

FOR GROUND LEASE > 0.41 AC RETAIL SITE

I-580/US 50 Interchange Retail Site



CARSON CITY, NV 89701



Fast Food/QSR site next to the brand new Chic-fil-A and Starbucks as well as a new hotel coming soon across the street. The site is located just north of the I-580/US-50 freeway bypass. This corner draws large traffic counts with travelers from Lake Tahoe, Minden, Gardnerville and Carson.

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Property Info

- › **Asking Ground Lease Rate:** Inquire for rate
- › APN: 009-268-02 | ±0.41 AC | ±17,860 SF Lot
- › Drive thru size up to: ±2,200 SF
- › Zoned GC (General Commercial)
- › Carson Street Average Daily Traffic: 52,000
- › Site located at the entrance to new retail development with Chick-Fil-A and Starbucks

Regional Accessibility

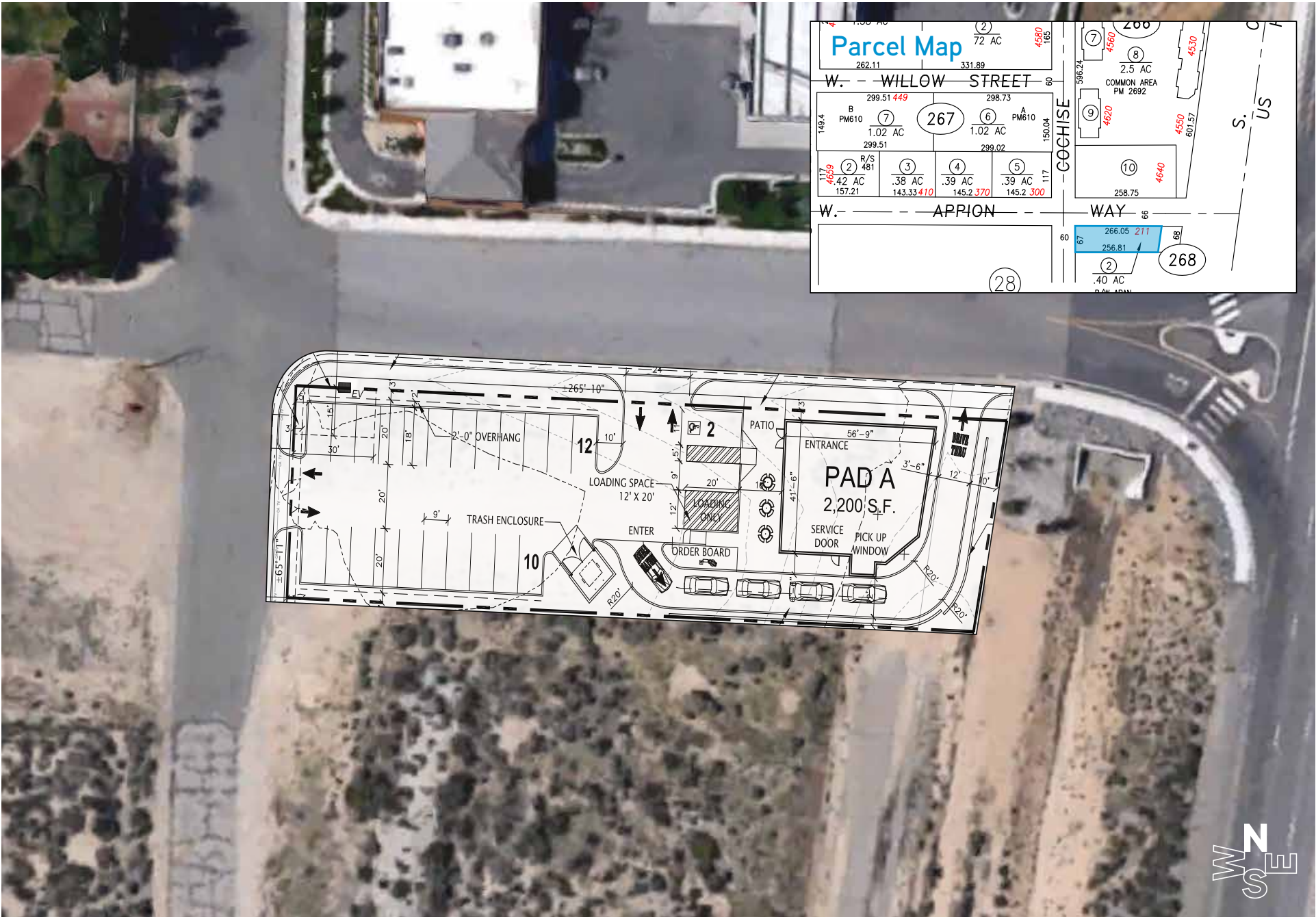
Carson City is located in a protected valley surrounded on all sides by mountains featuring the dramatic peaks of the Sierra Nevada mountain range to the west and south. The city is located 30 minutes east of Lake Tahoe, 30 minutes south of Reno and 20 minutes west of Virginia City. Carson City is at the intersection of two major highway corridors. From this intersection, highway 50 connects to Lake Tahoe and I-580/US-395 which connects Gardnerville to Minden to Carson City to Reno/Sparks.

