

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

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 AWPMM
- 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

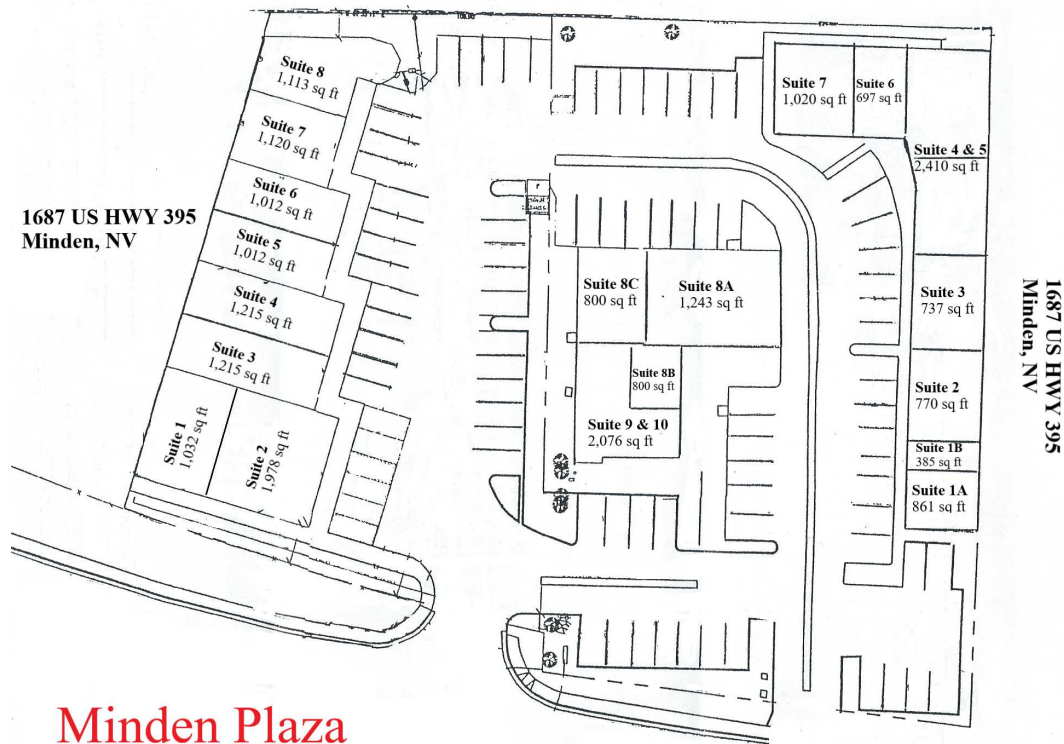
Offering Summary

Lease Rate:	\$1.00 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

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Lease Spaces



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	770 - 2,410 SF	Lease Rate:	\$1.00 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1685 US Highway 395 #4-5	Available	2,410 SF	NNN	\$1.00 SF/month	Previously a Art Gallery 1 Office 2 Restrooms Showroom
1685 US Highway 395 #9C+10C	Available	2,076 SF	NNN	\$1.00 SF/month	-
1685 US Highway 395 #8C	Available	860 SF	NNN	\$1.00 SF/month	Two Offices, one restroom & open area
1687 US Highway 395 #5N	Available	1,012 SF	NNN	\$1.00 SF/month	Open area & one restroom
1687 US Highway 395 #8N	Available	1,113 SF	NNN	\$1.00 SF/month	One restroom + One office
1685 US Highway 395 #2	Available	770 SF	NNN	\$1.00 SF/month	-

