

# Eagle Station

3701 S Carson Street, Carson City, NV 89701



## Property Highlights

174,096 Gross Leasable Area

9.38 Total Acres

62,211 5 Mile Population

- A 177,000 square foot Raley's grocery and Kohl's (N.A.P.) anchored community center.
- Well located on a major retail corridor.
- Excellent access and visibility from Highway 395.
- Draws from Carson City, Douglas County and South Lake Tahoe.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	5,864	28,620	62,211
Households	2,366	11,283	24,772
Avg HH Income	\$69,102	\$68,473	\$68,992

Source: Esri, 2020

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## Available/Coming Soon

5 Available	4,358 SF
23 Available	1,125 SF
28 Available	1,400 SF

## Current Tenants

1 Raley's	59,018 SF
2 CosmoProf	2,354 SF
3 MJ's Sports Bar	2,204 SF
7 Peg's Glorified Ham n Eggs	3,200 SF
10 Cutting Edge Hair Salon	900 SF
11 Dotty's Casino	19,588 SF
18 Roberto's Taco Shop	3,000 SF
20 Buffalo Wild Wings	5,914 SF
24 OneMain Financial	1,125 SF
25 Postal Annex	990 SF
26 Jimmy John's Gourmet Sandwiches	1,800 SF
27 H&R Block	2,120 SF
29 Chase Bank	5,000 SF
31 Kohl's (N.A.P.)	60,000 SF