

# FOR LEASE

BUILD TO SUIT

21633 S. WILMINGTON AVE

CARSON, CA



S. Wilmington Ave

Carson Ave



**VENTURE PACIFIC  
COMMERCIAL SERVICES**

**JASON LIPOVSKY**  
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All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #01443834

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## DESCRIPTION

EXCELLENT RETAIL DEVELOPMENT OPPORTUNITY!!! This site is comprised of a large 26,742 square foot retail pad situated on the hard corner, lighted intersection of East Carson Street and Wilmington Avenue. This intersection serve as a major transportation corridors through Carson City with numerous retail and professional businesses as demonstrated by the hefty average daily traffic count of 37,032. This retail pad is zoned as General Commercial and can support a wide variety of uses including but not limited to general retail/department stores, restaurants/bars, banking and financial services, liquor stores, sports and recreational facilities, and much more! The property is located in a highly desirable area of Carson City with convenient access to Interstate 405, 110 and 710. This location is ideal for an array of retailers. Opportunities like this rarely come available in Carson City!

## PROPERTY SPECIFICS

Lot Size:	26,742
Hard Corner Lot:	Yes
APN:	7326-010-023
Property Type:	Retail Pad
Zoning:	CACG&D

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	15,291	161,846	566,382
HOUSE HOLD INCOME	\$91,421	\$86,535	\$68,611

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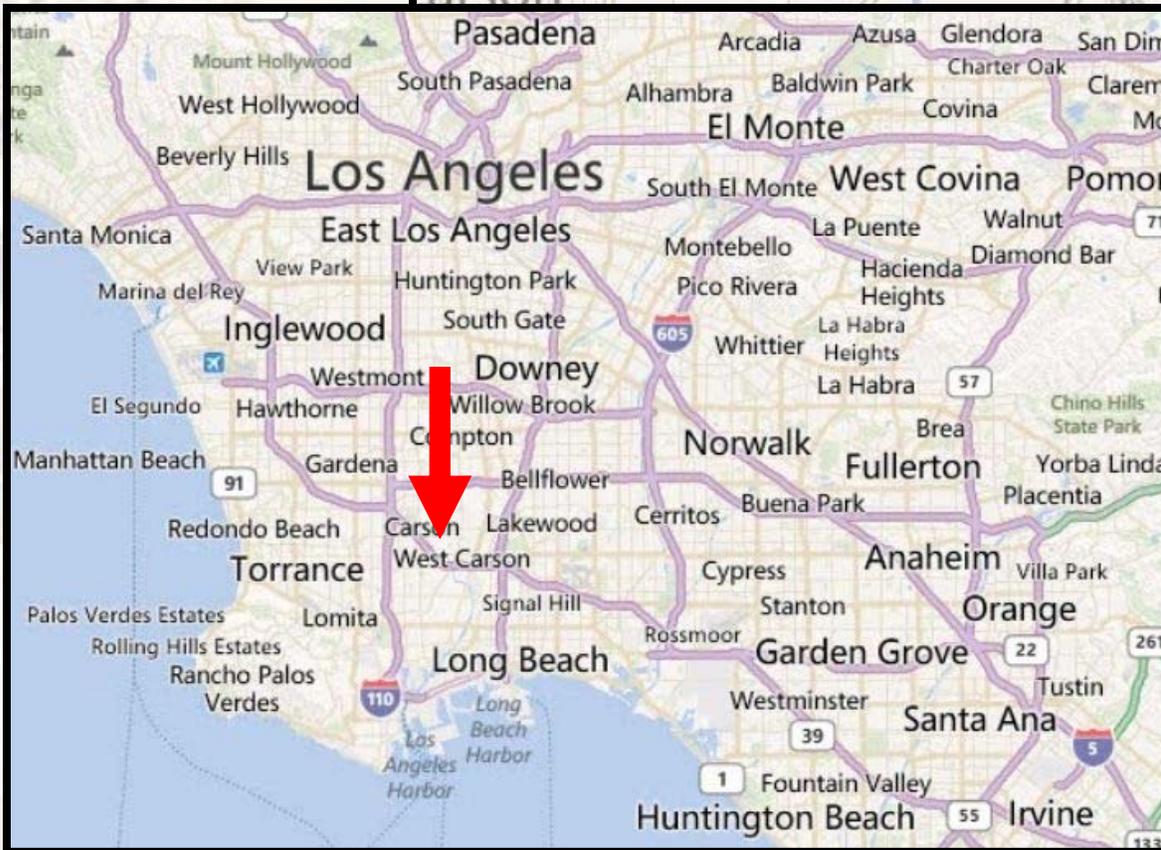
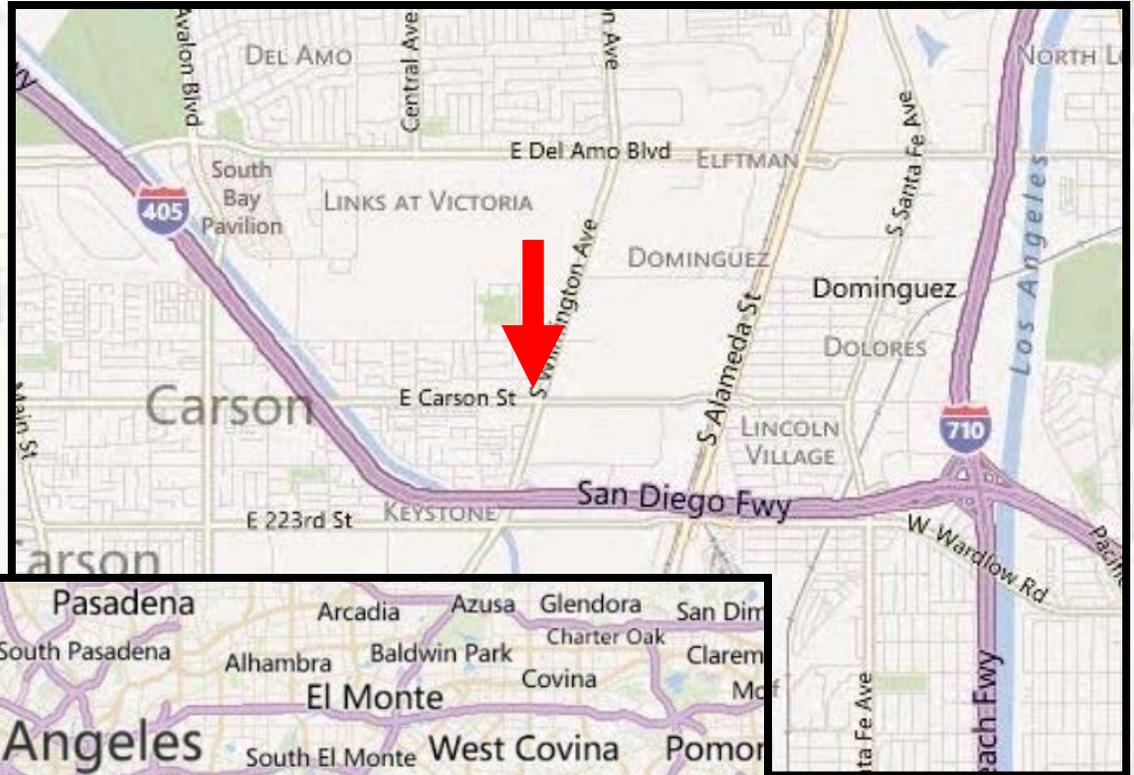
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MAP  
VIEW



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