

# Available For Lease at Park Place

## 2,829 Square Feet - Available October 1, 2024



**1328 Hwy 395, Suite 105, Gardnerville, Nevada**

**APN 1220-04-601-025**

**Zoned: Neighborhood Commercial**

Currently the Quilt House, this open concept space offers high open ceilings, mezzanine with office, elevator, two restrooms, downstairs rear storage and office space. Abundant parking in both the front and back of the building. High traffic shopping center at a major a signalized intersection with great visibility from Highway 395. Signage available on the center's monument sign on Highway 395 and on the rear of the building.

Co Tenants in the building include: Subway, Mattress Factory Outlet, West Coast Martial Arts, Thai Jasmine, Kim's Donut, Kim's Teahouse and the Washoe Tribe Offices.

Base Rent of \$2,913.87 plus NNN of \$806.39 per month



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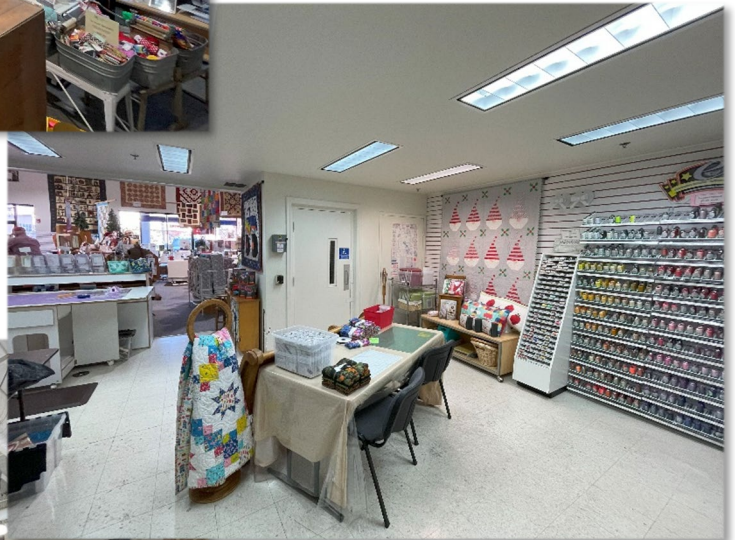
**Vicki Hone (775)691-1912**

**vhone@honecompany.com**

**Broker/Owner**

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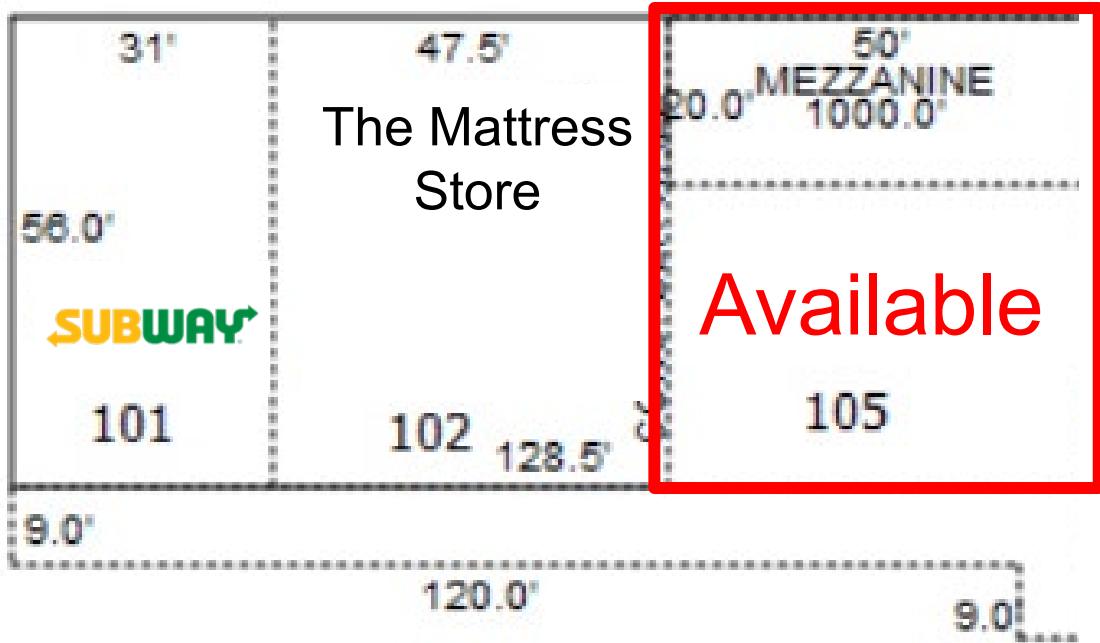
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## Demographic Summary Report

Park Place Shopping Center				
1328 US Highway 395 N, Gardnerville, NV 89410				
Building Type: General Retail	Total Available: 2,829 SF			
Secondary: -	% Leased: 69.25%			
GLA: 9,200 SF	Rent/SF/Mo: \$1.03			
Year Built: 2003				
Radius	1 Mile	2 Mile	3 Mile	
Population				
2028 Projection	5,364	9,696	19,622	
2023 Estimate	5,185	9,385	18,951	
2010 Census	4,586	8,379	16,685	
Growth 2023 - 2028	3.45%	3.31%	3.54%	
Growth 2010 - 2023	13.06%	12.01%	13.58%	
2023 Population by Hispanic Origin				
2023 Population	922	1,525	2,806	
2023 Population				
White	4,750 91.61%	8,601 91.65%	17,322 91.40%	
Black	42 0.81%	83 0.88%	194 1.02%	
Am. Indian & Alaskan	92 1.77%	185 1.97%	411 2.17%	
Asian	144 2.78%	215 2.29%	373 1.97%	
Hawaiian & Pacific Island	22 0.42%	35 0.37%	73 0.39%	
Other	136 2.62%	265 2.82%	579 3.06%	
U.S. Armed Forces	0	0	10	
Households				
2028 Projection	2,303	4,118	8,302	
2023 Estimate	2,225	3,983	8,005	
2010 Census	1,967	3,545	6,995	
Growth 2023 - 2028	3.51%	3.39%	3.71%	
Growth 2010 - 2023	13.12%	12.36%	14.44%	
Owner Occupied	1,163 52.27%	2,353 59.08%	5,071 63.35%	
Renter Occupied	1,061 47.69%	1,630 40.92%	2,934 36.65%	
2023 Households by HH Income				
Income: <\$25,000	482 21.66%	695 17.45%	1,108 13.84%	
Income: \$25,000 - \$50,000	381 17.12%	712 17.88%	1,639 20.47%	
Income: \$50,000 - \$75,000	569 25.57%	920 23.10%	1,691 21.12%	
Income: \$75,000 - \$100,000	241 10.83%	513 12.88%	1,133 14.15%	
Income: \$100,000 - \$125,000	192 8.63%	362 9.09%	734 9.17%	
Income: \$125,000 - \$150,000	37 1.66%	147 3.69%	439 5.48%	
Income: \$150,000 - \$200,000	68 3.06%	240 6.03%	586 7.32%	
Income: \$200,000+	255 11.46%	394 9.89%	675 8.43%	
2023 Avg Household Income	\$87,644	\$91,337	\$92,289	
2023 Med Household Income	\$64,206	\$67,245	\$68,394	

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