

For Lease | 1662 US Highway 395N

Minden, NV 89423

SIERRA CENTER



Two Story Professional Office Building

Located in the heart of Minden, NV with great exposure to US HWY 395N

Property Highlights

- Tenants pay their own utilities in addition to base rent
- In pristine clean condition
- Common area restrooms
- Access to common area conference room
- Elevator served
- Ample parking

Offering Summary

Lease Rate:	\$1.10 SF/MO + NNN
NNN:	\$0.41/SF/MO
Available SF:	408 - 539 SF
Lot Size:	0.98 Acres
Building Size:	16,540 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
Total Population	2,773	6,486	9,217
Average HH Income	\$74,755	\$74,121	\$77,239

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

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

NVCG
NEVADA COMMERCIAL
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Sierra Center | 1662 US Highway 395N, Minden, NV 89423

FOR LEASE

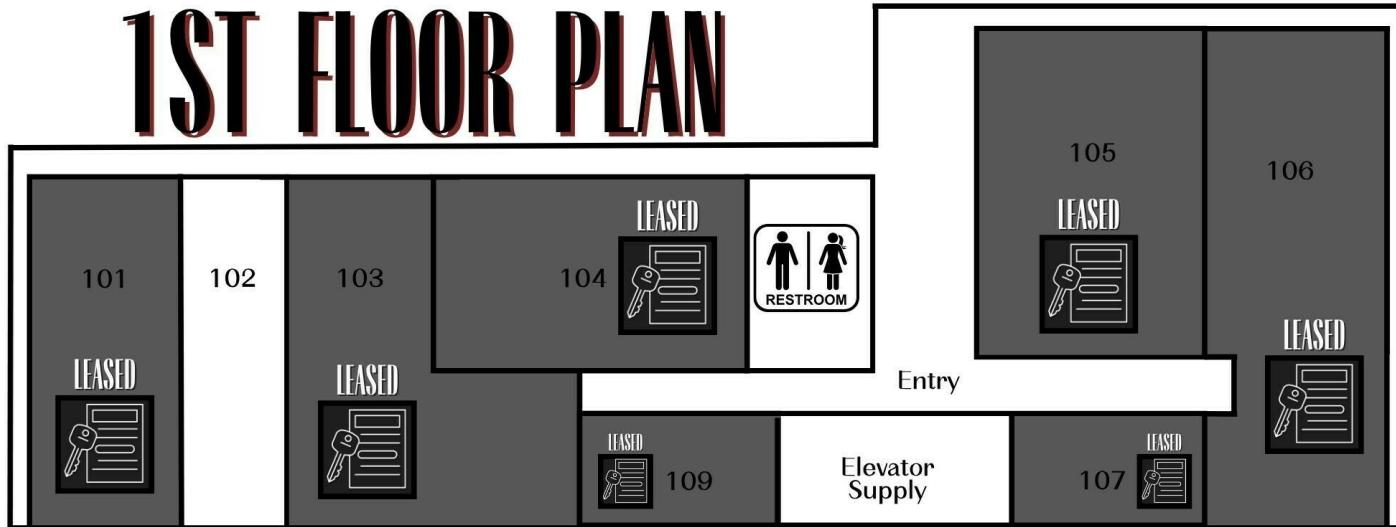


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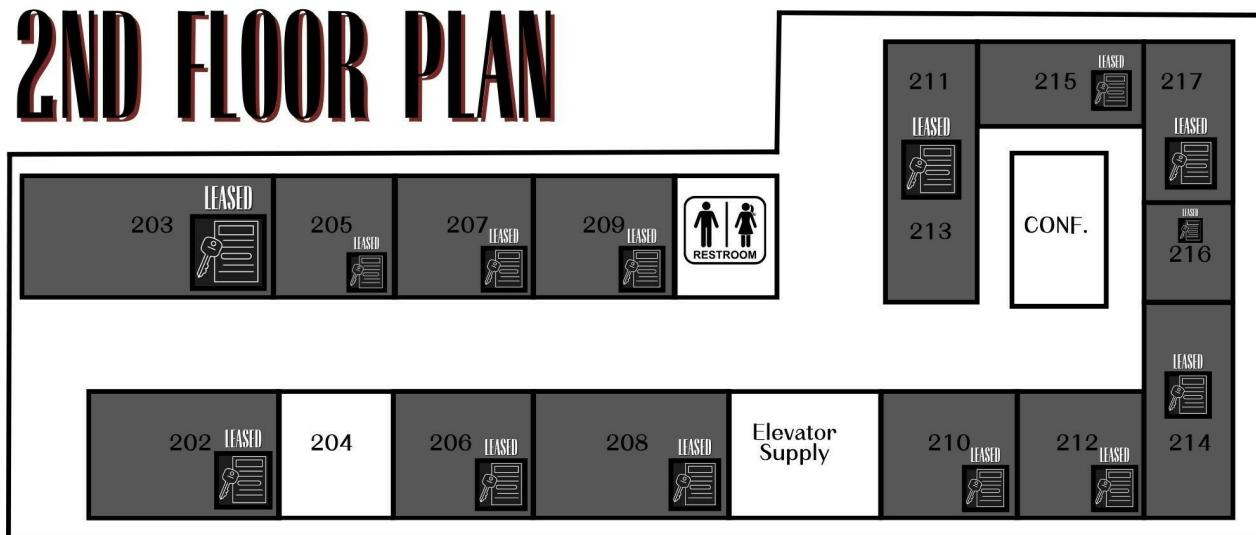
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1ST FLOOR PLAN



