

SPACE
AVAILABLE
SUITE 917
15,360 SF

SPACE
AVAILABLE
SUITE 913
23,926 SF

NOT A PART

913 & 917 JACKS VALLEY RD

*Prime Junior Box Retail Space Available for Lease
in Regional Carson City–Carson Valley Trade Area*

CARSON CITY, NV 89705

Exclusively Listed by

ALEX HILGENBERG
First Vice President
775.813.1188
alex.hilgenberg@kidder.com
LIC N° 0194326

Property Description

913 and 917 Jacks Valley Road present a rare opportunity to lease junior anchor space within one of the primary retail destinations serving southern Carson City & Carson Valley. The property sits immediately adjacent to Target and just north of Home Depot within the same shopping center, all located within same regional retail corridor as Costco and Walmart and a broad mix of national retailers and restaurants. The available suites offer highly visible storefronts, large and efficient floor plates, rear loading and convenient customer access from three shopping-center entrances. The location is well positioned for retailers seeking to serve both Carson City and the growing residential communities of Douglas County.

PROPERTY HIGHLIGHTS

Suite 917: 15,360 SF | 1 Grade Level Door (14ft x 16ft)

Suite 913: 23,926 SF | 1 Dock-High Loading

Lease rate: .95 + NNN

Total building size: approximately 54,566 SF

Lot size: approximately 4.39 acres

Adjacent to Target

Home Depot located within the center

Three primary access points from US Highway 395, Jacks Valley Rd and Vista Grande Blvd

Large pylon space available

Large shared parking field

Prominent storefront & building signage opportunities

Regional customer draw from Carson City & Carson Valley



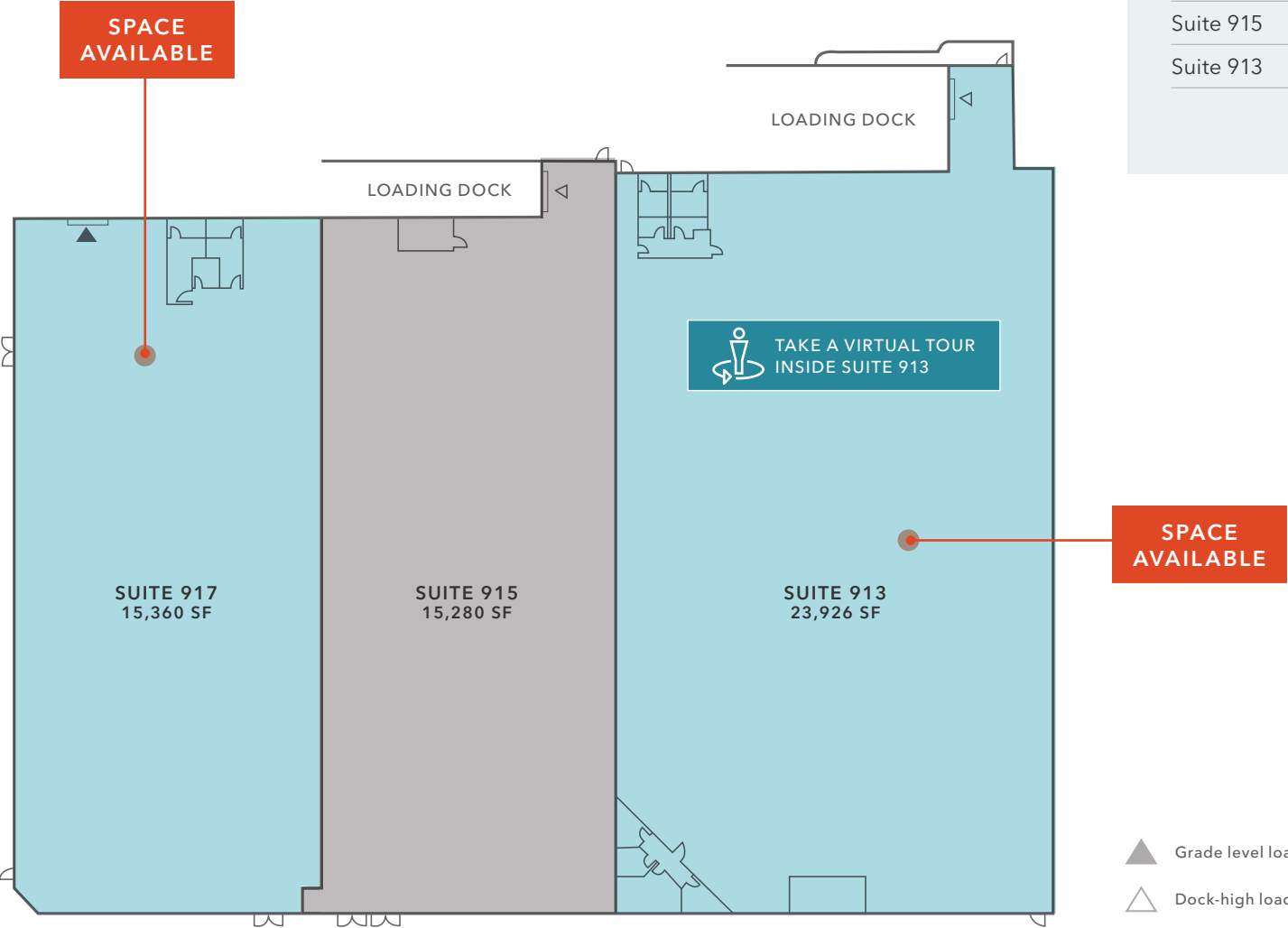
The property is positioned within one of the region's primary retail concentrations, surrounded by national retailers, restaurants and daily-needs businesses. Its location along US Highway 395 provides direct access to customers traveling between Carson City and the Carson Valley, while nearby Target and Home Depot generate consistent destination traffic throughout the week.

