

# Available for Lease

## Two Co-Anchor Positions

1,100-18,000 Square Feet Available

Zoned: General Commercial



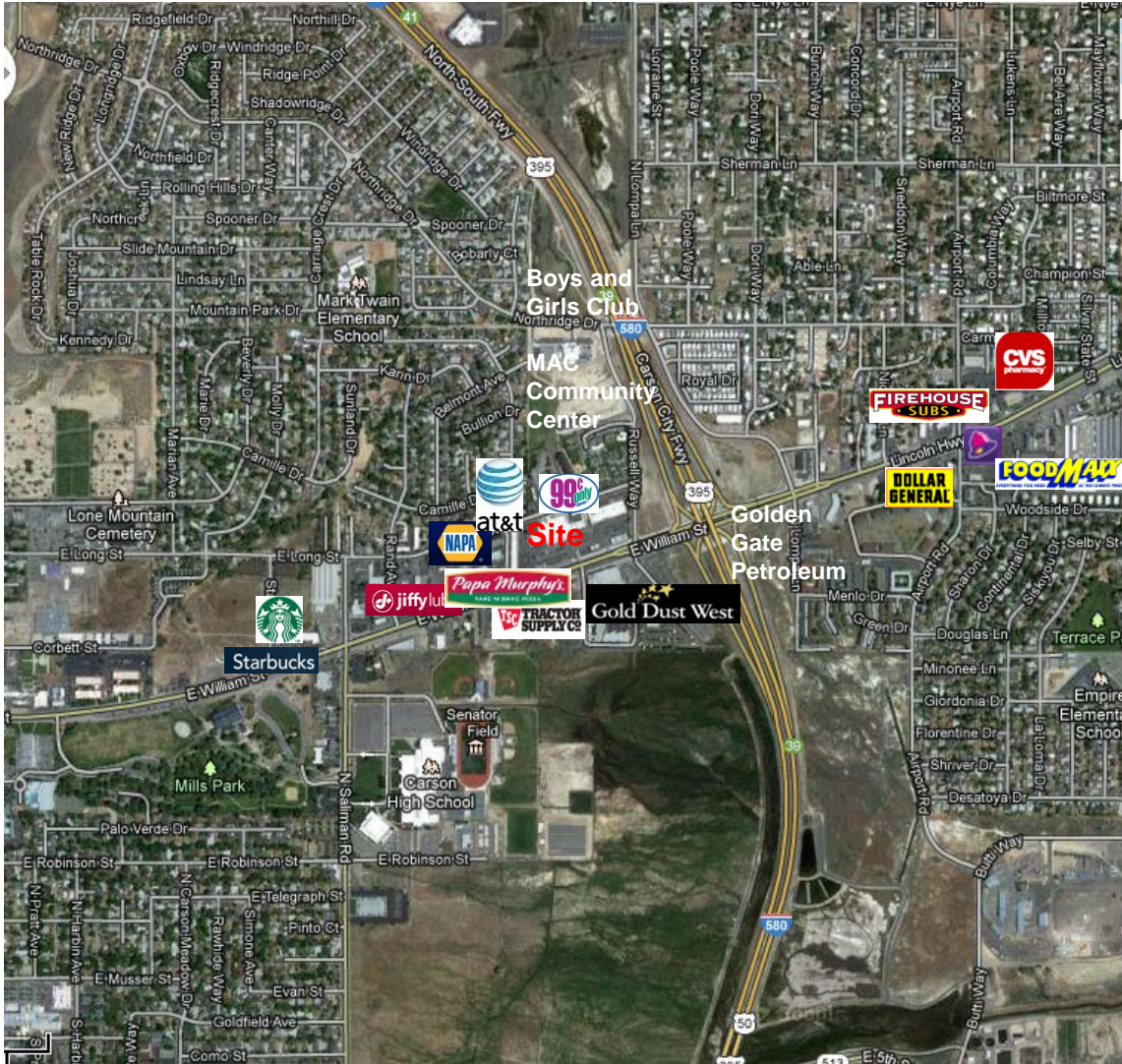
**2100 East William Street, Carson City, Nevada**

- Previous grocery location split into two Co-Anchor locations.
- Secondary Co-Anchor location of 1,100 to 18,000 Square Feet available.
- Located on Highway 50 at the base of the on and off ramps of the Carson City Freeway.
- Building can be leased "As Is", altered or rebuilt to accommodate various floor plans.
- Co-Tenants include: Metro PCS, Taquera La Salsa, Carson City Florist, Fingerprinting Express, Latina's Salon, Jackson Hewitt, Panda Kitchen, Freeway Insurance, MIG Services, Carson City Vacuum, Edward Jones, Carson City TV, Butts Out Vapor, Cigarette's Cheaper, Silk, Master Service Plumbing, NV Pro Studios, Labor Max, Dotty's Casino, Dunkin Donuts, \$.99 Only, Flat Earth Pizza, Title Max, Hacienda Market and Grill and. **Coming Soon: Bennett Medical.**
- Near Carson High School-one of Nevada's largest population high schools.
- Within one block of the Boys and Girls Club and the newly opened MAC Community Center.
- Nevada DOT Traffic Counts of approximately 23,000 cars per day.
- NNN \$.16
- Broker related to partner



