

# Available for Lease

## Save Mart Shopping Center

1,434 Square Feet End Cap Available Zoned: General Commercial



4338 South Carson Street, Carson City, Nevada

APN 009-262-07

1434 square feet of open storefront, with one office and restroom. Previously a home design studio with newer interior improvements. Great elevated visibility from South Carson Street. Signage available on the Center's pylon signs. Join many other national and regional tenants at this high traffic center.

- Co-Tenants include: Save Mart Supermarket, Heritage Bank of Nevada, Pamper U Salon, Papa Murphy's Pizza, Dotty's Casino and Salon Centric.
- Nevada DOT Traffic Counts 2023 approximately 27,600 cars per day.
- Base Rent \$1.65 psf. NNN \$.39 psf

Partner is Nevada Real Estate Broker.

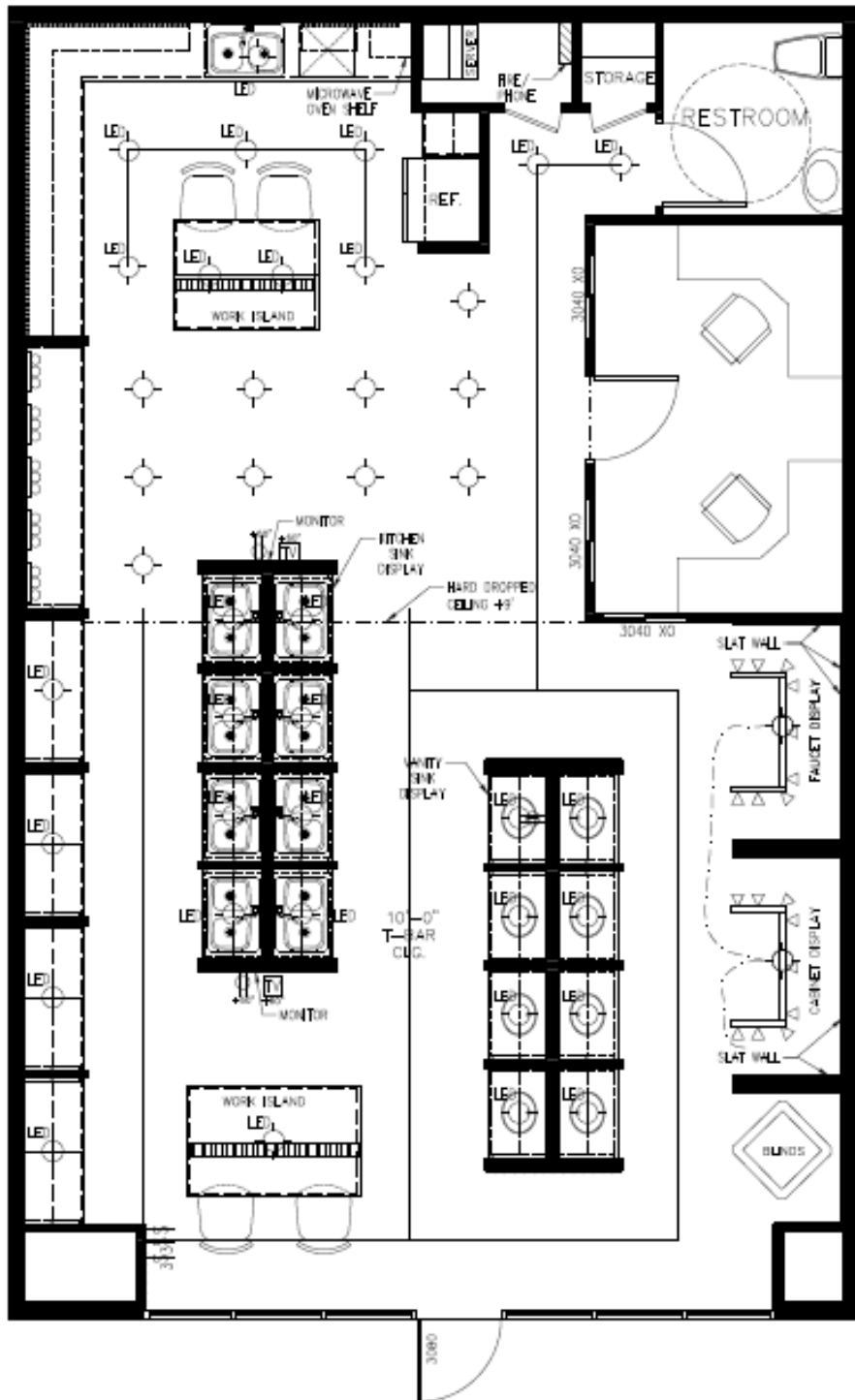


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Broker/Owner B.1001173

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	7,325	44,462	66,682
2022 Estimate	7,003	41,905	62,865
2010 Census	7,379	40,825	60,830
Growth 2022 - 2027	4.60%	6.10%	6.07%
Growth 2010 - 2022	-5.10%	2.65%	3.35%
<b>2022 Population by Hispanic Origin</b>	1,375	10,493	15,223
<b>2022 Population</b>	7,003	41,905	62,865
White	6,174 88.16%	36,605 87.35%	55,598 88.44%
Black	79 1.13%	1,130 2.70%	1,370 2.18%
Am. Indian & Alaskan	228 3.26%	1,332 3.18%	1,814 2.89%
Asian	233 3.33%	1,233 2.94%	1,685 2.68%
Hawaiian & Pacific Island	29 0.41%	165 0.39%	221 0.35%
Other	261 3.73%	1,441 3.44%	2,177 3.46%
U.S. Armed Forces	5	12	12
<b>Households</b>			
2027 Projection	3,227	17,574	26,533
2022 Estimate	3,072	16,472	24,899
2010 Census	3,194	15,657	23,624
Growth 2022 - 2027	5.05%	6.69%	6.56%
Growth 2010 - 2022	-3.82%	5.21%	5.40%
Owner Occupied	1,887 61.43%	9,292 56.41%	14,741 59.20%
Renter Occupied	1,185 38.57%	7,181 43.60%	10,158 40.80%
<b>2022 Households by HH Income</b>	3,073	16,471	24,901
Income: <\$25,000	685 22.29%	3,253 19.75%	4,825 19.38%
Income: \$25,000 - \$50,000	740 24.08%	4,011 24.35%	5,980 24.02%
Income: \$50,000 - \$75,000	579 18.84%	3,053 18.54%	4,617 18.54%
Income: \$75,000 - \$100,000	396 12.89%	2,214 13.44%	3,634 14.59%
Income: \$100,000 - \$125,000	272 8.85%	1,569 9.53%	2,292 9.20%
Income: \$125,000 - \$150,000	227 7.39%	855 5.19%	1,198 4.81%
Income: \$150,000 - \$200,000	80 2.60%	699 4.24%	1,047 4.20%
Income: \$200,000+	94 3.06%	817 4.96%	1,308 5.25%
<b>2022 Avg Household Income</b>	\$68,939	\$75,814	\$76,587
<b>2022 Med Household Income</b>	\$53,779	\$56,056	\$57,401

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Located two miles north of the I580 and Hwy 395 Interchange in South Carson City. This section of South Carson Street is the Gateway to Carson City's employment base and Downtown Carson City. The capital city has several state and legislative offices, with the trade area extending to Douglas County to the South, Moundhouse, Dayton and Silver Springs to the East and South Lake Tahoe to the West.