

### Property Description

Well located restaurant property with great exposure on US Hwy 395.

### HIGHLIGHTS

- Desirable Location with Great Visibility.
- Restaurant Hood & Grease Trap: Permanent.
- Other FF&E: TBD
- Large Patio for Outdoor Seating.
- Currently Month to Month
- Tenant would like to stay on long term lease.
- Current Lease Rate: \$3050.00 Modified Net

### Offering Summary

Sale Price:	\$599,000
Lot Size:	0.25 Acres
Building Size:	1,380 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	210	995	2,456
Total Population	449	2,169	5,409
Average HH Income	\$96,442	\$95,484	\$95,644

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



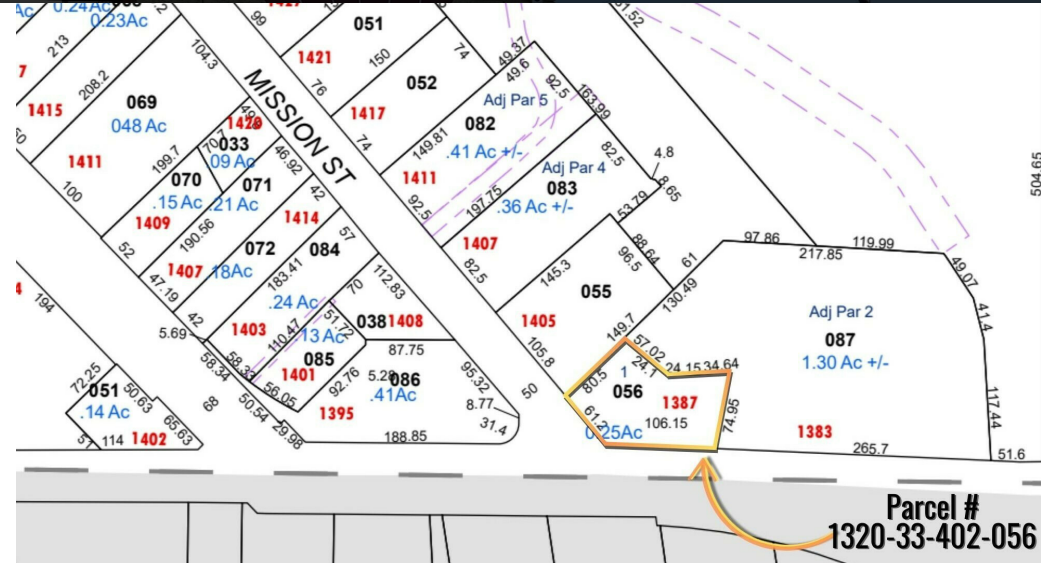
For Sale | 1387 U.S. Highway 395 North, Gardnerville, NV 89410



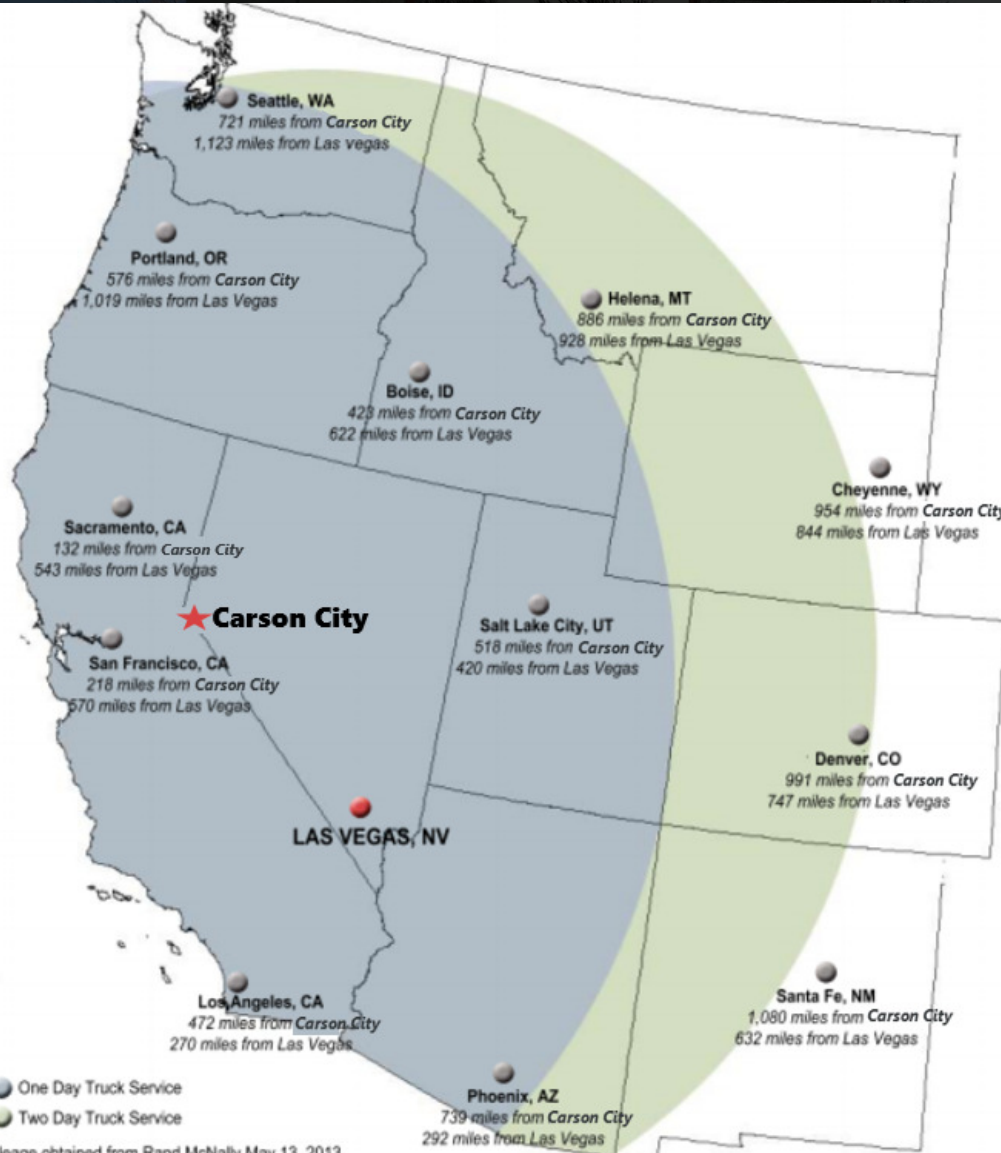
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## THE NEVADA ADVANTAGE



