

## Retail For Lease

### Minden Plaza

1685 & 1687 US Highway 395,  
Minden, NV 89423



#### 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 AM/PM
- 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:	860 - 2,076 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

### Samuel Douglass, CCIM

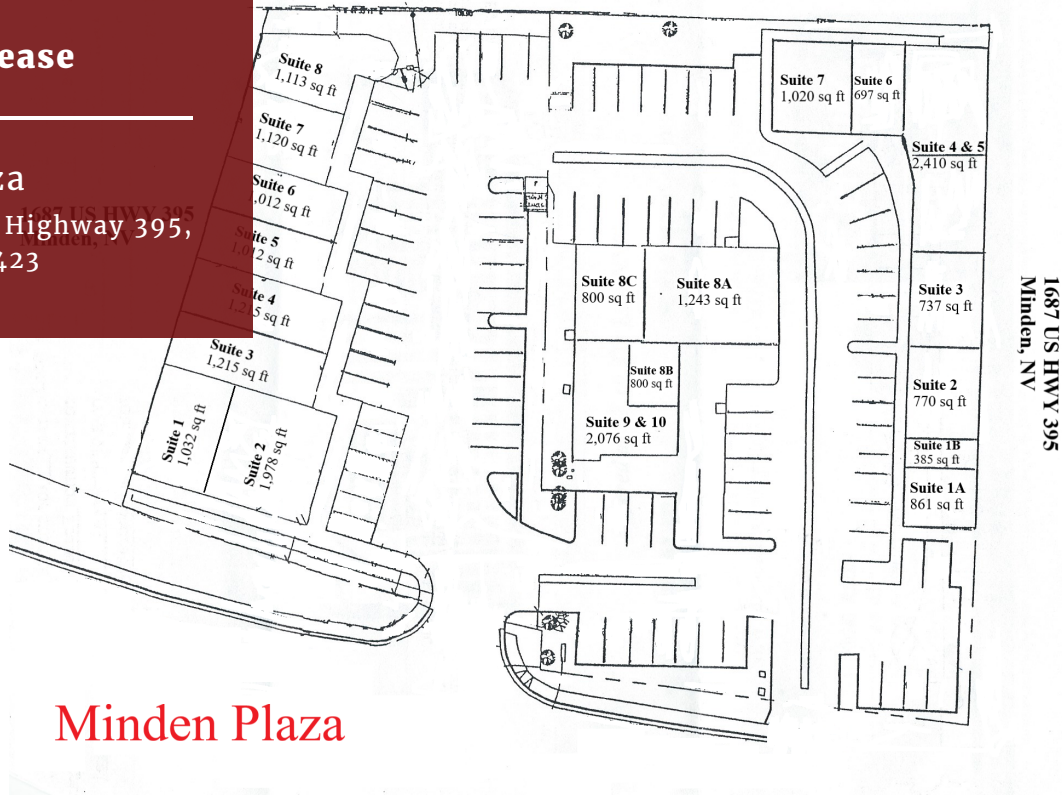
Principal/Managing Broker  
NV #B.143639.llc  
775.443.7576  
Samuel@NVCG.US



## Retail For Lease

### Minden Plaza

1685 & 1687 US Highway 395,  
Minden, NV 89423



### Minden Plaza

#### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	860 - 2,076 SF	Lease Rate:	\$1.00 SF/month

#### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
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 #3N	Available	1,215 SF	NNN	\$1.00 SF/month	Open area & one restroom
1687 US Highway 395 #4N	Available	1,215 SF	NNN	\$1.00 SF/month	Open area & one restroom
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

