



Minden Junction

Drive Thru or Retail/Restaurant Pads

NE Signalized Corner of Hwy 395 and Hwy 88, Minden, Nevada 89423

APN 1320-30-716-001 Zoned: Neighborhood Commercial

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Santa Anita Blvd.



Patio

Hwy 395

Public Waterline Easement

Private Storm Water and
Private Utility Easement



Patio

Line Shops and Restaurant

Patio

SITE

Coming in 2026

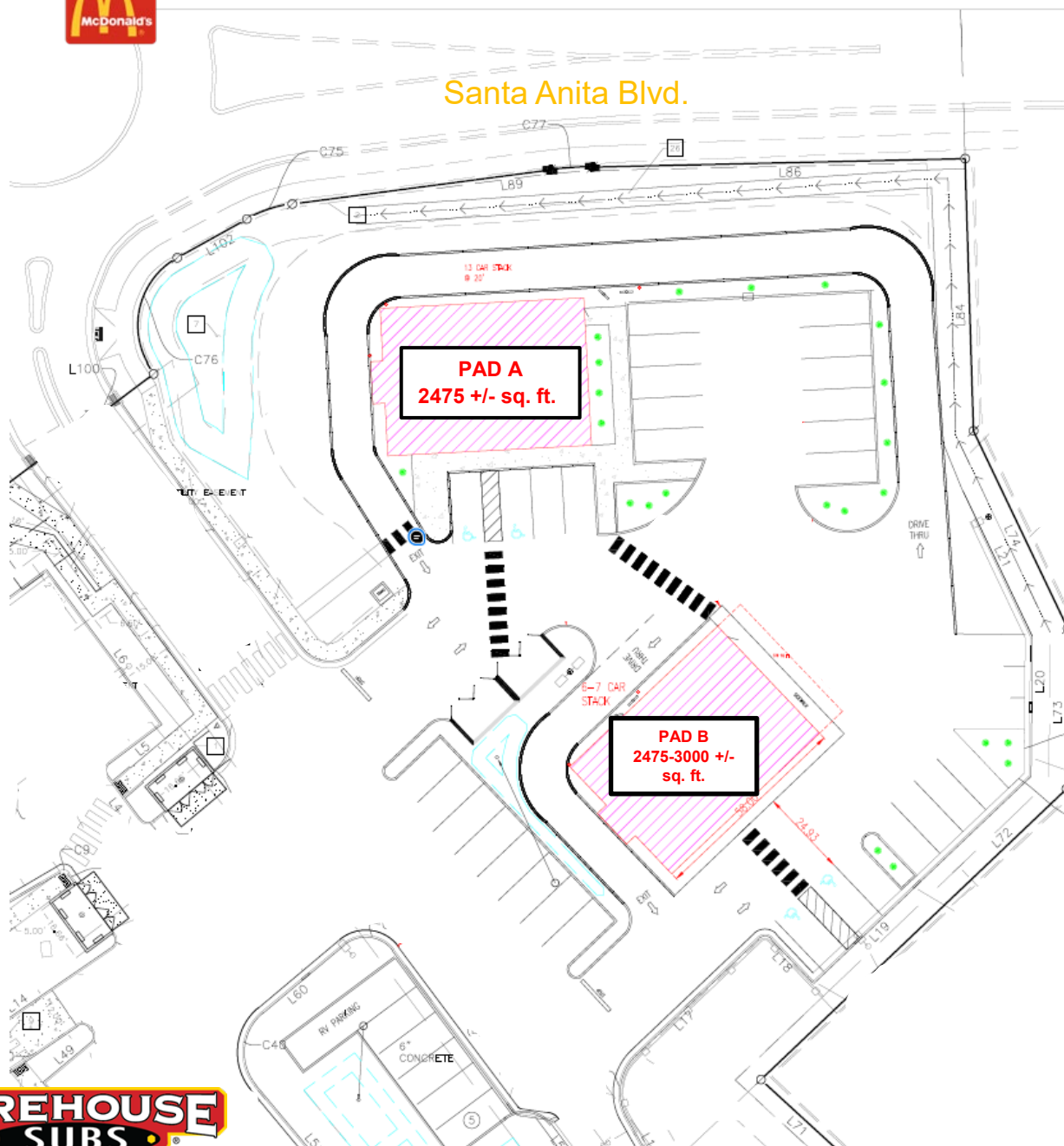
Build to Suit

Join Big Chicken and Firehouse Subs at this high traffic intersection. Offering one 5,000-6,000 square foot building with or without drive through, or two stand alone drive through restaurant or retail buildings each of 2,478-3,000 square feet located at the busy signalized intersection of Hwy 395 and Hwy 88 in Minden, Nevada. The gateway to Minden and Douglas County.

Located across from McDonalds adjacent to a single and multi-family housing project to the east. Douglas High School is west of this location with a student population of approximately 1,400 students.



Santa Anita Blvd.





