

## Property Summary



### Property Description

Great clean and spacious retail center in Gardnerville, Nevada.

### Property Highlights

- \$0.30/SF/MO CAM
- High traffic and high visibility location.
- Monument signage available.
- Plenty of parking with easy access.
- Centrally located neighborhood center in the heart of the Gardnerville Ranchos at the intersection of Tillman and Kimmerling Roads.
- Center is anchored by Silver Strike Bowling & Entertainment Center and Jethro's Restaurant & Sports Bar.
- Located next to the Gardnerville Ranchos US Post Office.
- 5,700 ADT according to NDOT's 2010 Annual Traffic Report.
- Move-incentives offered

### Offering Summary

Lease Rate:	\$0.60 - 1.00 SF/MO + NNN
NNN:	\$0.30/SF/MO
Available SF:	750 - 3,000 SF
Lot Size:	8.08 Acres
Building Size:	53,984 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,852	6,267	9,966
Total Population	6,964	14,391	22,484
Average HH Income	\$68,615	\$75,938	\$79,874



### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	750 - 3,000 SF	Lease Rate:	\$0.60 - \$1.00 SF/month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1281 Kimmerling Road #A	Available	3,000 SF	NNN	\$0.60 SF/month	Warehouse
1281 Kimmerling Road #13	Available	750 SF	NNN	\$1.00 SF/month	Wide open
1281 Kimmerling Road #14-15	Available	2,500 SF	NNN	\$1.00 SF/month	Medical Office

