

FOR LEASE

NORTH CARSON CROSSING

3300 MARKET ST, CARSON CITY, NV 89706

← South Lake Tahoe

Reno/Sparks →

CONSTRUCTION HAS BEGUN!
DELIVERY Q4 2026
1,759 SF SHOP SPACE AVAILABLE.
JOIN WINGSTOP AND PROTEIN HOUSE!



16,800+ VPD

18,000+ VPD

40,500+ VPD



NOW OPEN



SUBJECT
PROPERTY

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NORTH CARSON CROSSING



Property Highlights

Build-to-Suit opportunities available in Home Depot and Walmart-anchored shopping center

Healthy mix of national and local tenants in close proximity

Nearby retailers include: Verizon, Absolute Dental, US Bank, Dotty's, Walmart, Home Depot, Starbucks, and Jack in the Box

Carson City has seen extensive growth as businesses relocate to Nevada with easy access to the Tahoe Reno Industrial Center via the recently completed Infinity Highway

40,500
TRAFFIC COUNTS I80

18,000
TRAFFIC COUNTS OFF
COLLEGE PKWY

16,800
TRAFFIC COUNTS OFF
HIGHWAY 395

15,300
TRAFFIC COUNTS OFF
US 50

NEW RESIDENTIAL



NORTH CARSON CROSSING

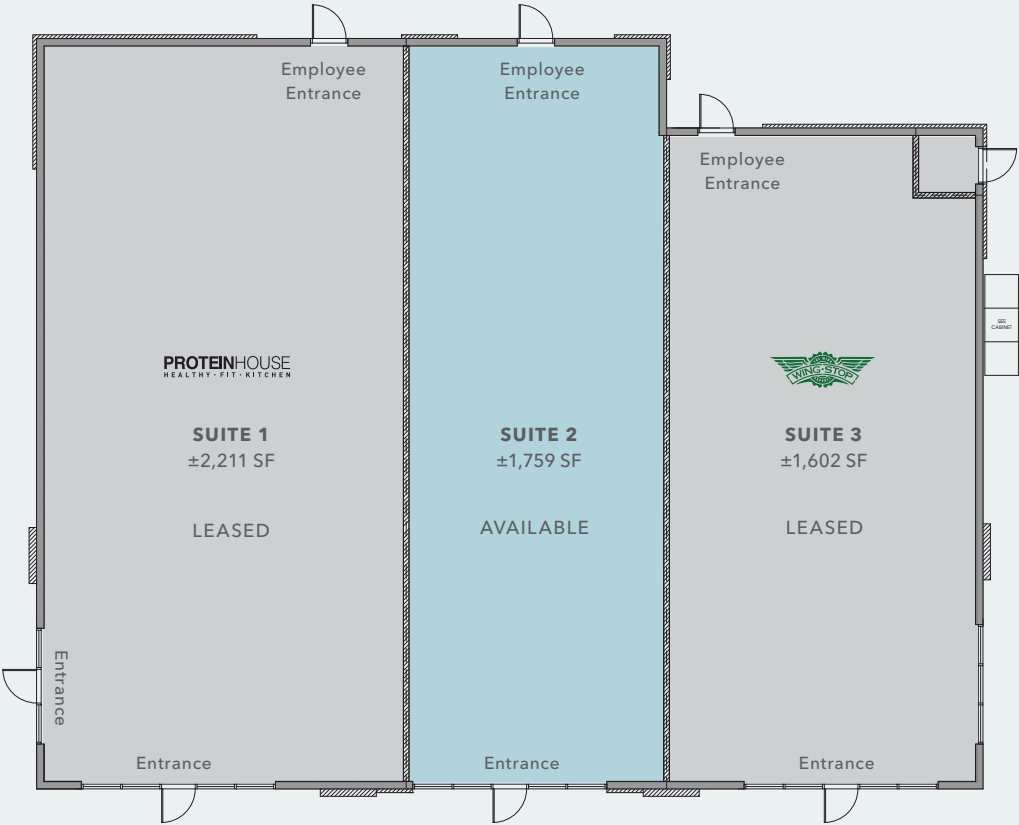


SITE PLAN

#	Tenant	SF						
1	Bank of America	±4,250	6	Available	±2,500	9C	Wingstop	±1,602
2	Available	±2,200	7	Available	±7,000	10	Available	±7,000
3	Available	±900	8	Pacific Dental	±3,500	11	Available	±21,535
4	Available	±2,400	9A	Protein House	±2,211	12	Planet Fitness	±22,270
5	Valvoline	±2,084	9B	Available	±1,759	13	Sprouts	±23,195

