

1485 Grant Ave
GARDNERVILLE, NV 89410

**DRIVE THRU
RETAIL
FOR LEASE**



GARY TREMAINE

SENIOR VP OF RETAIL
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S.29033



1485

Grant Ave

Gardnerville, NV 89410



Lease Rate | Negotiable

Total Bldg SF | 1,279 SF

Zoning | GC

**General Commercial*

ABOUT THE PROPERTY

- Food use availability
- Drive thru
- Grease interceptor
- At the entrance of Walmart
- Great Visibility



PARCEL MAP

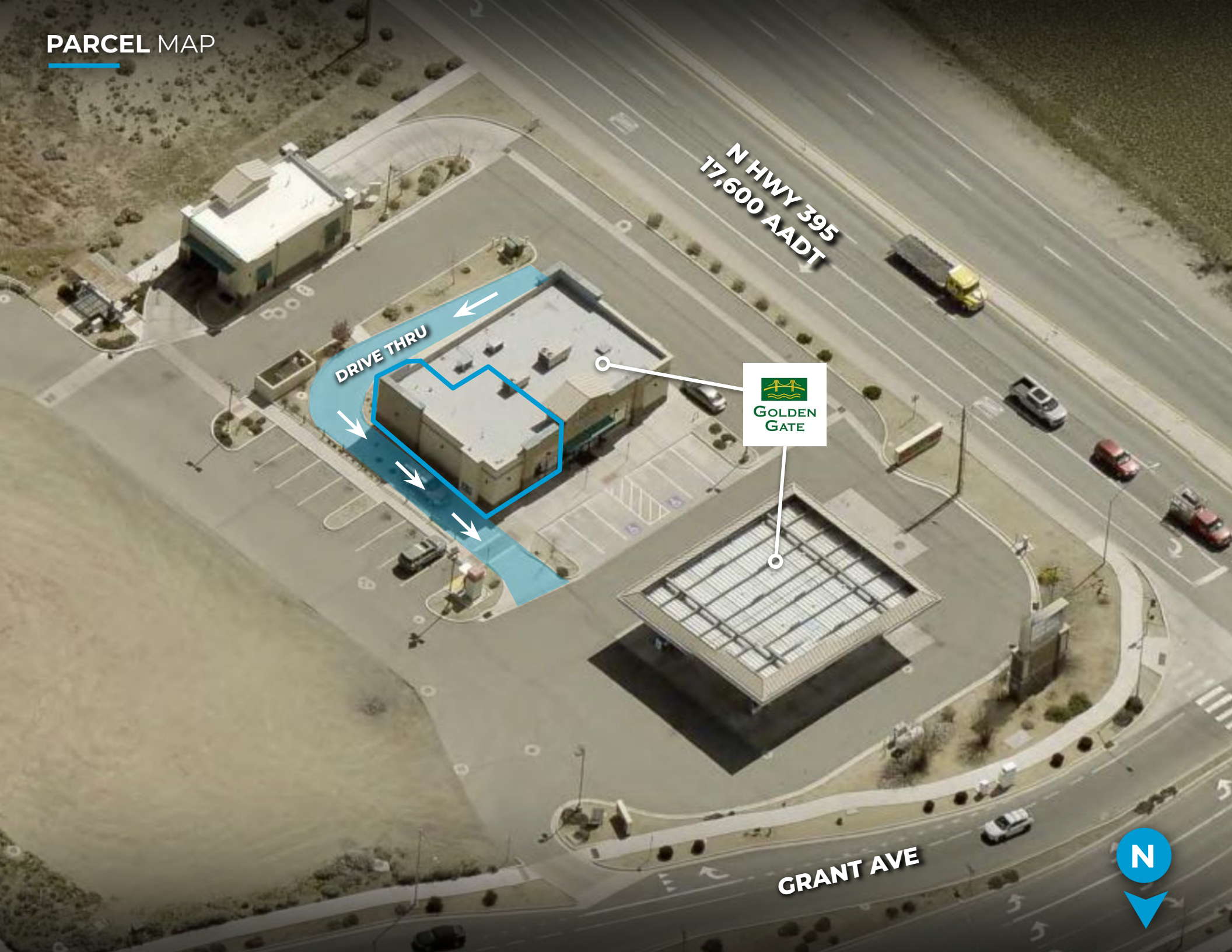
N HWY 395
17,600 AADT

DRIVE THRU

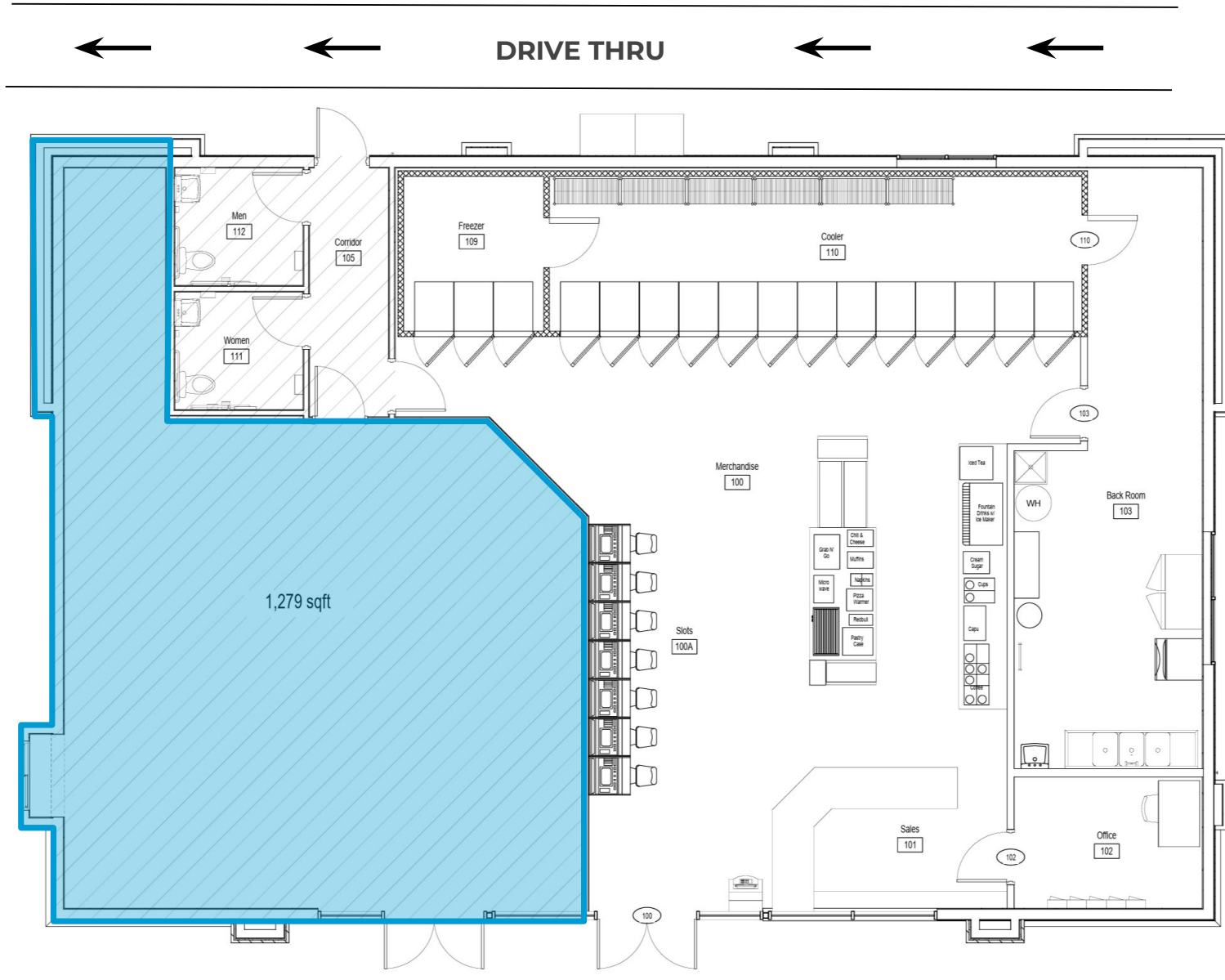


GRANT AVE

N



FLOOR PLAN







DRIVE THRU



AREA MAP

CARSON VALLEY HEALTH

Carson Valley VETERINARY HOSPITAL



VIRGINIA RANCH RD

N HWY 395

CARSON SURGICAL GROUP

Dotty's

LARSON WAY

CHARLOTTE WAY

Tires LES SCHWAB

Walmart
Save money. Live better.

1485 GRANT AVE

GOLDEN GATE

GRANT AVE



CARSON VALLEY MOVERS

RAGNAROK STRENGTH AND FITNESS



Demographics



Units in 1 Mile radius **729+**



Primary Traffic Counts (24 hrs.)
N HWY 395 - 17,600

1485
GRANT AVE

1 MILE

3 MILES

5 MILES

	1 Mile	3 Miles	5 Miles
Population	1,672	20,072	25,509
Average Household Income	\$101,214	\$103,060	\$107,037
Households	729	8,683	11,115
Population Growth Rate 2023-2028	-0.11%	0.10%	0.18%