1281 Kimmerling Road | Gardnerville, NV 89460

Additional Photos

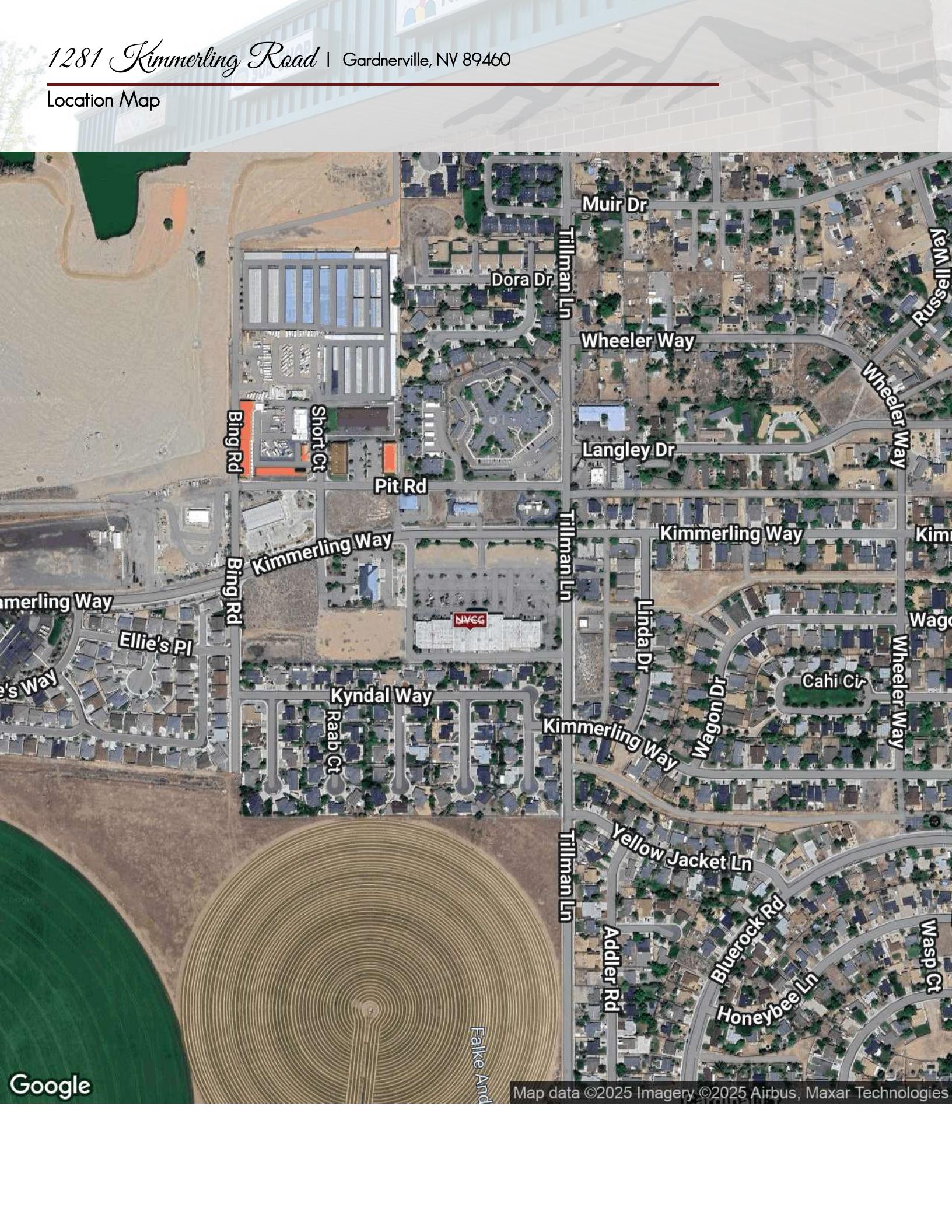


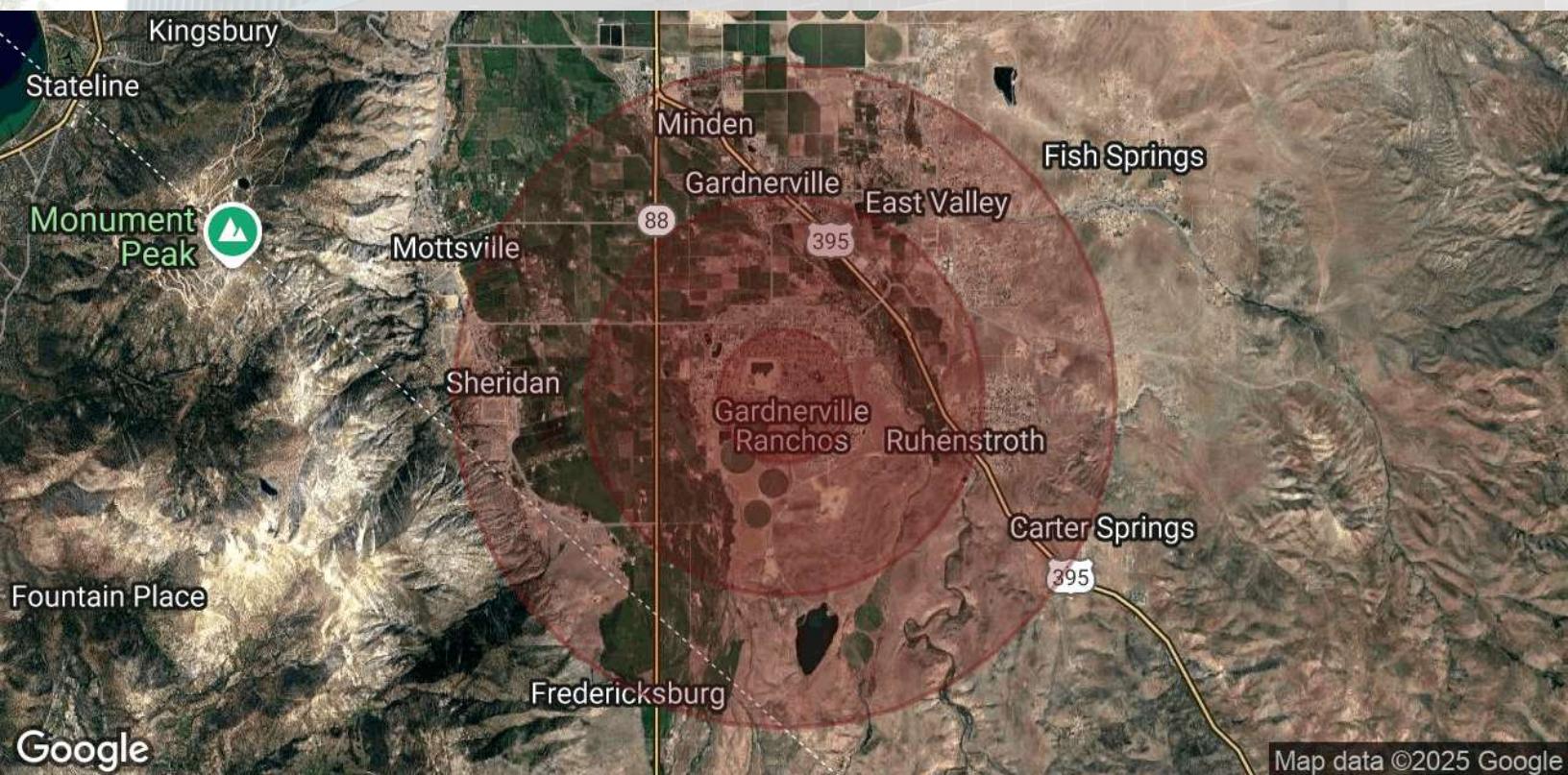
**Samuel Douglass, CCIM** Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | [Samuel@NVCG.US](mailto:Samuel@NVCG.US)

Nevada Commercial Group LLC | [www.nvcg.us](http://www.nvcg.us) | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

**NVCG**  
NEVADA COMMERCIAL  
GROUP

Location Map





Population	1 Mile	3 Miles	5 Miles
Total Population	6,964	14,391	22,484
Average Age	43.0	46.3	48.5
Average Age (Male)	41.8	46.2	48.3
Average Age (Female)	45.1	47.1	48.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,852	6,267	9,966
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$68,615	\$75,938	\$79,874
Average House Value	\$261,318	\$327,998	\$369,450

\* Demographic data derived from 2020 ACS - US Census