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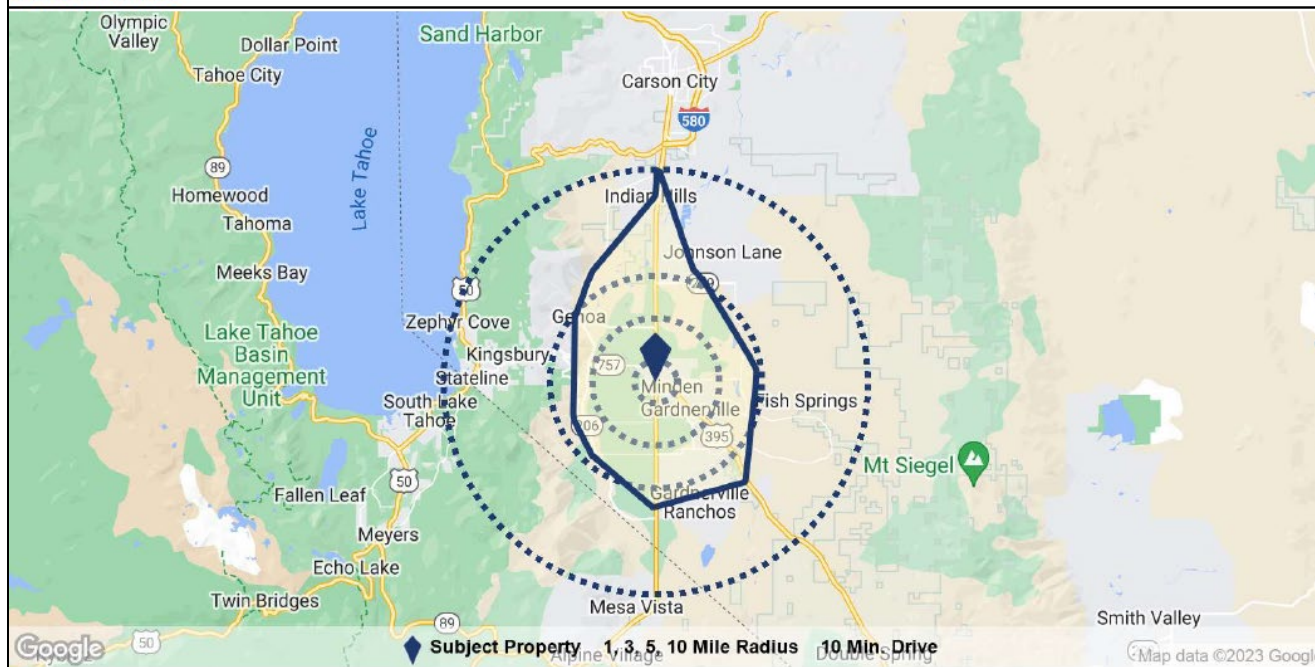
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Nevada DOT Traffic Counts
2022



DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive | |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Population | | | | | | |
| Population | 3,027 | 8,900 | 20,121 | 51,701 | 25,604 | |
| 5 Yr Growth | 3.4% | 3.3% | 3.7% | 2.0% | 1.6% | |
| Median Age | 57 | 51 | 53 | 51 | 52 | |
| 5 Yr Forecast | 57 | 51 | 53 | 51 | 52 | |
| White / Black / Hispanic | | 94% / 1% / 11% | 93% / 1% / 15% | 92% / 1% / 14% | 90% / 1% / 18% | 92% / 1% / 14% |
| 5 Yr Forecast | 94% / 1% / 11% | 93% / 1% / 15% | 92% / 1% / 14% | 90% / 1% / 18% | 91% / 1% / 15% | |
| Employment | 4,531 | 8,252 | 12,592 | 30,536 | 12,028 | |
| Buying Power | \$87M | \$256.8M | \$621.6M | \$1.6B | \$898.9M | |
| 5 Yr Growth | 3.2% | 4.9% | 5.4% | 3.6% | 4.6% | |
| College Graduates | 31.7% | 27.1% | 27.3% | 26.2% | 32.3% | |
| Household | | | | | | |
| Households | 1,380 | 3,966 | 8,609 | 21,192 | 10,688 | |
| 5 Yr Growth | 3.7% | 3.5% | 3.9% | 2.2% | 1.8% | |
| Median Household Income | | \$63,057 | \$64,758 | \$72,203 | \$73,260 | \$84,104 |
| 5 Yr Forecast | \$62,727 | \$65,648 | \$73,236 | \$74,330 | \$86,396 | |
| Average Household Income | | \$84,817 | \$86,299 | \$97,138 | \$95,131 | \$104,259 |
| 5 Yr Forecast | \$84,865 | \$87,949 | \$99,039 | \$96,549 | \$106,601 | |
| % High Income (>\$75K) | | 43% | 40% | 48% | 49% | 56% |
| Housing | | | | | | |
| Median Home Value | | \$418,127 | \$350,871 | \$418,971 | \$463,958 | \$454,040 |
| Median Year Built | 1994 | 1994 | 1993 | 1986 | 1992 | |
| Owner / Renter Occupied | | 73% / 27% | 61% / 39% | 66% / 34% | 67% / 33% | 68% / 32% |



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