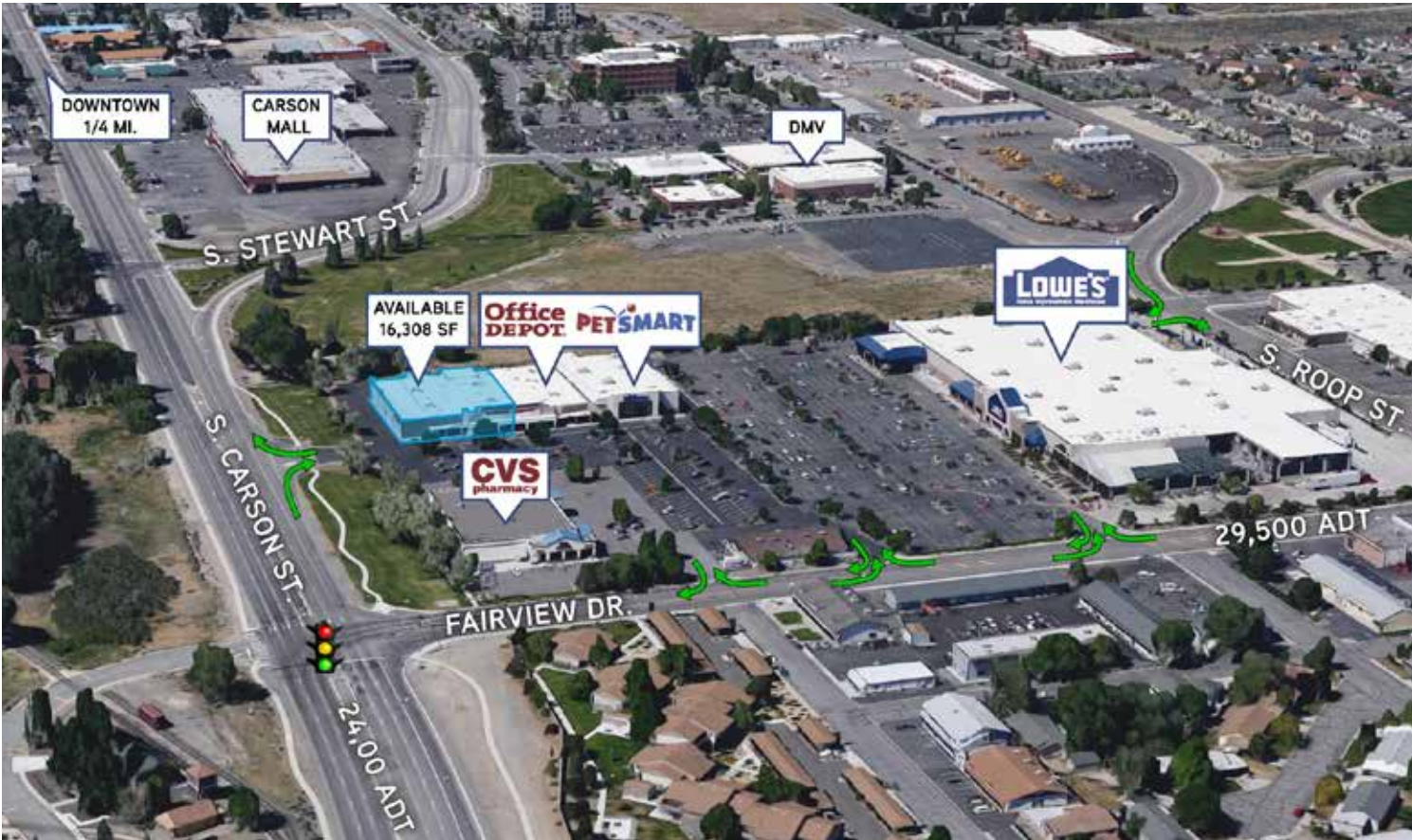
> Carson City is the capital of Nevada and a popular tourist destination

