

Property Summary



Property Description

Great retail strip center located in Minden, Nevada. Center offers high visibility with ample parking and easy access.

Property Highlights

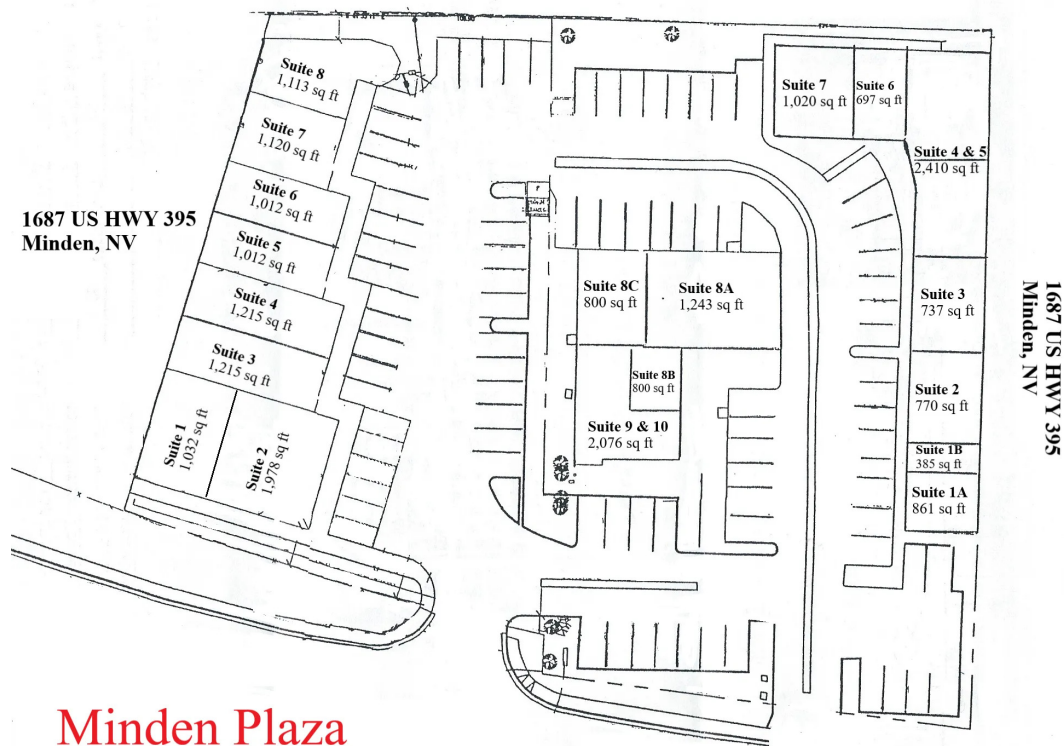
- Multi tenant neighborhood retail property
- Great for retail or general office
- Shadow anchored by Tractor Supply, Maverik and AM/PM
- High traffic highway location located on US 395 near the junction of SR 88 in Minden
- High traffic count 22,700 CPD, 2020*
- In Minden approximately 1/8 mile south of SR 88 and US395 intersection
- Approximately 500 feet from Douglas High School, Starbucks, Dairy Queen and Dollar Store
- CAM \$0.30

Offering Summary

Lease Rate:	\$1.10 - \$1.50 SF/MO + NNN
NNN:	\$0.30/SF/MO
Available SF:	770 - 2,410 SF
Lot Size:	1.68 Acres
Building Size:	22,004 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,143	2,764	4,175
Total Population	2,507	5,981	8,911
Average HH Income	\$75,328	\$74,532	\$76,998

Lease Spaces



Minden Plaza

Lease Information

Lease Type:	NNN: \$0.30/SF/MO	Lease Term:	Negotiable
Total Space:	770 - 2,410 SF	Lease Rate:	\$1.10 - \$1.50 SF/month

Available Spaces

Suite	Size (SF)	Lease Rate	Description
1685 US Highway 395 #2	770 SF	\$1.10 SF/month	-
1685 US Highway 395 #4-5	2,410 SF	\$1.10 SF/month	Previously a Art Gallery 1 Office, 2 Restrooms, Showroom
1685 US Highway 395 #8C	860 SF	\$1.10 SF/month	Two Offices, One restroom & Open area
1685 US Highway 395 #9C+10C	2,076 SF	\$1.25 SF/month	-
1687 US Highway 395 #2N	1,978 SF	\$1.50 SF/month	-
1687 US Highway 395 #5N	1,012 SF	\$1.10 SF/month	Open area & One restroom