### Samuel Douglass, CCIM

Principal/Managing Broker  
NV #B.143639.llc  
775.443.7576  
Samuel@NVCG.US



**Retail For Lease** | Minden Plaza | 1685 & 1687 US Highway 395,  
Minden, NV 89423



**Samuel Douglass, CCIM**

Principal/Managing Broker  
NV #B.143639.llc  
775.443.7576  
Samuel@NVCG.US



## Retail For Lease

### Minden Plaza

1685 & 1687 US Highway 395,  
Minden, NV 89423



### Samuel Douglass, CCIM

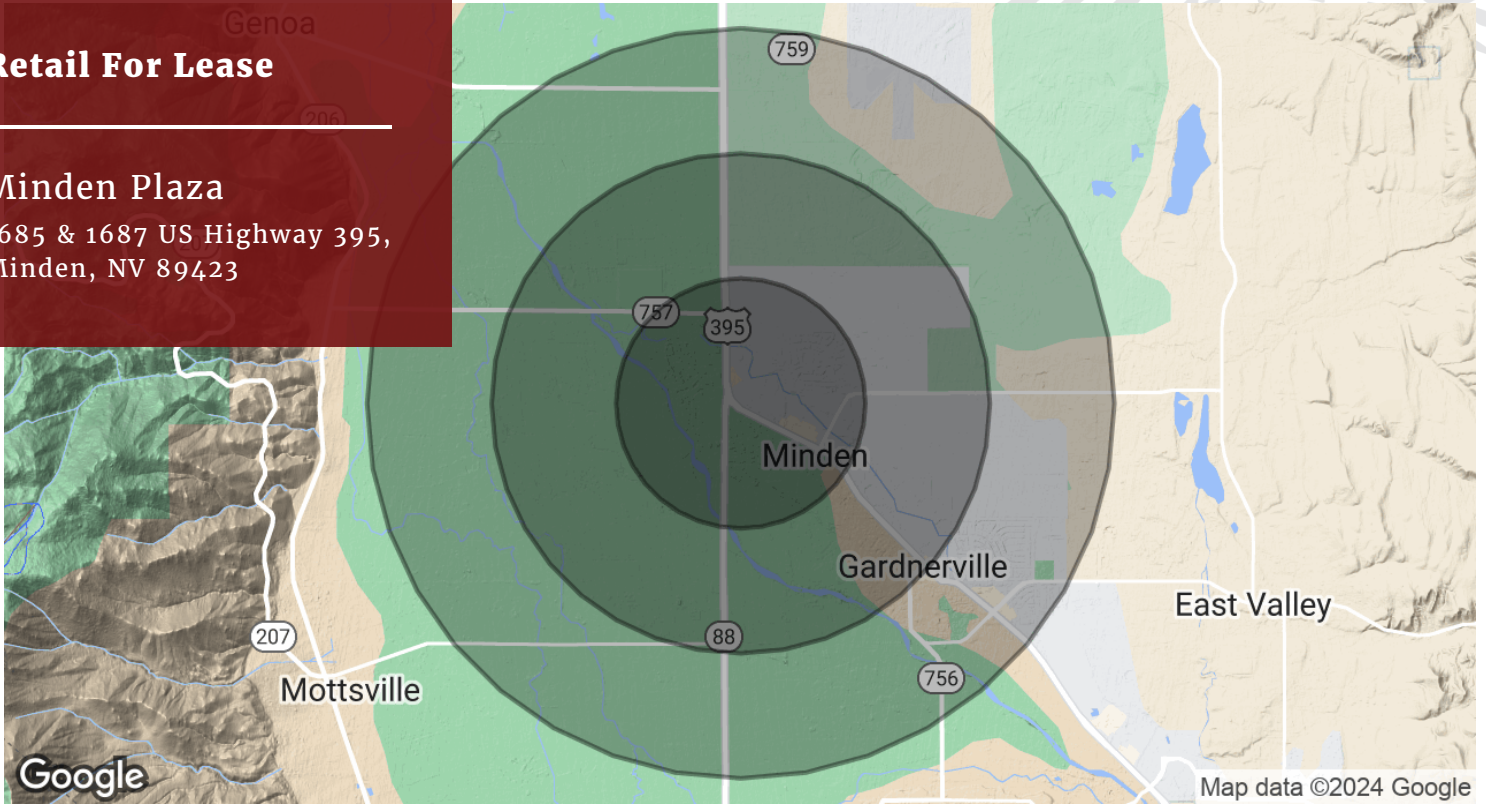
Principal/Managing Broker  
NV #B.143639.llc  
775.443.7576  
Samuel@NVCG.US



## Retail For Lease

### Minden Plaza

1685 & 1687 US Highway 395,  
Minden, NV 89423



#### 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

### Samuel Douglass, CCIM

Principal/Managing Broker  
NV #B.143639.llc  
775.443.7576  
Samuel@NVCG.US