> Rare opportunity for prominent pylon signage

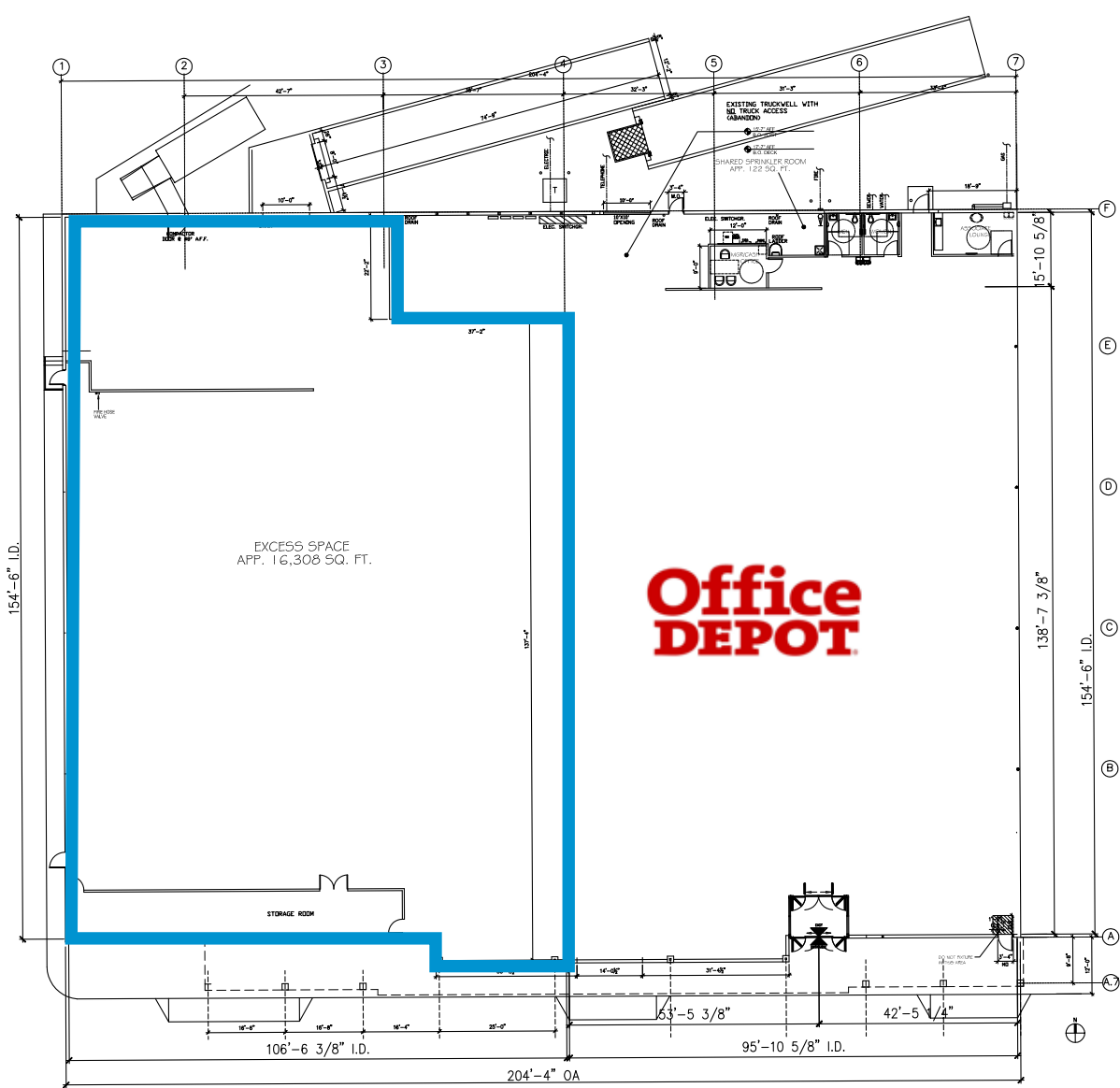
AVAILABLE SPACE

Available	Rate (per SF)	Description
16,308 SF – Anchor Space	Negotiable and Competitive	Anchored by Lowe's, CVS, PetSmart and Office Depot

AERIAL



SHELL PLAN



Demographics			
	1 MILE	3 MILE	5 MILE
Population	9,334	44,728	59,804
Households	4,117	18,077	23,560
Median HH Income	\$51,165	\$47,839	\$50,110
Daytime Population	8,212	32,951	41,794

*STDB 2016

Traffic
Fairview Drive, 200 Feet East of California Street: 29,500
Carson Street, .1 Mile South of Stewart Street: 24,000
Fairview Drive, 100 Feet East of Industrial Drive: 25,500

*NDOT 2015