

For Lease Eagle Station, Carson City, NV

Colliers

Prominent Community Shopping Center



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Property Overview

Eagle Station Lane, Carson City, NV 89701

Eagle Station shopping center has been anchored by Raley's Supermarket for over 40 years and features over 940 linear feet of frontage along Highway 395, the main thoroughfare in Carson City. Kohl's regional location draws visitors to the center from Carson City, Douglas County and South Lake Tahoe.

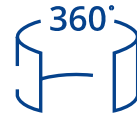


Property Features

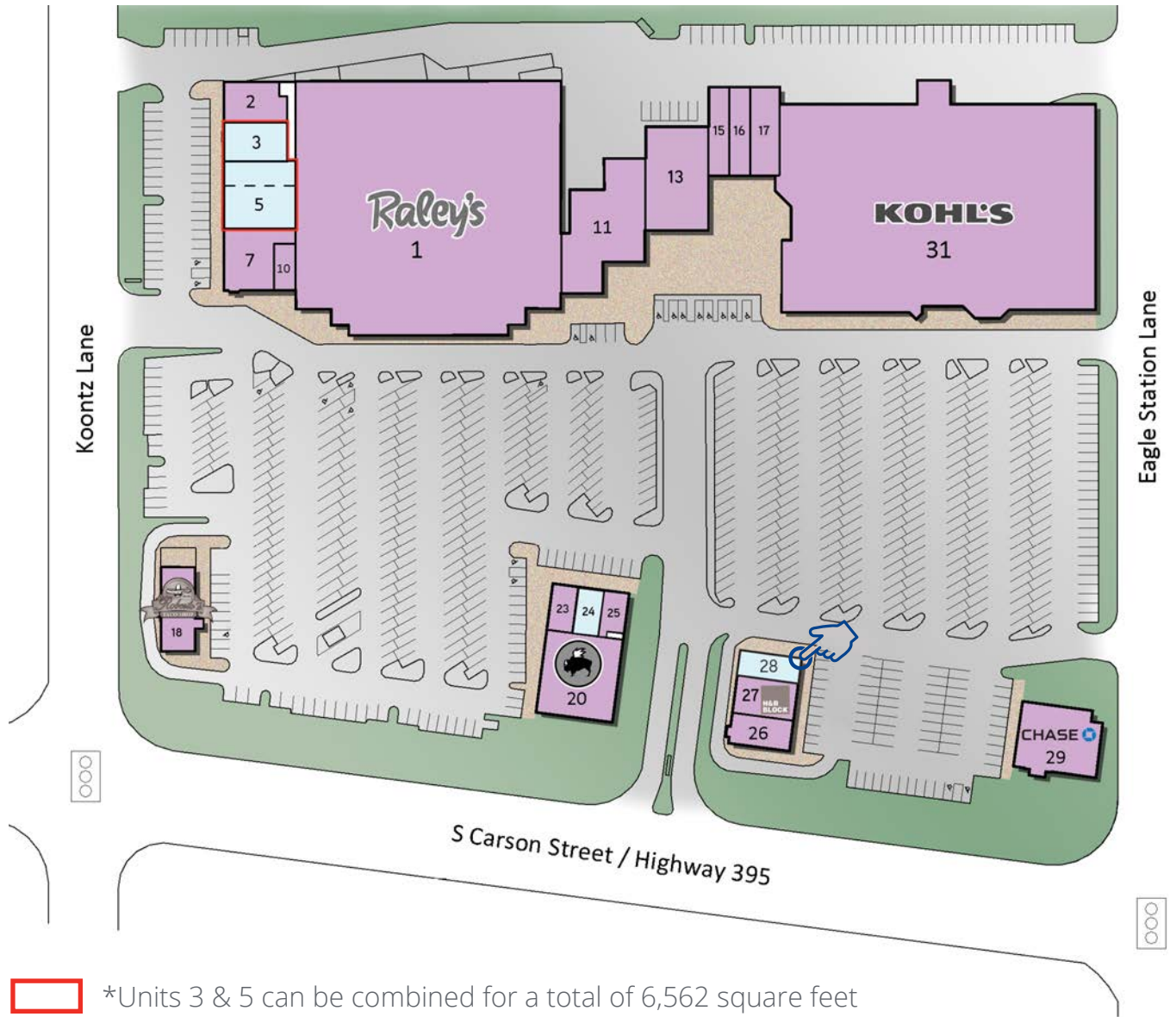
- In-line space available from 1,125 to 6,562 SF
- Prominent community shopping center under new ownership and management with over one million annual visits
- 92% of Eagle Station tenants are daily needs and e-commerce resistant services
- Other traffic generators on the intersection include JC Penney, Burlington Coat Factory, Ross, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard, Big Lots, Big 5 and Olive Garden
- Strong daytime population with over 26,919 employees within a 3-mile radius
- Join Buffalo Wild Wings, Chase Bank, Jimmy John's, H&R Block, Cutting Edge, Peg's Glorified Ham n Eggs and Roberto's Taco Shop



Site Plan & Available Space



Click on a suite to view virtual tour



*Units 3 & 5 can be combined for a total of 6,562 square feet

Unit #	Address #	Tenants
1	3701	Raley's
2	3675	Beauty Systems
3*	3679	Available - 2,204 SF
5*	3683, 89, 91	Vacant - 4,358 SF
7, 8, 9	3693, 95, 97	Peg's Glorified Ham n Eggs
10	3699	Cutting Edge
11	3723	Dotty's
12	3735	Dotty's
13	3759-71	Dotty's
15	3789	Dotty's
16	3795	Dotty's
17	3807	Dotty's
18	3665	Roberto's Taco Shop
20	3815-19	Buffalo Wild Wings
23	3821	USA Cash Services
24	3823	Vacant - 1,125 SF
25	3827	Postal Annex
26	3849	Jimmy John's
27	3853	H&R Block
28	3861	Vacant - 1,400 SF
29	3883	Chase Bank
31	3871	Kohl's