TRAFFIC COUNTS

US 395 N (0.4MI N OF JACK'S VALLEY RD)	37,290 ADT
JACKS VALLEY RD	8,869 ADT



SITE PLAN

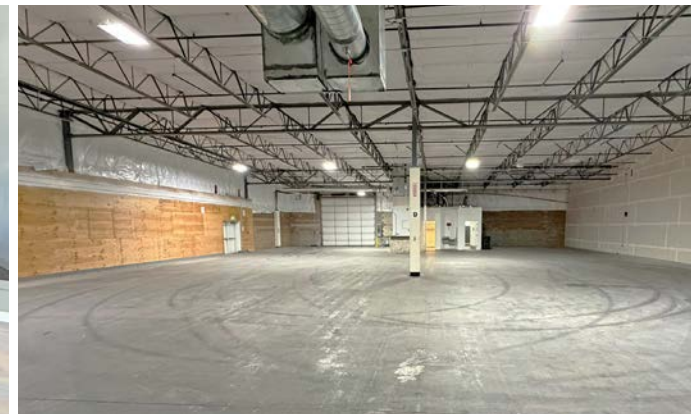


Suite	Lease Rate (SF/YR)	Size
Suite 917	\$.95 +NNN	15,360 SF
Suite 915	Leased	15,280 SF
Suite 913	\$.95 +NNN	23,926 SF
Total Building Size		54,566 SF

*SITE PLAN IS NOT TO SCALE

917 JACKS VALLEY RD | SPACE AVAILABLE | ±15,360 SF

Suite 917 offers an efficient junior anchor layout with a wide storefront, open sales floor, existing interior improvements and large storage warehouse area with rear service access including a 12x12ft roll-up door. The suite is well suited for specialty retail, fitness, medical retail, showroom, furniture, home furnishings, education, entertainment or other destination-oriented uses.



913 JACKS VALLEY RD | SPACE AVAILABLE | $\pm 23,926$ SF

Suite 913 provides a large-format retail opportunity immediately adjacent to Target. The space features an expansive open floor plan, high ceilings, prominent storefront exposure and functional rear loading. Its size and configuration are suitable for a wide range of regional and destination-oriented tenants.





Regional Customer Base Extending from Carson City into the Carson Valley

Positioned at the northern gateway to the Carson Valley, the Target- and Home Depot-anchored center serves a customer base extending beyond southern Carson City into Indian Hills, Johnson Lane, Genoa, Minden and Gardnerville. Its location directly along US Highway 395 provides convenient regional access and allows Carson Valley customers to reach a major national retail concentration without traveling farther into Carson City. The center's realistic primary and secondary customer draw extends approximately 20 to 25 minutes, with destination-oriented users capable of reaching customers throughout a broader 30-minute trade area.

