

DRIVE-THRU
FOR LEASE

N HWY 395



FOR LEASE

1654 N HWY 395

MINDEN, NV 89423

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PROPERTY HIGHLIGHTS

±468 SF building size

APN: 1320-30-802-033

Single Tenant Net Lease

Value-add development opportunity in central Minden

Perfect Coffee, Drive Thru QSR Retail

Property has frontage along N. Hwy. 395 with traffic counts over +/- 25,000 CPD

Located less than 0.5 mile from the Hwy. 395/ NV-88 Interchange

ASKING RENT

CONTACT BROKER

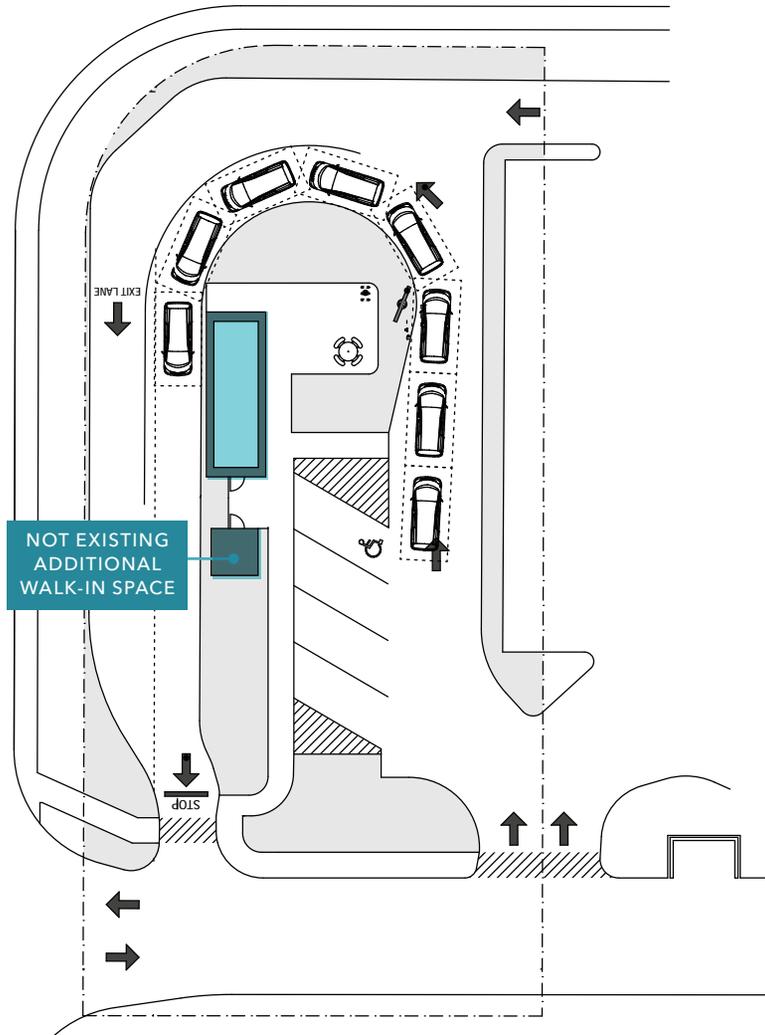
±0.46

ACRE PARCEL





COFFEE DRIVE-THRU SITE PLAN



±458 SF

BUILDING SIZE

±0.46

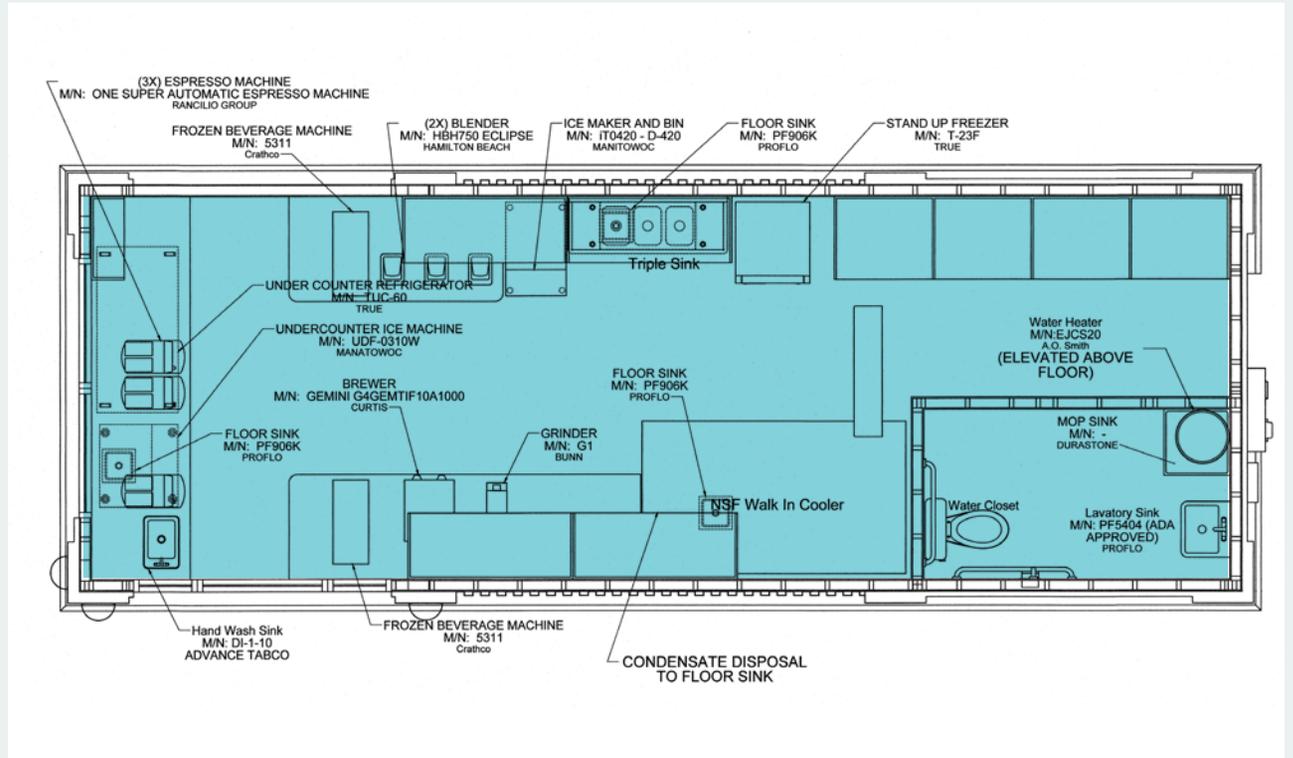
ACRE PARCEL

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FLOOR PLAN AND FFE (FURNITURE, FIXTURES AND EQUIPMENT)



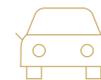
1654 N HWY 395

LOCATION OVERVIEW



LOCATED IN A PRIME SPOT

This property is located in central Minden, NV. Located less than 0.5 mile from the Hwy. 395/NV-88 Interchange



FRONTAGE ON NORTH HIGHWAY 395

Property has frontage along N. Hwy. 395 with traffic counts over +/- 25,000 CPD

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,001	3,001	18,830
2020 CENSUS	3,466	9,693	20,287
2025 ESTIMATED	3,721	9,556	19,631
2030 PROJECTED	4,003	9,687	19,746

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	56.1	52.1	53.0
% FEMALE	53.0%	51.5%	50.5%
% MALE	47.0%	48.5%	49.5%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$98,881	\$84,224	\$91,499
2030 MEDIAN PROJECTED	\$98,793	\$84,664	\$91,648
2025 AVERAGE	\$112,367	\$101,987	\$113,535
2030 AVERAGE PROJECTED	\$112,284	\$102,463	\$113,938



Grow Your Buisness Here

3RD

MOST ENTREPRENEUR FRIENDLY STATE

Small Business & Entrepreneurship Council in 2019

7TH

MOST BUSINESS FRIENDLY TAX CLIMATE

Tax Foundation for 2021

6TH

BEST STATE FOR BUSINESS

CNBC in 2020



FAVORABLE TAX CLIMATE

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



COMPETITIVE COMMERCIAL UTILITY RATES

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



NEVADA BUSINESS TAX INCENTIVES

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL INCENTIVES

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-Based employment.