Minden Plaza | 1685 & 1687 US Highway 395, Minden, NV 89423

Additional Photos



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

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



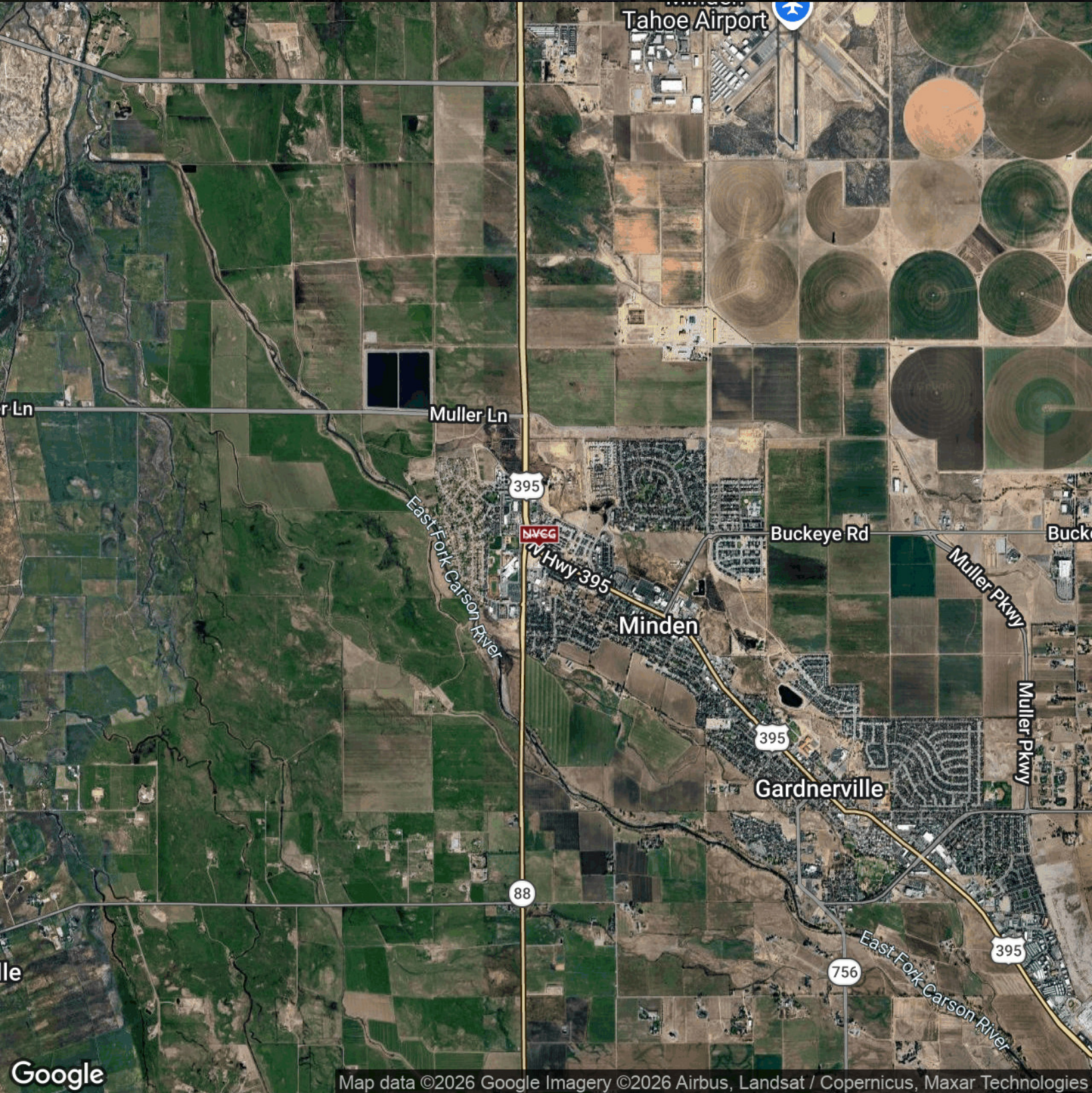
Suites #4 & 5



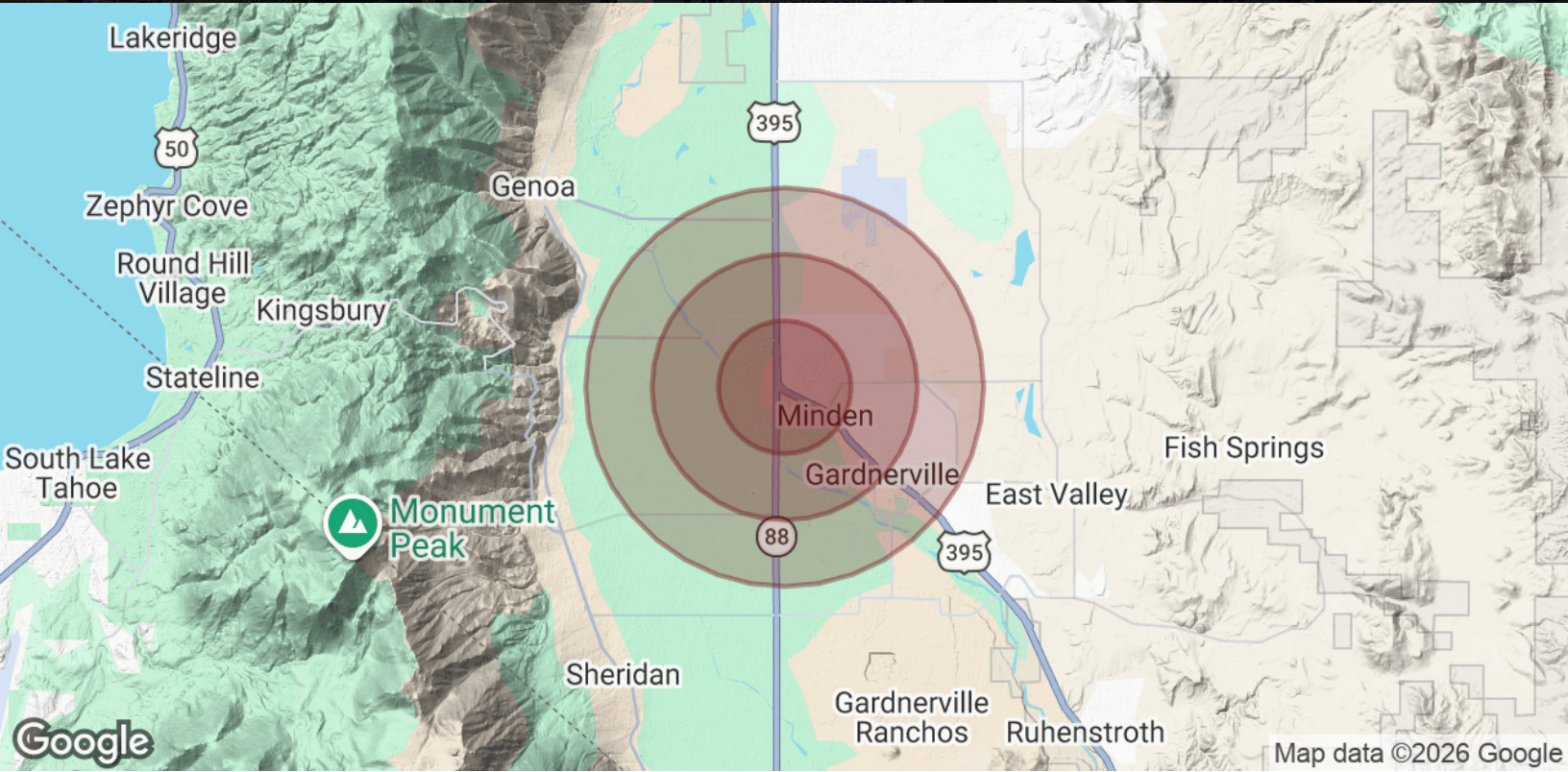
Suites 4 & 5

- 2,410 SF
- 1 Office
- 2 Restrooms
- Showroom

Location Map



Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	2,507	5,981	8,911
Average Age	51.5	52.0	51.9
Average Age (Male)	51.2	51.6	51.6
Average Age (Female)	51.9	52.1	51.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,143	2,764	4,175
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$75,328	\$74,532	\$76,998
Average House Value	\$391,995	\$375,838	\$392,034

* Demographic data derived from 2020 ACS - US Census