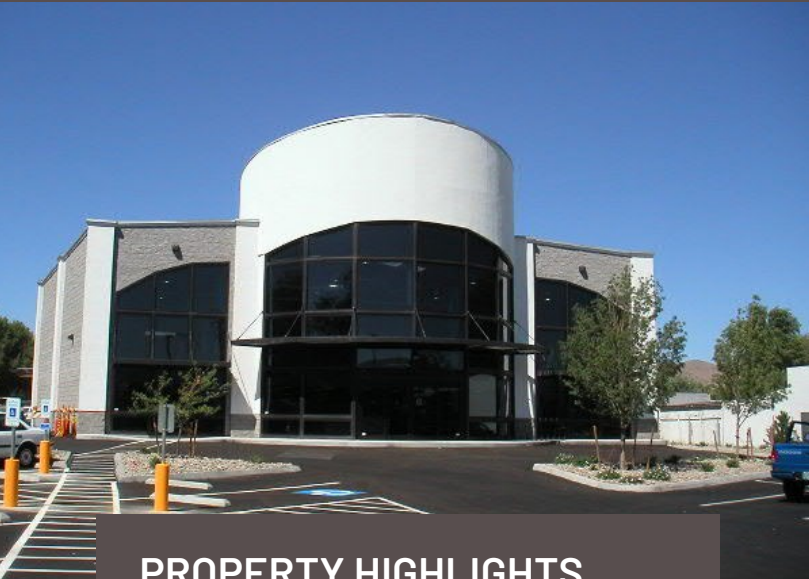


FOR SALE
Retail/Commercial

3520 Highway 50 East
CARSON CITY, NV 89701

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

30,785± SF RETAIL/COMMERCIAL BUILDING ON 3.6± ACRES



PROPERTY DESCRIPTION

- Three total parcels include:
 - 3500 Hwy 50 East—008-271-12 with .59± Acres No Buildings
 - 3520 Hwy 50 East—008-271-27 with 2.04± Acres & 30,785± SF Freestanding Building
 - 3534 Hwy 50 East—008-271-16 with .97± Acres & 7,200± SF Storage Buildings (25 Units)
- Excellent Signage & Visibility on Hwy 50
- GC allows Retail, Restaurants, Automotive, Auto Dealer, Hotel, Entertainment, Education, Nightclub, Sports/Recreation & More

PROPERTY HIGHLIGHTS

- Prime Carson City Location just west of the intersection of Hwy 50 East and College Parkway
- Building is fully sprinklered
- Excess Land for large parking requirements
- 266' of Frontage on Hwy 50
- Traffic Counts of 25,400 Vehicles/Day

OFFERING SUMMARY

SALES PRICE	PRICE/SF
\$3,350,000	\$108.50
LAND TOTAL	BUILDING SIZES
3.6 ± ACRES	30,785± & 7,200± Storage
ZONING	YEAR BUILT
GC—General Commercial	1996



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	12,976	43,507	56,479
HOUSEHOLDS	4,826	17,761	23,055
AVG HH INCOME	\$51,618	\$61,177	\$66,629

