



Drive Thru or Retail/Restaurant Pad Ground Lease or Build to Suit

NE Signalized Corner of Hwy 395 and Hwy 88, Minden, Nevada 89423

APN 1320-30-716-001 Zoned: Neighborhood Commercial

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Santa Anita Blvd.



Patio

Line Shops and Restaurant

Patio

SITE

Private Storm Water and
Private Utility Easement

Hwy 395

Public Waterline Easement



Patio

Coming in 2023

Join the future Big Chicken and Firehouse Subs at this high traffic intersection. Up to 4,000 square feet of drive thru pad or 6,000 square feet of retail/restaurant pad located at the busy newly signalized intersection of Hwy 395 and Hwy 88 in Minden, Nevada, which is the gateway to Minden and Douglas County. Site is approximately 1.25 acres.

Located across from McDonalds adjacent to a single and multi-family housing project to the east. Douglas High School is west of this location with a student population of approximately 1,400 students.



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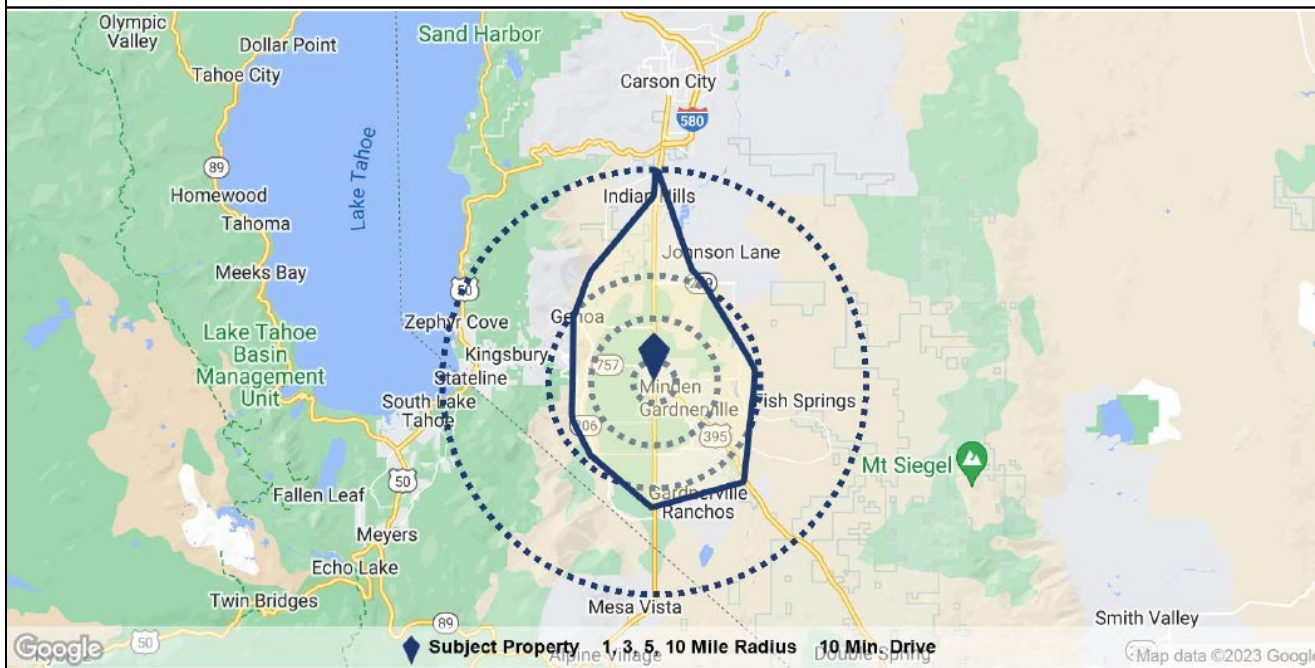
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Nevada DOT Traffic Counts
2022



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive	
Population						
Population	3,027	8,900	20,121	51,701	25,604	
5 Yr Growth	3.4%	3.3%	3.7%	2.0%	1.6%	
Median Age	57	51	53	51	52	
5 Yr Forecast	57	51	53	51	52	
White / Black / Hispanic		94% / 1% / 11%	93% / 1% / 15%	92% / 1% / 14%	90% / 1% / 18%	92% / 1% / 14%
5 Yr Forecast	94% / 1% / 11%	93% / 1% / 15%	92% / 1% / 14%	90% / 1% / 18%	91% / 1% / 15%	
Employment	4,531	8,252	12,592	30,536	12,028	
Buying Power	\$87M	\$256.8M	\$621.6M	\$1.6B	\$898.9M	
5 Yr Growth	3.2%	4.9%	5.4%	3.6%	4.6%	
College Graduates	31.7%	27.1%	27.3%	26.2%	32.3%	
Household						
Households	1,380	3,966	8,609	21,192	10,688	
5 Yr Growth	3.7%	3.5%	3.9%	2.2%	1.8%	
Median Household Income		\$63,057	\$64,758	\$72,203	\$73,260	\$84,104
5 Yr Forecast	\$62,727	\$65,648	\$73,236	\$74,330	\$86,396	
Average Household Income		\$84,817	\$86,299	\$97,138	\$95,131	\$104,259
5 Yr Forecast	\$84,865	\$87,949	\$99,039	\$96,549	\$106,601	
% High Income (>\$75K)		43%	40%	48%	49%	56%
Housing						
Median Home Value		\$418,127	\$350,871	\$418,971	\$463,958	\$454,040
Median Year Built	1994	1994	1993	1986	1992	
Owner / Renter Occupied		73% / 27%	61% / 39%	66% / 34%	67% / 33%	68% / 32%





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