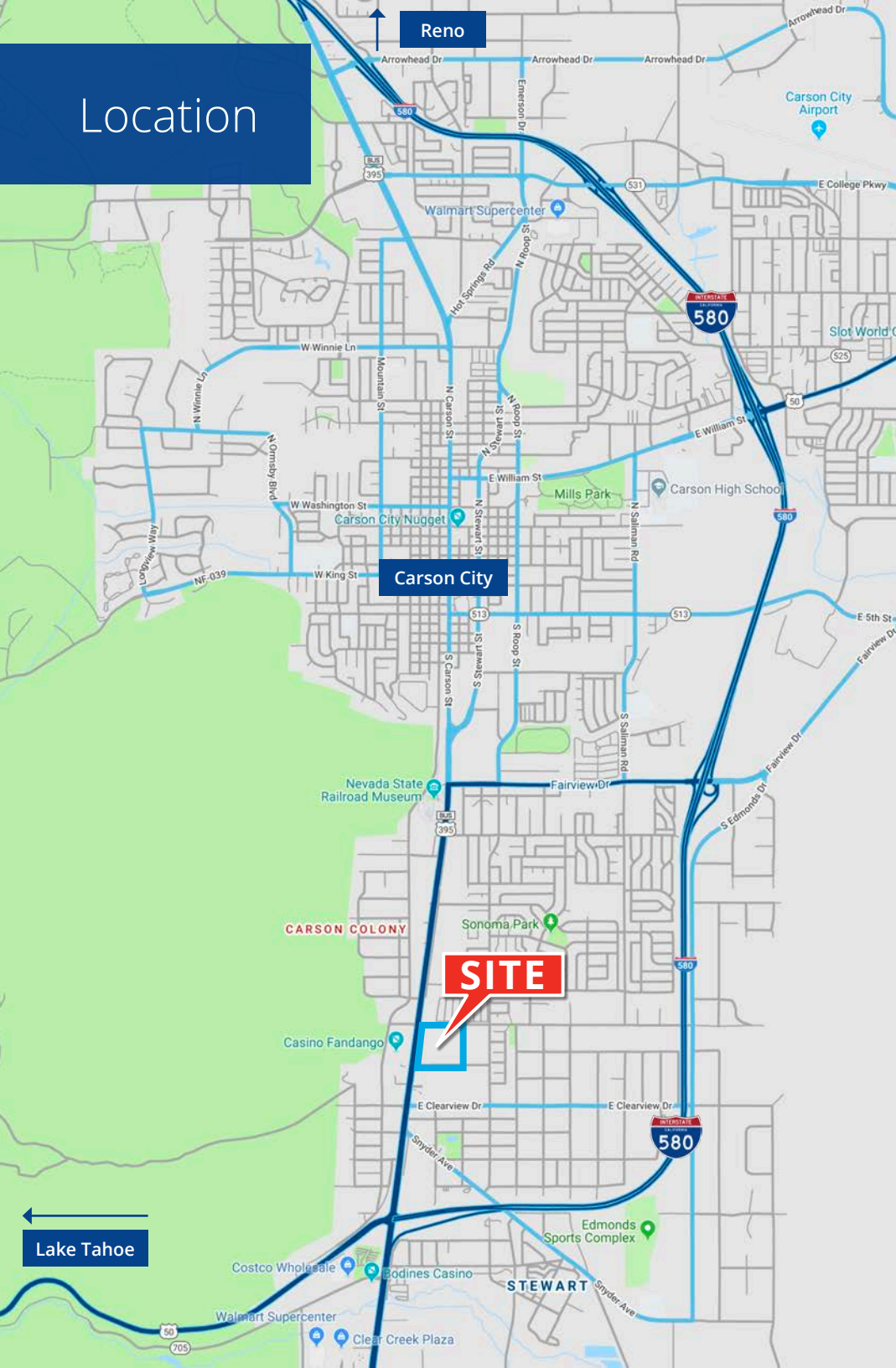
Additional Property Photography



Carson City Surrounding Retail



Location



Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2021 Population	5,630	28,716	62,081
Average Household Income	\$73,660	\$74,221	\$72,788
Total Households	2,266	11,312	24,712

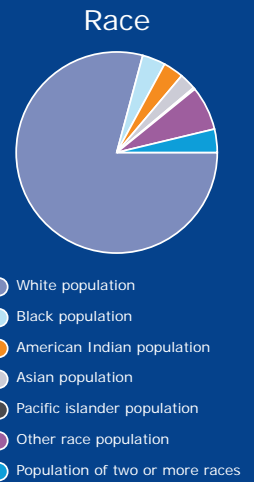
2020 Traffic Counts - NDOT

South Carson Street, 230ft North of Koontz Lane: 22,700 ADT

Koontz Lane, 340ft West of Silver Sage Drive : 4,300 ADT

3 Mile Household & Population

 \$55,438 Median household income	 \$377,402 Median home value	 57.1% Owner occupied housing units
 45.0 Median age	 46.8% Female population	 49.1% % Married (age 15 or older)



Reno
(36 Miles)



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