



## RETAIL/OFFICE FOR LEASE

4530 S. CARSON ST., UNIT 10  
4560 S. CARSON ST., UNITS 3 & 4  
4620 S. CARSON ST., UNITS 2, 3, & 4  
CARSON CITY, NV 89701

### Price

Base Rents: \$1.10/SF/MON  
\*Plus NNN/CAM Fees

### Available Units

4530-10: Approx 1,469 SF  
4560-03: Approx 1,558 SF  
4560-04: Approx 1,289 SF  
4620-02: Approx 1,416 SF  
4620-03: Approx 1,420 SF  
4620-04: Approx 1,374 SF

### Units offered "As Is/Where Is"

**OWNER FINANCING  
FOR TENANT IMPROVEMENTS  
SUBJECT TO CREDIT WORTHINESS**

*\*Terms available for 5-year lease with 3% approx.  
yearly acceleration of payments, plus interest  
\*Monthly payments can be increased to  
payoff TI's early with less interest.*

**\*\*\*ALL TERMS ARE NEGOTIABLE\*\*\***



**Contact: Jeanette Johns Williams**  
**Commercial/Residential Specialist**  
**KimberRidge Commercial Real Estate**  
**Nevada Lic. No. S.0186140**  
**Cell: (775) 225-9439**  
**Email: JWilliams@KCRENV.com**

**KimberRidge Commercial Real Estate**  
**3100 Mill Street, Ste. 212**  
**Reno, NV 89502**  
**Phone: 775-823-3378**  
**Email: Help@KCRENV.com**  
**Broker NV Lic. No. B.0049252.CORP**

**NOTICE:** The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although KimberRidge Commercial Real Estate has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.



**Contact Information:**

Jeanette Williams/Agent  
NV Lic. No. S.0186140  
C: (775) 225-9439

**Property Features:**

- Centrally Located Shopping Center
- Excellent Visibility From Hwy 395
- Electric Charge Stations for Customers
- Zoned General Commercial
- Traffic Counts Around 50,000/Day

**PRICE:**

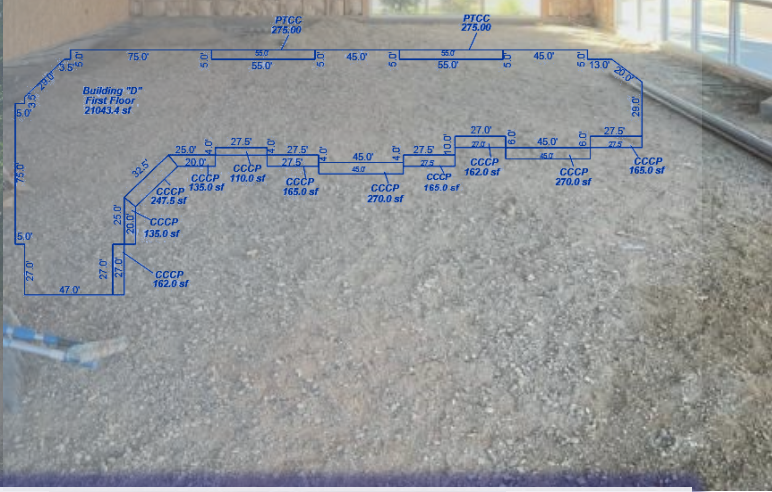
Base Rents: \$1.10/SF/MON  
\*Plus NNN/CAM Fees  
\*\*Owner Financing for TI's Available  
Subject to Credit Worthiness

**Area :**

Located in the capital city of the state of Nevada. Just off of U.S. Highway 395 near where it intersects with I-580. The center has relatively high traffic counts and excellent visibility.

**RETAIL/OFFICE FOR LEASE!**

KimberRidge Commercial Real Estate is proud to present these commercial units for lease. The shopping center is centrally located and highly visible off of U.S. Highway 395 in Carson City. Near the intersection of I-580 and US 395. Just up the street from Casino Fandango and Galaxy Theaters.



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