2ND FLOOR PLAN



Lease Spaces

Lease Information

Lease Type: NNN: \$0.41/SF/MO Lease Term: Negotiable
Total Space: 408 - 539 SF Lease Rate: \$1.10 SF/month

Available Spaces

Suite	Size (SF)	Description
Suite 102	539 SF	Recently remodeled with high end finishes
Suite 204	408 SF	-

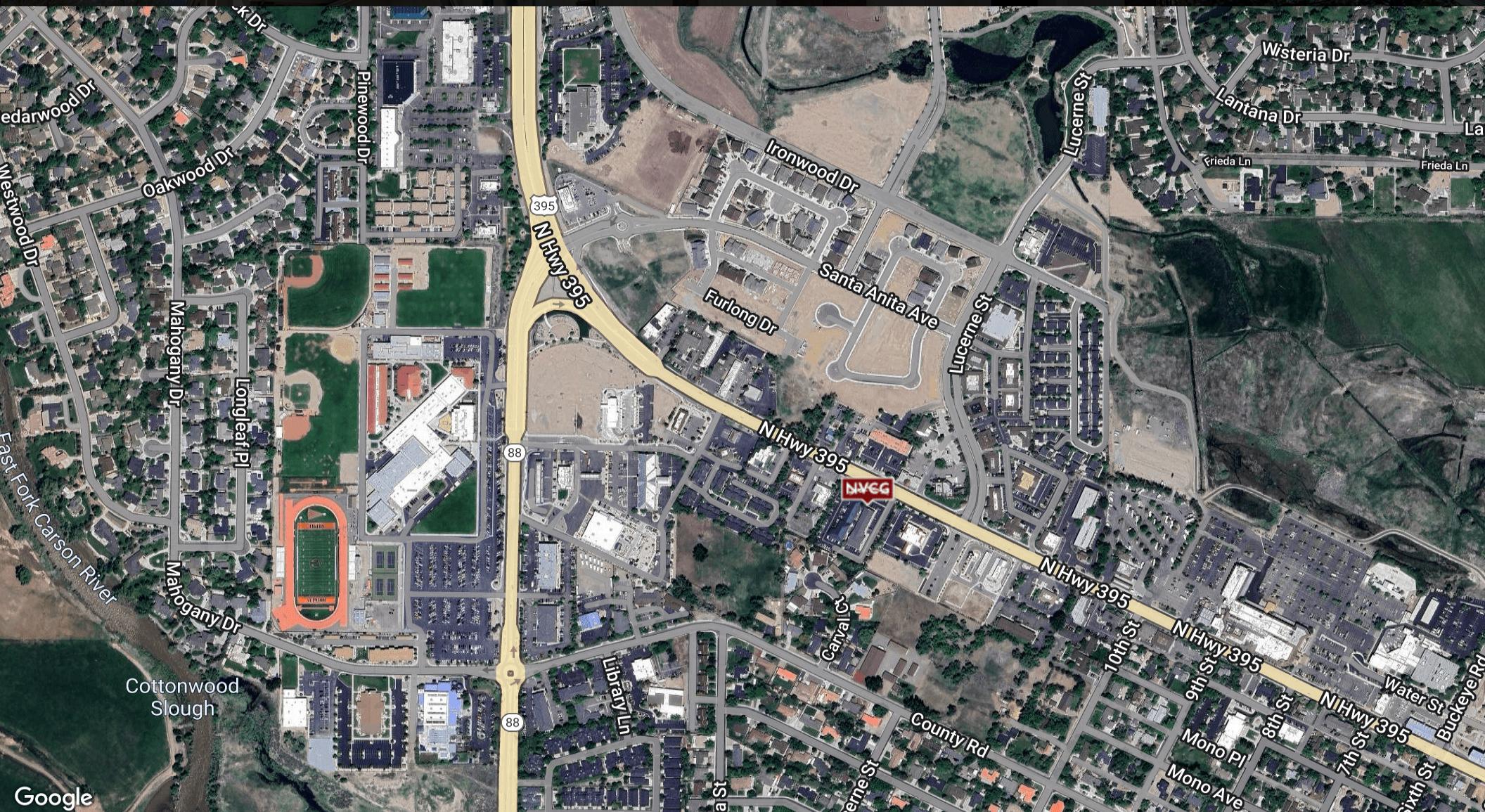


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Population	1 Mile	2 Miles	3 Miles
Total Population	2,773	6,486	9,217
Average Age	51.3	52.2	51.5
Average Age (Male)	50.9	51.8	51.2
Average Age (Female)	51.7	52.3	51.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$74,755	\$74,121	\$77,239
Average House Value	\$388,824	\$364,775	\$390,172

2020 American Community Survey (ACS)