Construction of the 9.71 mile stretch began in 2000. Seventeen years and \$203.5 million later, the last leg opened to traffic in August 2017.

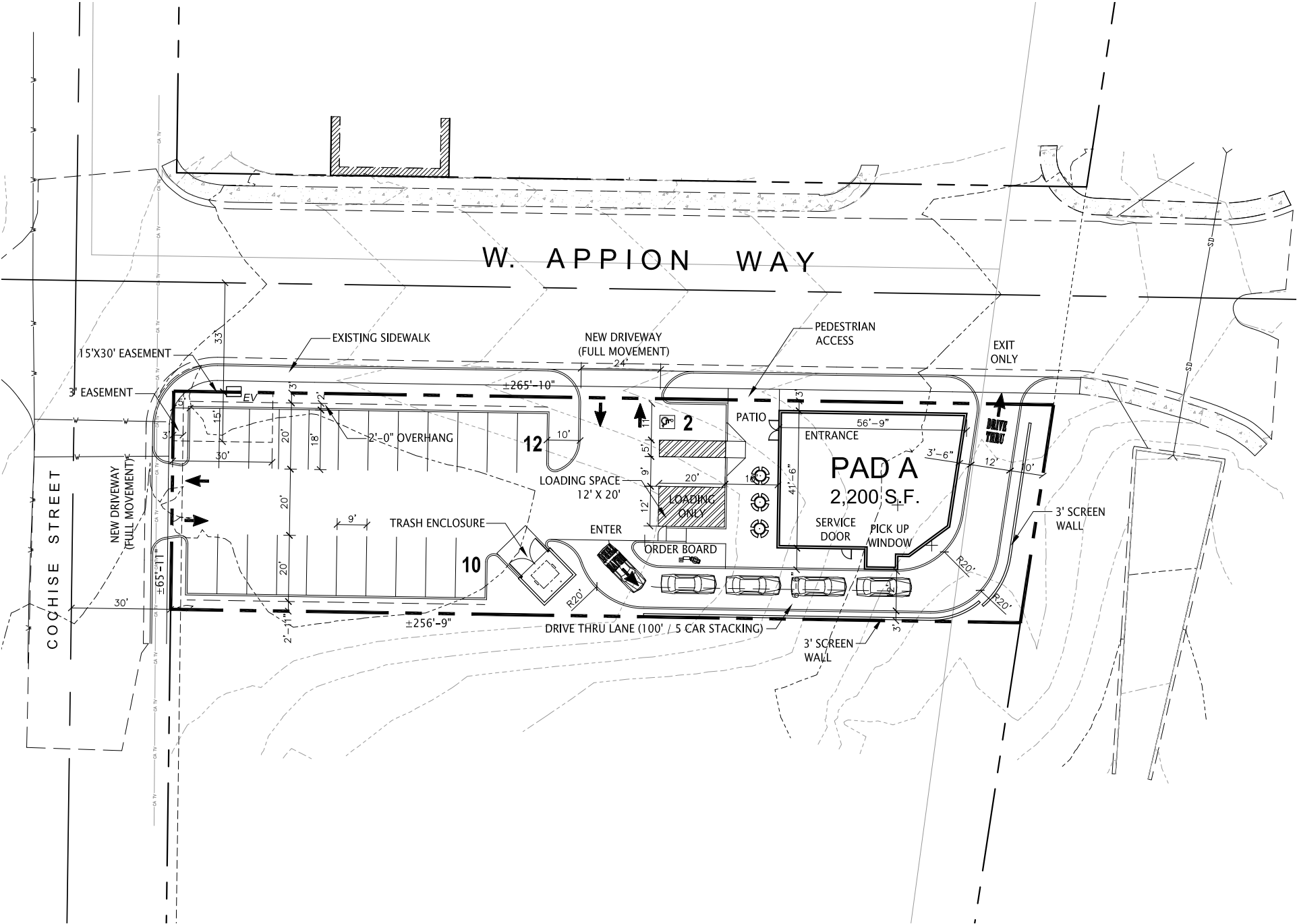
Traffic Counts
S CARSON ST (0.2MI N OF US 50): 52,000 ADT
US 395 (0.4 MI N OF JACKS VALLEY RD): 36,000 ADT
US 50 (3.4 MI W OF US 395): 12,800 ADT
NDOT - 2017

2017 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
2,294	24,507	57,296
DAYTIME POPULATION		
5,862	31,347	58,018
HOUSEHOLDS		
892	9,697	22,671
MEDIAN HOUSEHOLD INCOME		
\$49,393	\$53,034	\$50,483

Close Aerial Map With Conceptual Drive Thru Site Plan



Conceptual Drive Thru Site Plan





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