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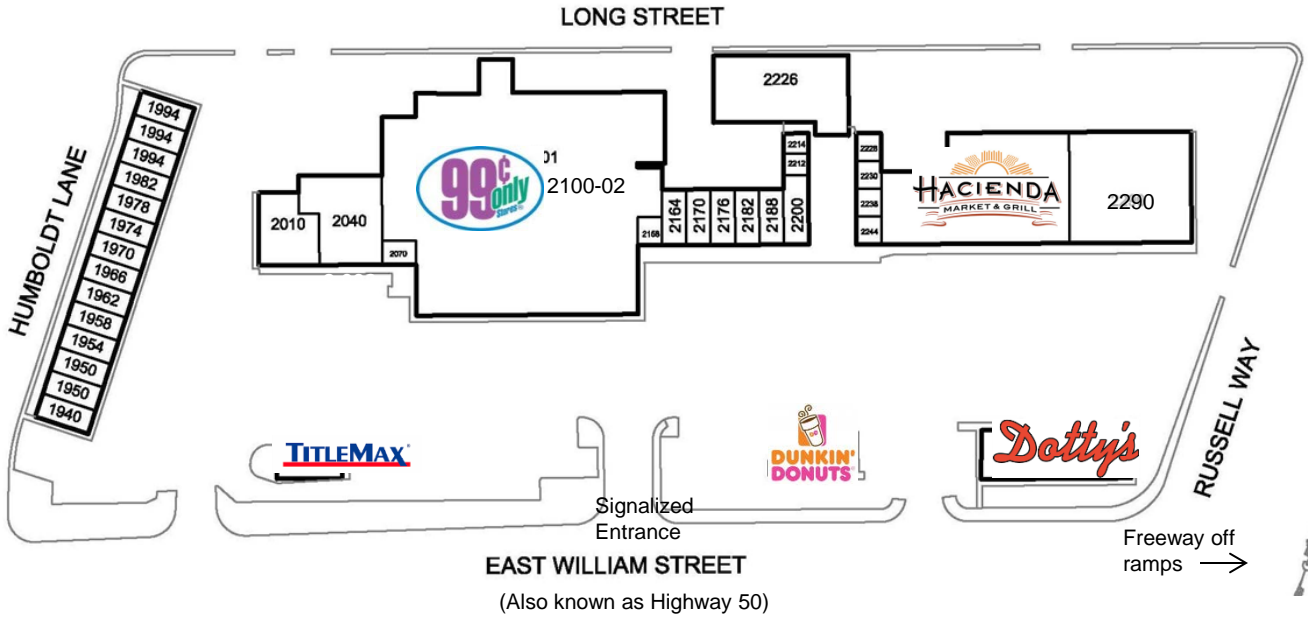
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Aerial of Site

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#1940	Metro PCS	#2020	TitleMax	#2200	Butts Out Vapor Too
#1950	Taqueria La Salsa	#2040	Available up to 7,519 Sq. Ft.	#2212	Silk
#1954	Carson City Florist	#2070	Fire Riser Room	#2214	Silk
#1958	Fingerprinting Express	#2100-01	\$.99 Only	#2226	Vacant (Old movie theater)
#1962	Bennett Medical	#2100-02	Available 18,000 Sq. Ft.	#2228	Storage
#1966	Bennett Medical	#2158	MIG Services	#2230	NV Pro Studios
#1970	Latina's	#2164	Freeway Insurance	#2238	Master Service Plumbing
#1976	Available	#2170	Carson Vacuum & Sewing	#2244	Labormax Staffing Services
#1978	Jackson Hewitt	#2176	Edward Jones	#2260	Dotty's
#1982	Available	#2182	Cigarettes Cheaper	#2270	Hacienda Market
#1994	Panda Kitchen	#2188	East 50 Barbershop	#2290	Available up to 12,000 Sq. Ft.
#2010	Flat Earth Pizza	#2190	Dunkin Donuts		

## Site Plan

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Located on the easterly side of Carson City, at the base of the Carson City Freeway on and off ramps. Thirty three miles south of Reno, 28 miles east of Lake Tahoe and 16 miles north of Minden, Nevada.

The Carson City Airport is to the north 2 miles.

Great truck access from Highway 50, Highway 395 and the Carson City Freeway.