30MIN

EAST OF
LAKE TAHOE

30MIN

SOUTH OF RENO

30MIN

WEST OF VIRGINIA
CITY

17MIN

NORTH OF MINDEN/
GARDNERVILLE

DEMOGRAPHICS

POPULATION

	10 Min	20 Min	30 Min
2026 EST. POPULATION	28,872	77,459	102,665
2031 PROJ. POPULATION	28,721	76,484	101,976
2026 MED. AGE	44.9	45.2	46.4
DAYTIME POPULATION	26,401	69,949	87,872

HOUSEHOLD INCOME

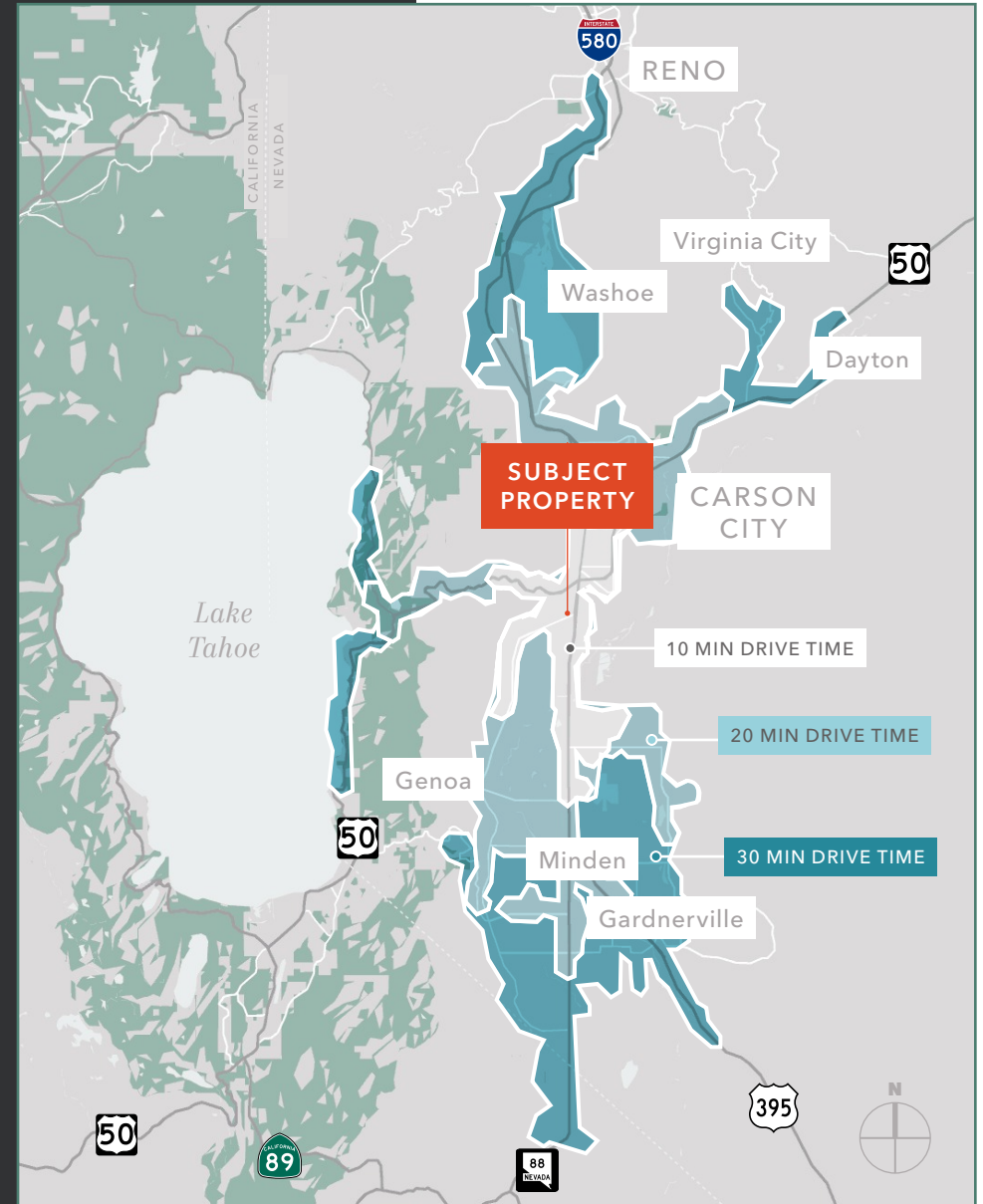
	10 Min	20 Min	30 Min
2026 EST. AVG. HH INCOME	\$109,959	\$112,712	\$122,004
PROJ. AVG. HH INCOME 2031	\$110,319	\$112,858	\$122,067
2026 EST. MED. HH INCOME	\$83,955	\$86,206	\$92,048
2031 PROJ. MED. HH INCOME	\$84,008	\$86,036	\$91,936
2026 EST. PER CAPITA INCOME	\$44,697	\$42,899	\$39,167

