

FOR LEASE  
Carson City, NV  
EAGLE STATION SHOPPING CENTER

CARSON CITY | NEVADA



Reno Retail Team:

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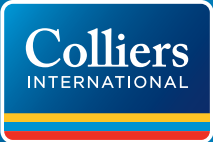
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Community Shopping Center anchored by Raley's & Kohl's  
Regional location in South Carson allows tenants to easily  
draw from Carson, Douglas County and South Lake Tahoe.



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# EAGLE STATION SHOPPING CENTER

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## Property Features

- Rare opportunity for a 3,000 SF freestanding restaurant with drive-thru available 2/1/2020.
- In-line and pad space available from 990 SF to 6,000 SF.
- Competitive lease rates and terms .
- Prominent Community Shopping Center remodel is now complete and open!
- Regional location in South Carson allows tenants to easily draw from Carson, Douglas County and South Lake Tahoe.
- Anchored by Raley’s Supermarket and Kohl’s.
- Other traffic generators on the intersection include JC Penney, Burlington Coat Factory, Ross, Galaxy Theaters, Casino Fandango, McDonald’s, Marriott Courtyard, Big Lots, Big 5 and Olive Garden.
- Strong daytime population with over 26,911 employees within a 3-mile radius.
- Join Buffalo Wild Wings, IHOP, Jimmy John’s, H&R Block, Cutting Edge, Mona Lisa & Wine and Peg’s Glorified Ham n Eggs.



Unit #	Address #	Retail
1	3701	Raley's
2	3675	Beauty Systems
3	3679	MJ's Sports Bar
5	3683, 89, 91	AVAILABLE - 4,358 SF
7, 8, 9	3693, 95, 97	Peg's Glorified Ham n Eggs
10	3699	Cutting Edge
11	3723	Dotty's
12	3735	Dotty's
13	3759-71	Dotty's
15	3789	Dotty's
16	3795	Dotty's
17	3807	Dotty's
18	3665	AVAILABLE 2/1/2020 - 3,000 SF
20	3815-19	Buffalo Wild Wings
23	3821	Mona Lisa & Wine
24	3823	OneMain Financial
25	3827	AVAILABLE - 990 SF
26	3849	Jimmy John's
27	3853	H&R Block
28	3861	AVAILABLE - 1,400 SF
29	3883	IHOP
31	3871	Kohl's

DEMOGRAPHICS			
2018	1 MILE	3 MILE	5 MILE
POPULATION	5,030	27,435	60,092
MEDIAN HH INCOME	\$52,302	\$52,577	\$52,847
DAYTIME POPULATION	2,990	26,911	37,992
Source: 2018 ESRI			



TRAFFIC COUNTS
S CARSON STREET – 28,000 ADT
KOONTZ LANE – 4,900 ADT
* 2017 Nevada Department of Transportation



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