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

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



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Additional Photos



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Suites #4 & 5



Suites 4 & 5

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

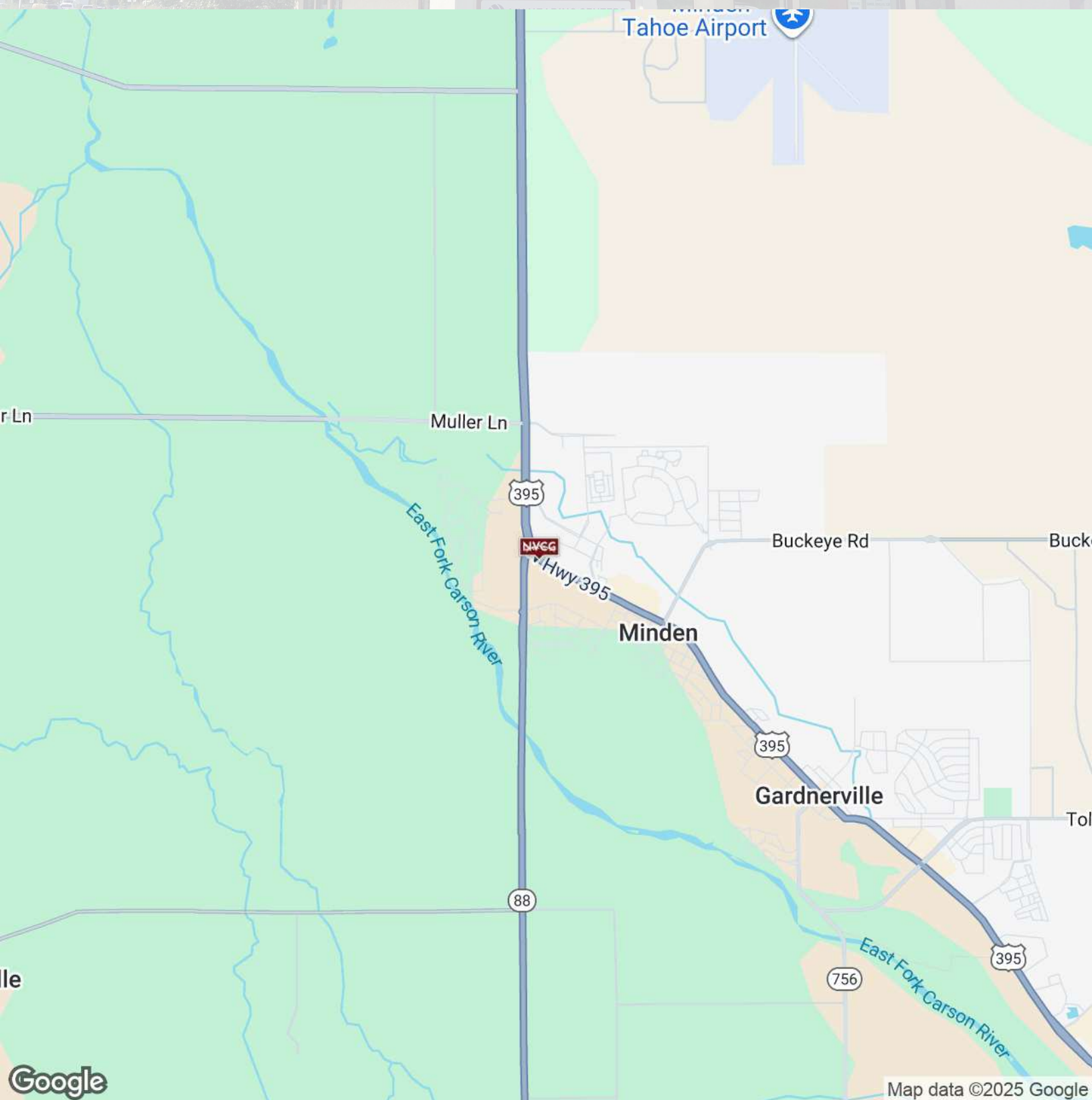
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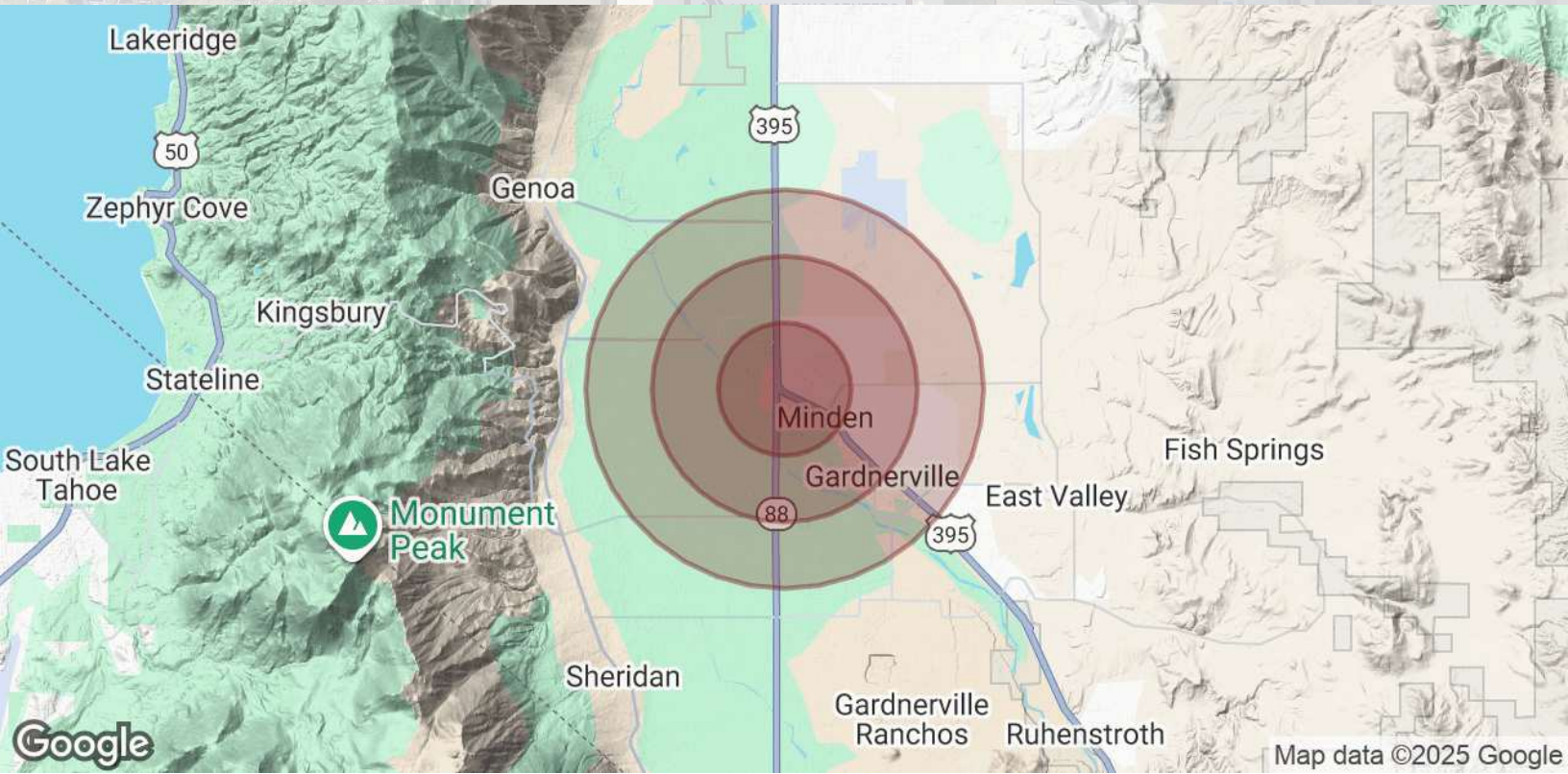


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Location Map



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