

FOR LEASE  
**Carson City, NV**  
**EAGLE STATION SHOPPING CENTER**

CARSON CITY | NEVADA

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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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## Property Features

- › 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 26,385 employees within a 3-mile radius.
- › In-line and pad space available from 990 SF to 6,000 SF
- › Competitive lease rates and terms.
- › Join Buffalo Wild Wings, IHOP, Jimmy John's, Jack-in-the-Box, 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	Dottys
12	3735	Dottys
13	3759-71	AVAILABLE - 6000 SF
15	3789	AVAILABLE - 1,600 SF
16	3795	AVAILABLE - 1,700 SF
17	3807	AVAILABLE - 2,590 SF
18	3665	Jack-in-the-Box
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 9/1/18 - 1,400 SF
29	3883	IHOP
31	3871	Kohl's

Can be assembled to 5,890 SF

DEMOGRAPHICS*			
2017	1 MILE	3 MILE	5 MILE
POPULATION	4,898	27,164	59,150
MEDIAN HH INCOME	\$49,919	\$51,420	\$50,837
DAYTIME POPULATION	3,160	26,385	37,595

\*2017 ESRI



TRAFFIC COUNTS	
S CARSON STREET	- 44,500 ADT
KOONTZ LANE	- 4,900 ADT

\* 2015 Nevada Department of Transportation

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