HOUSEHOLD

	10 Min	20 Min	30 Min
2026 EST. HH	\$44,870	\$48,069	\$52,248
2031 PROJ. HH	\$44,258	\$47,595	\$51,682
PROJ. ANNUAL CHANGE (2026-2031)	-\$612	-\$474	-\$566
AVG. HH SIZE	2.3	2.3	2.3

CONSUMER EXPENDITURE

	10 Min	20 Min	30 Min
ANNUAL HH EXPENDITURE	\$1.08 B	\$3.06 B	\$4.21 B
ANNUAL RETAIL EXPENDITURE	\$565.6 M	\$1.59 B	\$2.18 B
MONTHLY HH EXPENDITURE	\$7,656	\$7,728	\$7,995
MONTHLY RETAIL EXPENDITURE	\$4,007	\$4,018	\$4,133



CARSON CITY & CARSON VALLEY, NV MSA SNAPSHOT

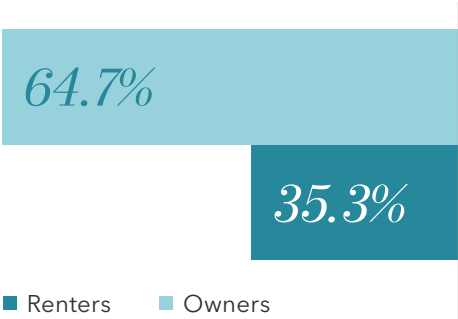
100,211
2026 EST. POPULATION

2.4
2026 AVG
HH SIZE

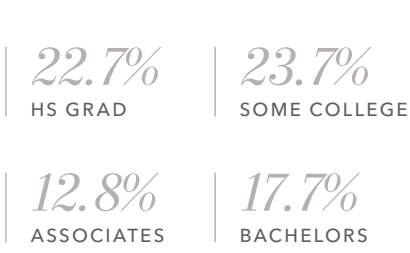
\$84,208
2026 AVG
HH INCOME

47.4
2026 EST.
MEDIAN AGE

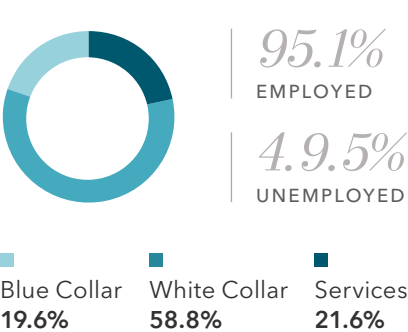
Home Ownership



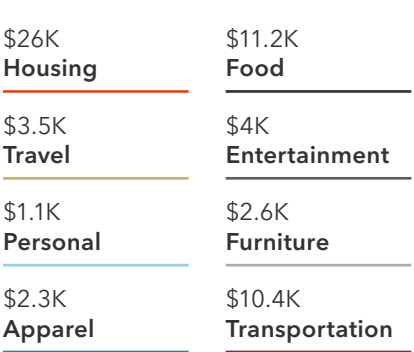
Education



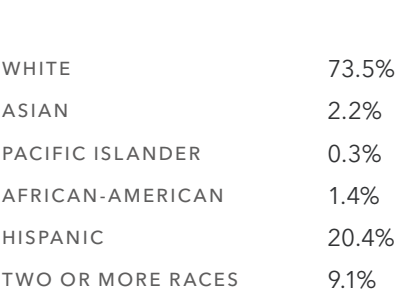
Employment



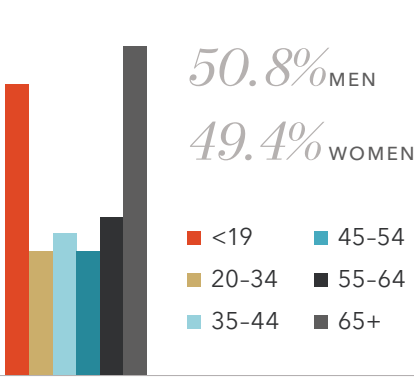
Household Spending



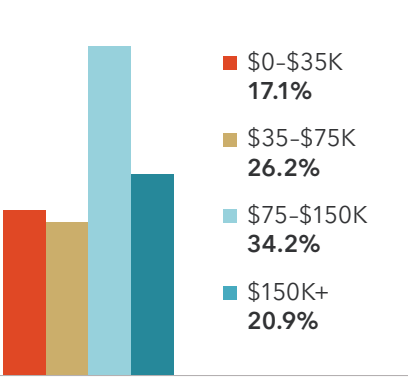
Race & Ethnicity



Gender & Age



Income by Household



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First Vice President

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KIDDER.COM

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