

# FOR LEASE

Prime Retail Location

## Mills Park Shopping Center



**1442 E. William Street, Suite #1  
Carson City | Nevada | 89706**

### LEASE HIGHLIGHTS

- ❖ 1,075 sq. ft.
- ❖ Staggered lease rate beginning at \$968.00/month NNN (\$.90/sf)
- ❖ 2009 NNN est. at \$0.25/sf/mo
- ❖ Zoned General Commercial
- ❖ This retail shopping center is on US Highway 50 E, with approx. 30,000 cars per day.
- ❖ Tenants in the shopping center include: Starbucks, Blockbuster, FedEx Kinkos, Team Clips, H & R Block, Golden Hanger Cleaners

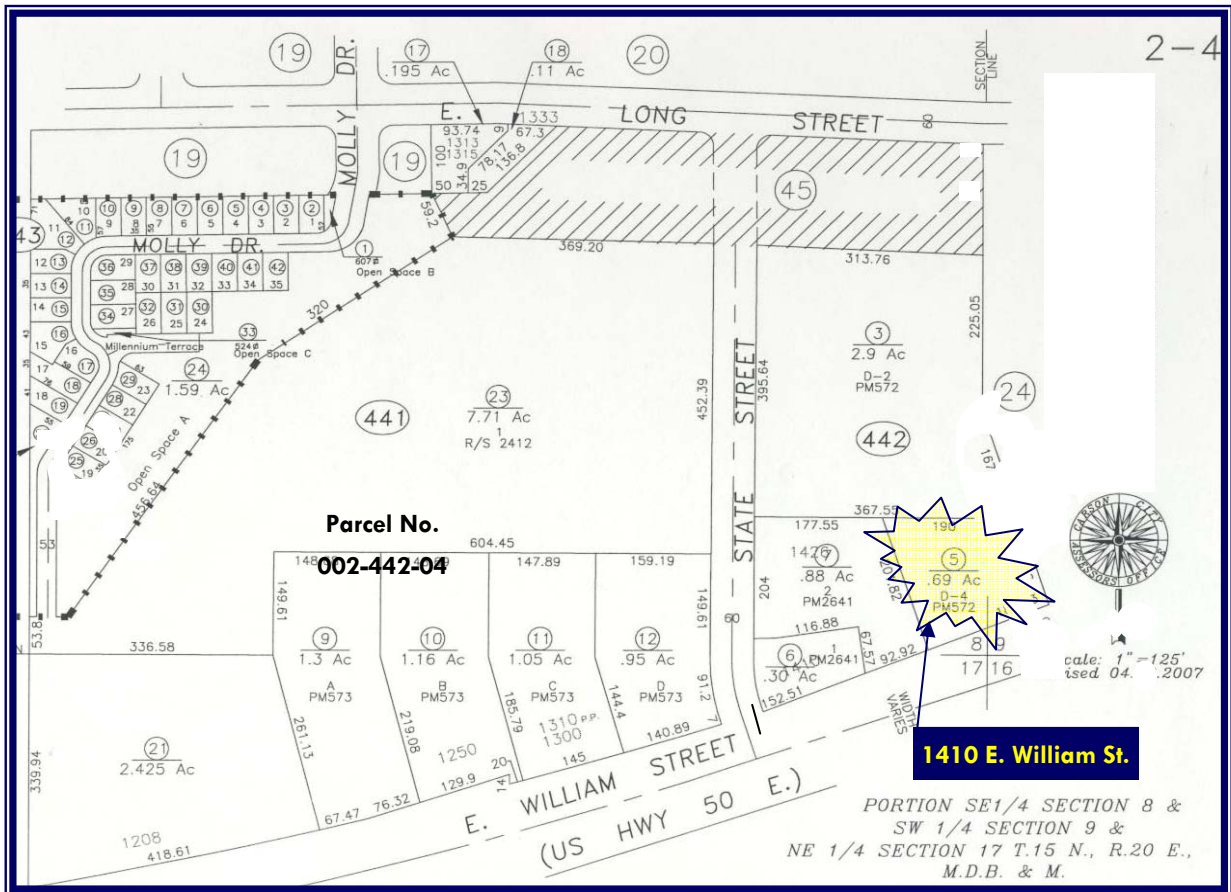


**CARSON PROPERTIES**  
INC

187 Sonoma St. Carson City, NV 89701 Ph: 775.882.3211 Fax: 775.882.7553

# LEASE TERMS

- ❖ Year 1: \$ 968.00 per month NNN (\$0.90/sf)
- Year 2: \$1,129.00 per month NNN (\$1.05/sf)
- Year 3: \$1,344.00 per month NNN (\$1.25/sf)
- ❖ Minimum 3 year lease
- ❖ CAM charges include exterior maintenance, common area driveways, parking lot, landscape maintenance, snow removal, common area lighting, water for landscape sprinklers, property taxes, owner's fire policy insurance and management fees