### NEVADA STATE TAX SYSTEM

- NO Corporate Income Tax | NO Taxes on Corporate Shares
- NO Franchise Tax on Income
- NO Franchise Tax | NO Personal Income Tax
- NO Inheritance or Gift Tax | NO Unitary Tax | NO Estate Tax
- Competitive Sales and Property Tax Rates!

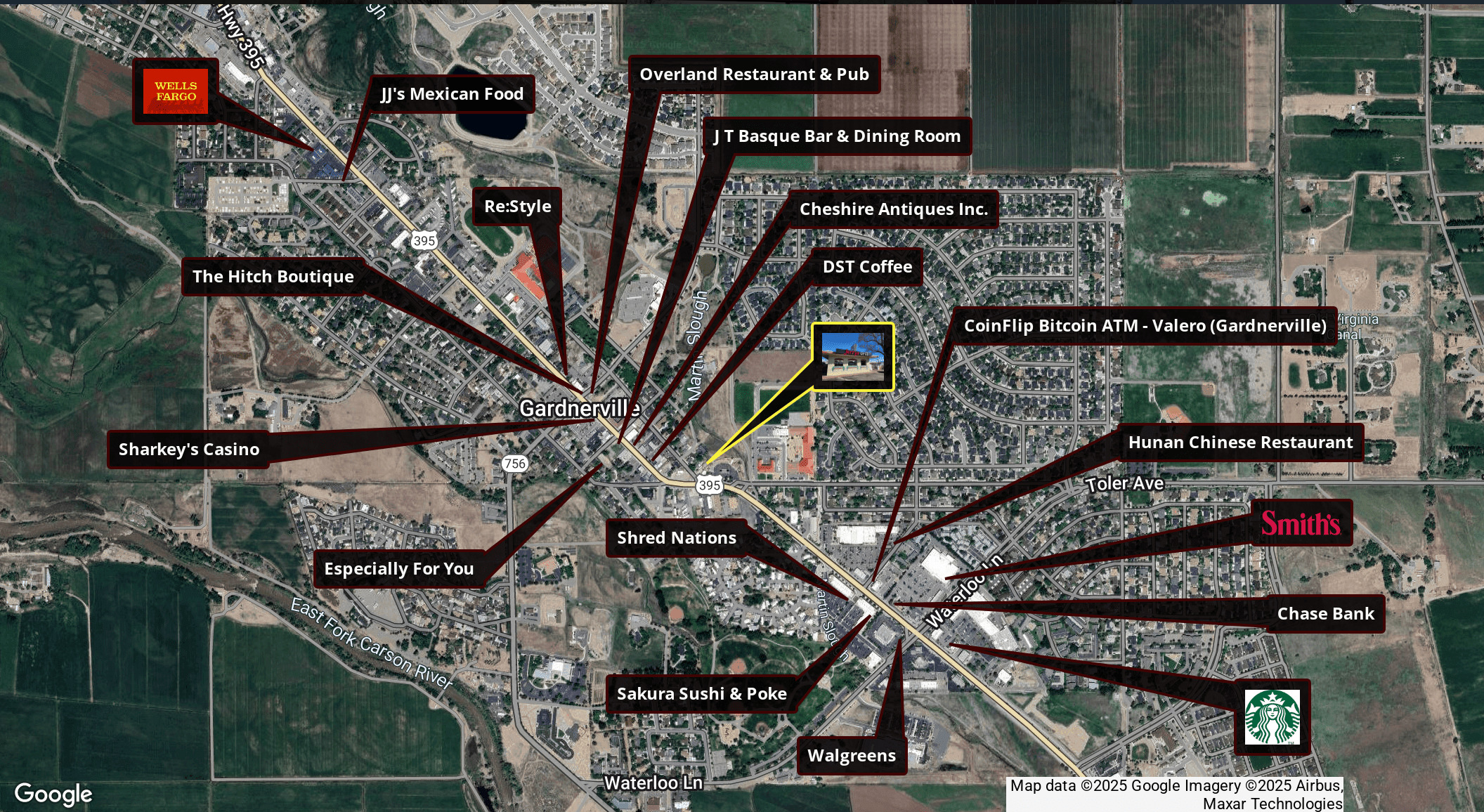
### GEOGRAPHIC LOCATION & INFRASTRUCTURE

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

### TRANSPORTATION

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

Location Map



Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Demographics Map & Report

<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	449	2,169	5,409
Average Age	48	48	47
Average Age (Male)	46	45	45
Average Age (Female)	50	50	49
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	210	995	2,456
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$96,442	\$95,484	\$95,644
Average House Value	\$438,523	\$450,675	\$476,905

2020 American Community Survey (ACS)