BUILDING 9 - SHOP SPACE AVAILABLE

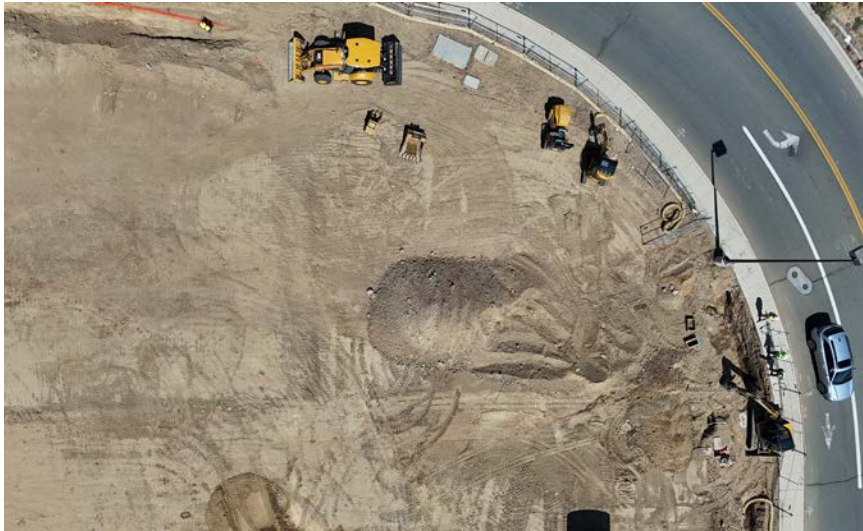
High Visibility Shop Space



RENDERINGS OF NEW DEVELOPMENT



NEW CONSTRUCTION - EXPECTED DELIVERY Q4 2026



COMPLETED CONSTRUCTION



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2026 EST. POPULATION	30,723	45,575	54,171
2031 PROJ. POPULATION	29,301	43,830	52,695
2026 MED. AGE	39.3	40.2	41.7
DAYTIME POPULATION	25,241	41,253	48,581