**CARSON PROPERTIES**  
INC

**PROFESSIONAL REAL ESTATE  
INVESTMENT & MANAGEMENT SERVICES**



**Terry Yeager**  
Broker/Owner

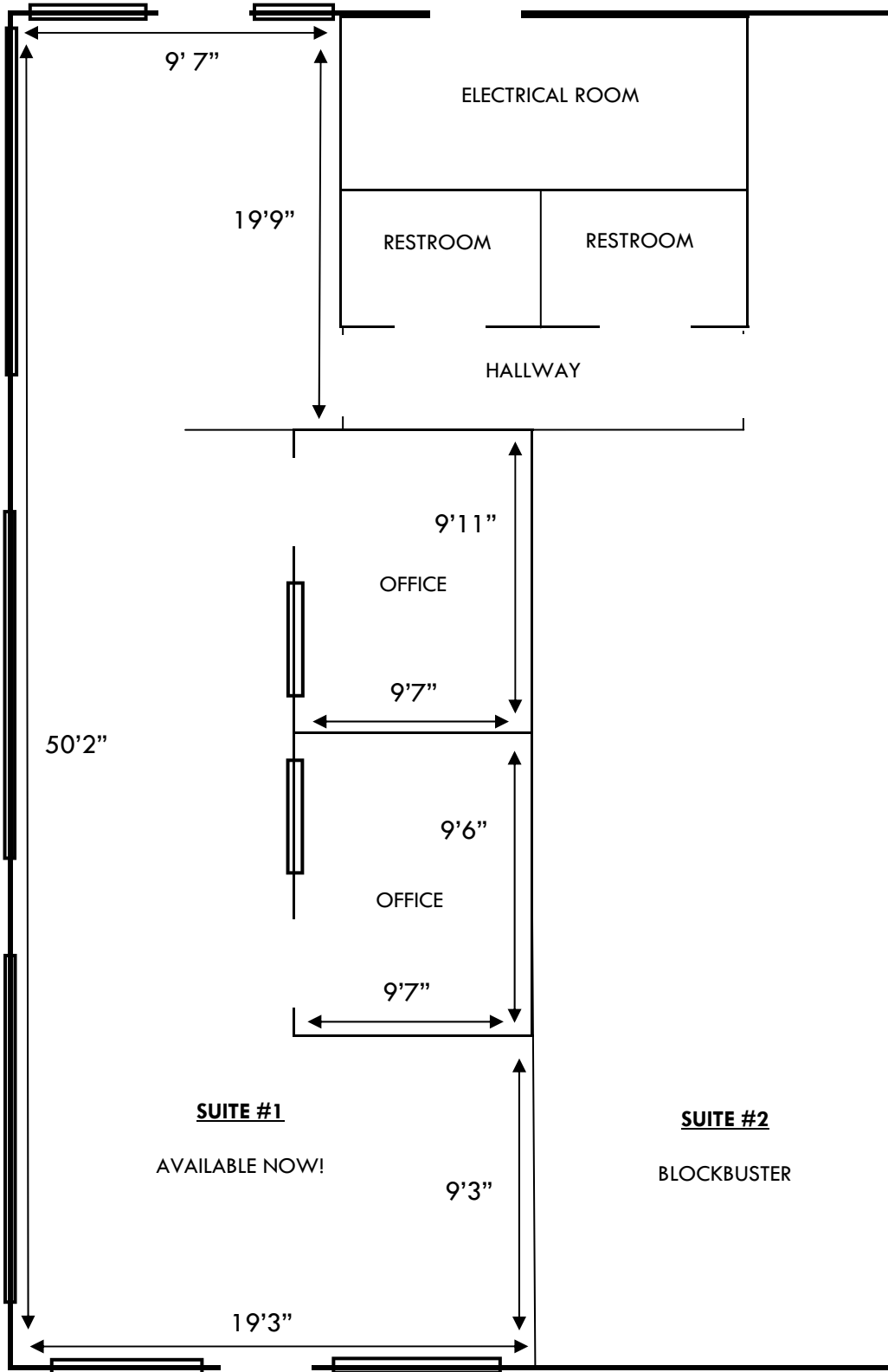
187 Sonoma Street, Carson City, NV

Phone: 775-882-3211 ♦ Fax: 775-882-7553 ♦ email: [terryyeager@callatg.com](mailto:terryyeager@callatg.com)

**\*\*NOTE:** All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Buyer is advised to independently verify any information or any items that would influence their decision to buy.

# Mills Park Shopping Center

## 1442 E. William Street, Suite #1 – Floor Plan\*



(\*Not to scale)