



## RETAIL/OFFICE FOR LEASE

4530 S. Carson St., Suites 1, 2, & 3  
Carson City, NV 89701

### Price

Base Rents: \$1.60/SF/MON  
\*Plus NNN/CAM Fees

### Available Units

4530-01: Approx 1,269 SF

4530-02: Approx 1,450 SF

4530-03: Approx 2,598 SF

**LEASED** 4530-04: Approx 2,572 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\*\*\***

**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.

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**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: \$1.60/SF/MON  
\*Plus NNN/CAM Fees  
\*\*Owner Financing for TI's Available  
Subject to Tenant 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 this beautiful retail space previously utilized by JM Furniture. This unit is located in a well developed shopping center in Carson City with established tenants such as Anytime Fitness and Eyemart.

Building "D" First Floor 21043.4 sf

Room/Label	Area (sf)
CCCP	135.0
CCCP	247.5
CCCP	135.0
CCCP	162.0
CCCP	116.0
CCCP	163.0
CCCP	270.0
CCCP	165.0
CCCP	162.0
CCCP	270.0
CCCP	165.0

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