HOUSEHOLD INCOME

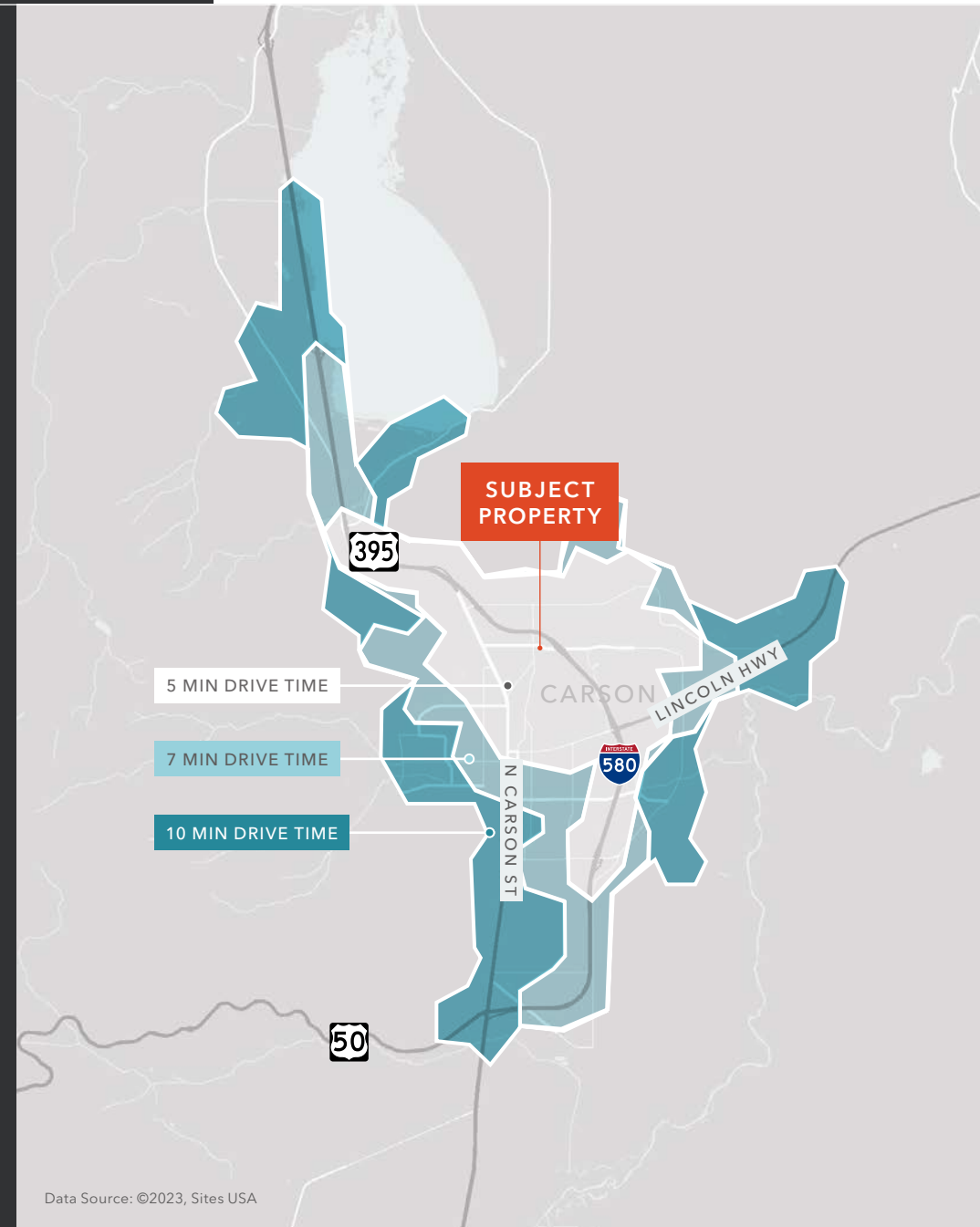
	5 Min	7 Min	10 Min
2026 EST. AVG. HH INCOME	\$90,663	\$97,448	\$102,919
2031 PROJ. AVG. HH INCOME	\$89,861	\$96,706	\$102,677
2026 EST. MED. HH INCOME	\$73,011	\$77,150	\$80,563
2031 PROJ. MED. HH INCOME	\$72,603	\$76,428	\$80,163
2026 EST. PER CAPITA INCOME	\$37,992	\$40,728	\$42,906

HOUSEHOLD

	5 Min	7 Min	10 Min
2026 EST. HH	12,829	18,991	22,522
2031 PROJ. HH	12,134	18,106	21,667
PROJ. ANNUAL GROWTH (2026-2031)	-1.1%	-0.9%	-0.8%
AVG. HH SIZE	2.3	2.3	2.3

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.06 B	\$1.64 B	\$1.99 B
ANNUAL RETAIL EXPENDITURE	\$565.89 M	\$861.98 M	\$1.05 B
MONTHLY HH EXPENDITURE	\$6,911	\$7,191	\$7,379
MONTHLY RETAIL EXPENDITURE	\$3,676	\$3,676	\$3,869



