

FOR LEASE

Carson Valley Plaza

933 Topsy Lane, Carson City, NV



CONTACT

Brian Cooper
775.470.8864
bcooper@kiddermathews.com

Mike Churchfield
775.470.8867
mikec@kiddermathews.com



For Lease

933 Topsy Lane, Carson City, NV

Property Highlights

AVAILABLE Suite 422, ±3,200 SF (can be demised to ±1,250 SF & ±1,950 SF)

APN 1420-06-602-018

ZONING Retail

LOCATION Highly visible location from HWY 395.

Neighboring Tenants Include: Bed Bath & Beyond, Best Buy, Ulta Beauty, Bank of America, Walmart Supercenter, In-N-Out Burger, Boot Barn, Qdoba, Verizon, and Dollar Tree.

Located in the Carson Valley Center.

FEATURES Negotiable PSF, NNN.

Class A Multi-tenant retail building.

Strong national tenant retail trade area.

TRAFFIC COUNTS **1** US Hwy 395 @ Topsy Ln: ±40,090

2 Old Clear Creek Rd @ Vista Grande Blvd: ±250

3 Jacks Valley Rd @ Summer Hill Dr: ±15,300



Brian Cooper
775.470.8864
bcooper@kiddermathews.com

Mike Churchfield
775.470.8867
mikec@kiddermathews.com



For Lease

933 Topsy Lane, Carson City, NV



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2017			
Est. Population	1,069	17,352	41,135
Est. Daytime Population	2,343	16,706	44,951
Avg. Household Income (\$)	\$69,695	\$69,586	\$69,033
Median Age (Years)	47	45	44
2022			
Est. Population	1,063	17,534	41,362
Avg. Household Income (\$)	\$78,415	\$78,589	\$76,810
Annual Growth Rate 2017-2022	-0.11%	0.21%	0.11%

Brian Cooper
775.470.8864
bcooper@kiddermathews.com

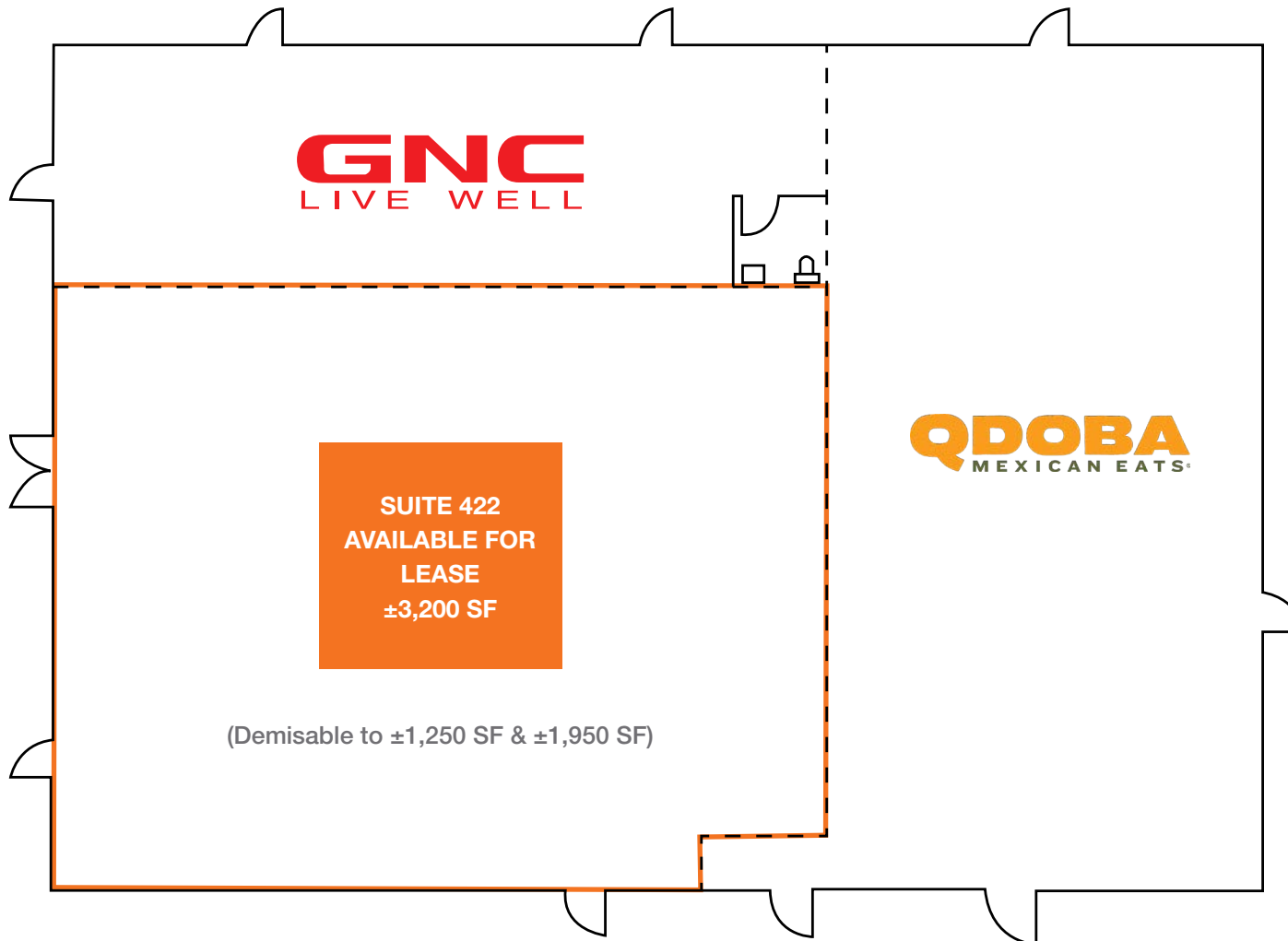
Mike Churchfield
775.470.8867
mikec@kiddermathews.com



For Lease

933 Topsy Lane, Carson City, NV

SITE PLAN



Brian Cooper
775.470.8864
bcooper@kiddermathews.com

Mike Churchfield
775.470.8867
mikec@kiddermathews.com