BRAD ELGIN

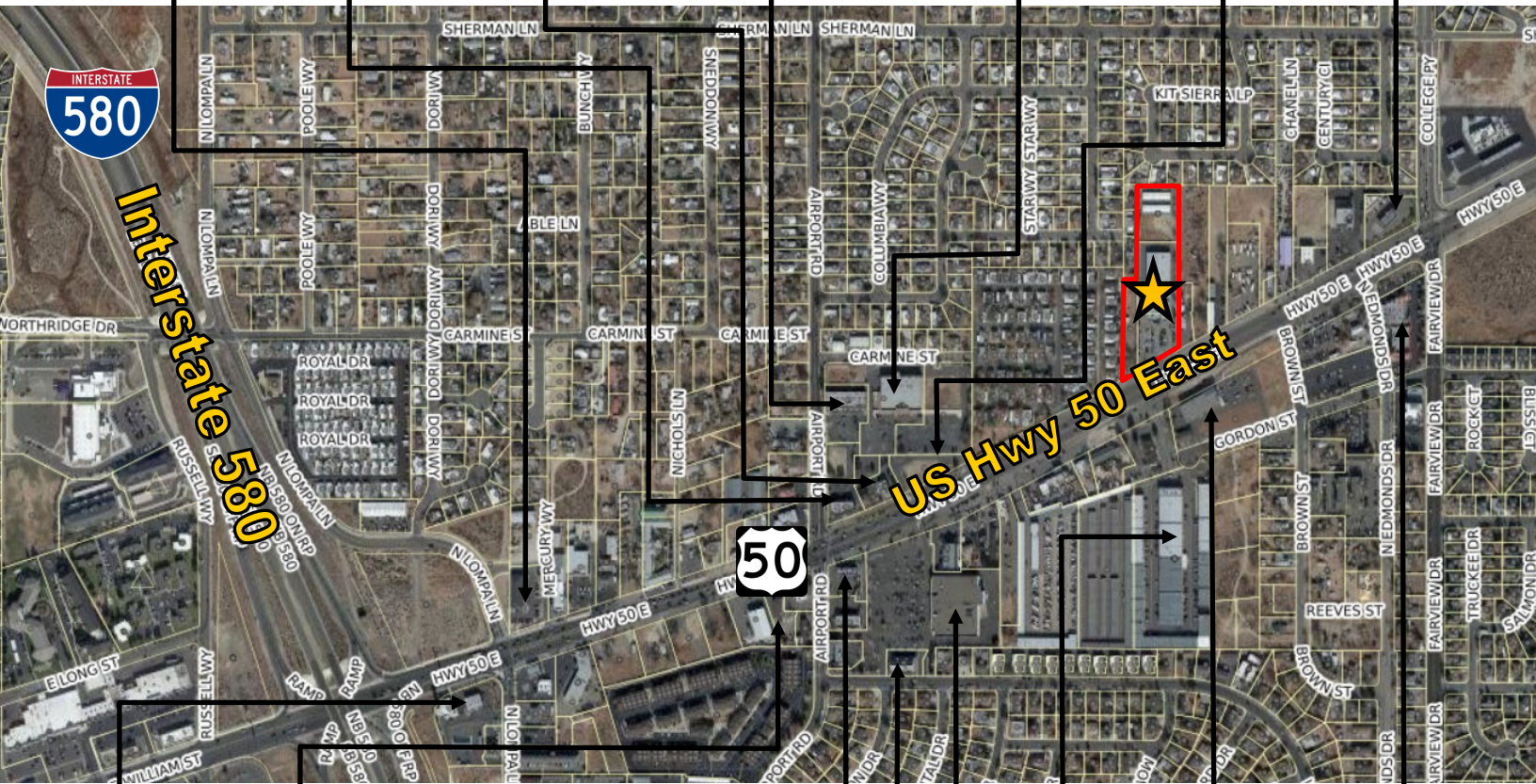


775.825.4400

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Retail/Commercial

3520 Highway 50 East
CARSON CITY, NV 89701

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BRAD ELGIN



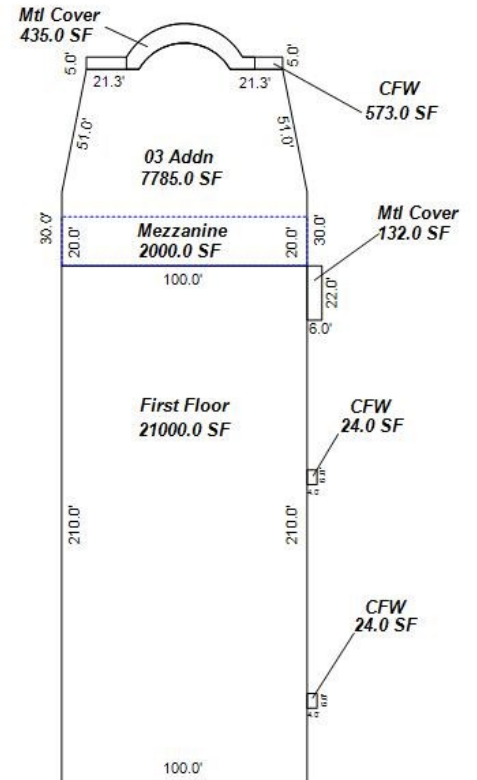
775.825.4400

FOR SALE
Standalone Retail

3520 Highway 50 East

CARSON CITY, NV 89701

30,785± SF
General
Commercial
Zoned Building
on 3.6± Acres




BRAD ELGIN  **775.825.4400**

NV LICENSE: BS.143447

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COMMERCIAL REAL ESTATE

 WWW.STARK.REALESTATE

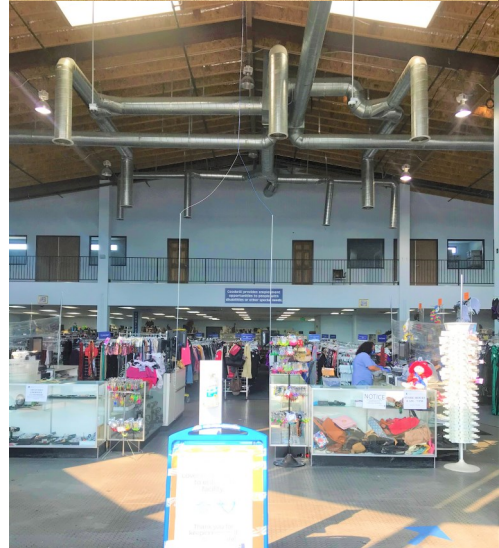
 9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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Standalone Retail

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CARSON CITY, NV 89701

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General
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Zoned Building




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