CARSON CITY & CARSON VALLEY, NV MSA SNAPSHOT

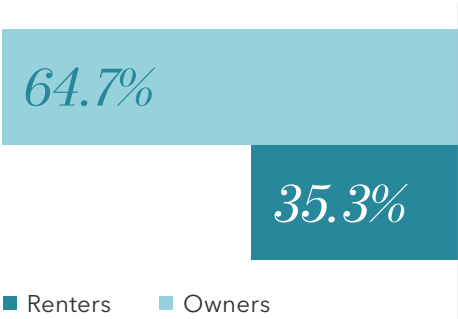
100,211
2026 EST. POPULATION

2.4
2026 AVG
HH SIZE

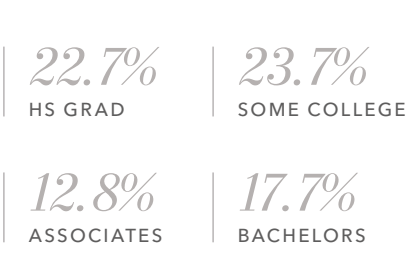
\$84,208
2026 AVG
HH INCOME

47.4
2026 EST.
MEDIAN AGE

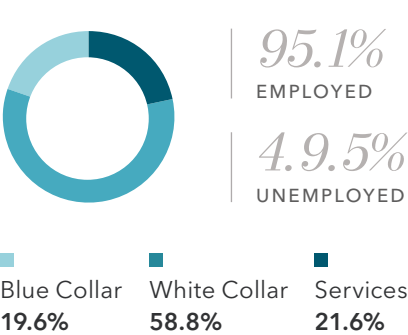
Home Ownership



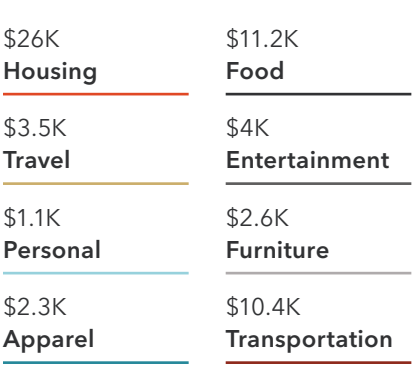
Education



Employment



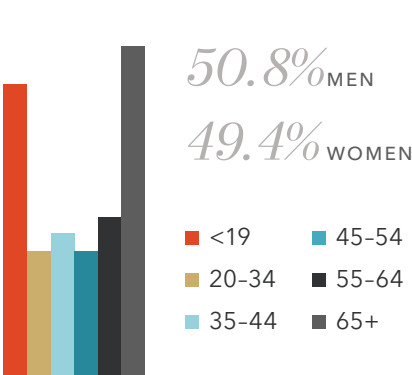
Household Spending



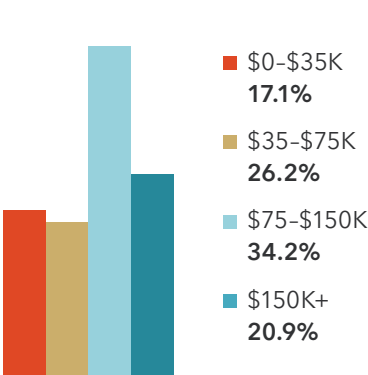
Race & Ethnicity



Gender & Age



Income by Household



GROWTH & DEVELOPMENT



SINGLE-FAMILY HOUSING BOOM

Carson City has seen a significant increase in single-family housing construction in recent years. Between 2010 and 2020, the city experienced a 10.5% growth in housing units, with over 2,000 new homes being built. This surge has been driven by factors such as job growth, affordability compared to neighboring areas, and the city's proximity to outdoor recreational opportunities.



RIISING HOUSEHOLD INCOME AND POPULATION GROWTH

Carson City's median household income has increased by 20% over the past decade. This upward trend is attributed to factors such as economic development, job growth, and a rising cost of living. In addition, the city's population is projected to grow by 15% between 2020 and 2030, driven by factors such as in-migration and natural population growth.



ECONOMIC PROJECTIONS

Is poised for continued growth and development. Based on recent data, the city's population is projected to increase by 2.5% over the next five years, reaching 60,000 residents by 2029. This growth is expected to drive a 3.2% increase in jobs, primarily in the technology and healthcare sectors. As a result, average wages are anticipated to rise by 4.5% during the same period, outpacing the national average.



The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



**FAVORABLE TAX
STRUCTURE**



**INFLUX OF
NEW BUSINESS**



**LOW COST OF
BUSINESS**



**PROXIMITY TO
MAJOR MARKETS**



**JOB & POPULATION
GROWTH**



**LOW PROPERTY
TAX**

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax