

# Eagle Station

3701 S Carson Street, Carson City, NV 89701



## Property Highlights

174,078 Gross Leasable Area

9.38 Total Acres

61,070 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    | 5,759    | 27,996   | 61,070   |
| Households    | 2,300    | 10,908   | 24,071   |
| Avg HH Income | \$73,708 | \$73,919 | \$74,636 |

Source: Esri, 2018

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## Available/Coming Soon

|              |          |
|--------------|----------|
| 5 Available  | 4,358 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 Jack In The Box                 | 3,000 SF  |
| 20 Buffalo Wild Wings              | 5,914 SF  |
| 23 Mona Lisa & Wine                | 1,125 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 IHOP                            | 5,000 SF  |
| 31 Kohl's (N.A.P.)                 | 60,000 SF |