OPPORTUNITY ZONE TAX BENEFITS

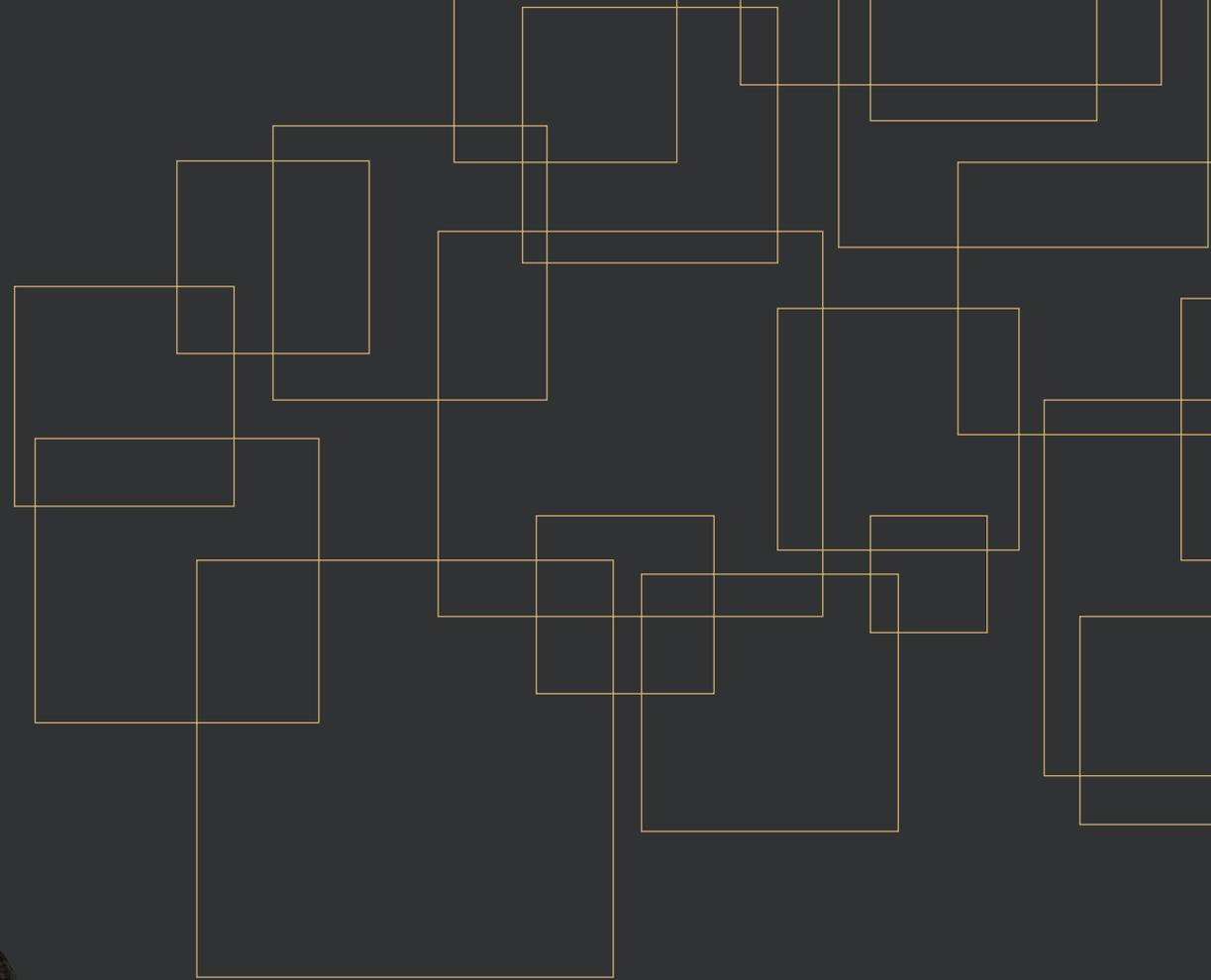
The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas.

The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.



GREEN BUILDING ABATEMENTS

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.



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*For more information on
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