

FOR LEASE

# 1599 ESMERALDA AVENUE



**Retail**

PRODUCT TYPE



**±4,960**

AVAILABLE SF



**Now**

AVAILABLE



**Minden**

CITY



**Amanda Lavi ccim**

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NRED N°: S.180915



**Retail**

PRODUCT TYPE



**±4,960**

AVAILABLE SF



**NNN**

LEASE TYPE



**Now**

AVAILABLE

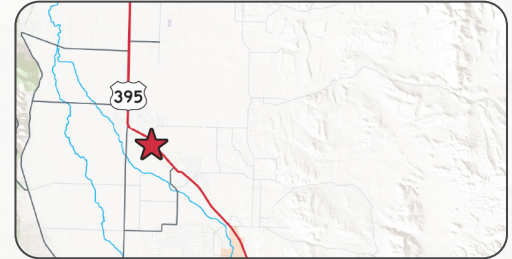


Unit Photos



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## Property Highlights

Formerly Christopher's Ristorante, this lovely two-story restaurant property is now available. 1599 Esmeralda Ave sits in the heart of historic Minden. Neighbors and nearby attractions include Minden Mill Distillery, Schat's Bakery, Great Basin Brewery, Francisco's Mexican, Carson Valley Inn, the Minden Town Square and the Minden Mercantile event venue. At  $\pm 4,960$  SF, this facility offers a large kitchen with dumbwaiter to the second level. Three dining areas, two bars with fireplaces, 948 bottle temperature controlled wine cellar, restrooms on each level, and private gathering area. Catering opportunities galore. The area is an activity hub with the Concerts in the Park series every summer, theater productions, fundraisers, Minden Fest Farmer's Market, and much more!

## Property Details

Address	1599 Esmeralda Ave Minden, Nevada 89423
Available SF	$\pm 4,960$ SF
Lease Type	NNN
APN	1320-32-111-083
Year Built	2004

Aerial Map + Property Highlights

  
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## 5-MILE KEY FACTS



**23,388**  
POPULATION



**4.6%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**53**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$85,116**

MEDIAN  
HOUSEHOLD  
INCOME



**\$50,836**

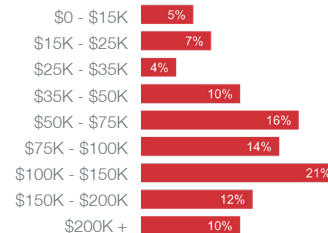
PER CAPITA  
INCOME



**\$355,676**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**1,458**  
BUSINESSES



**12,665**  
EMPLOYEES

## 5- MILE EDUCATION FACTS

**7%**

NO HIGH  
SCHOOL  
DIPLOMA



**30%**

HIGH  
SCHOOL  
GRADUATE



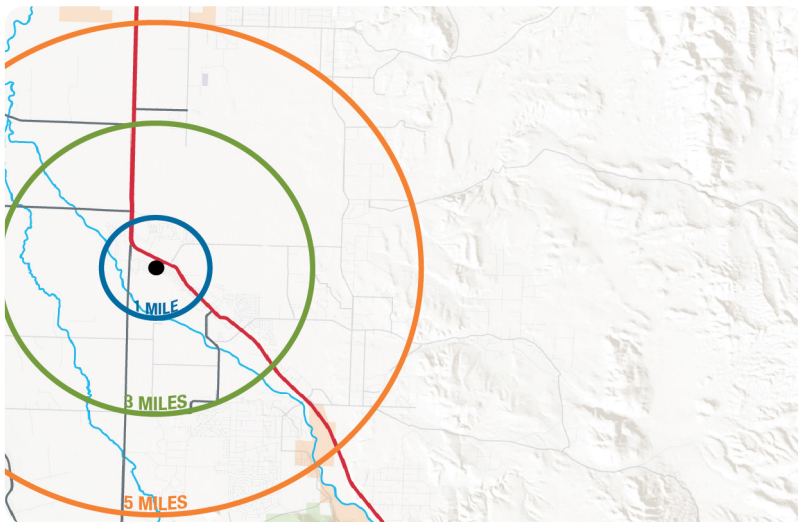
**34%**

SOME  
COLLEGE



**29%**

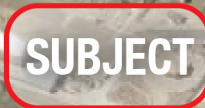
BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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**1599** ESMERALDA AVENUE



**DISTANCE FROM SUBJECT**

CARSON CITY

15.1 MI | 22 MIN DRIVE

Surrounding Area

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AVAILABLE SF

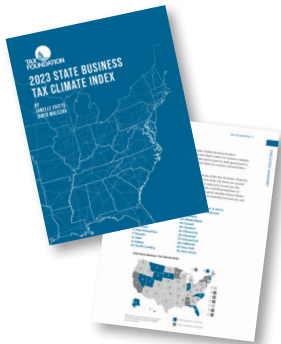
**NNN**

LEASE TYPE

**Now**

AVAILABLE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

### Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

About Nevada

**NAI Alliance**

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## HEAVENLY SKI RESORT

Heavenly Ski Resort is located on the California-Nevada border in the Sierra Nevada mountains, overlooking Lake Tahoe, and the Carson Valley.

Heavenly is the largest ski resort in Lake Tahoe and offers terrain in both California and Nevada.



## SIERRA NEVADA RANGE

Sierra Nevada range is home to iconic destinations like Lake Tahoe, Yosemite, and Mammoth Mountain.

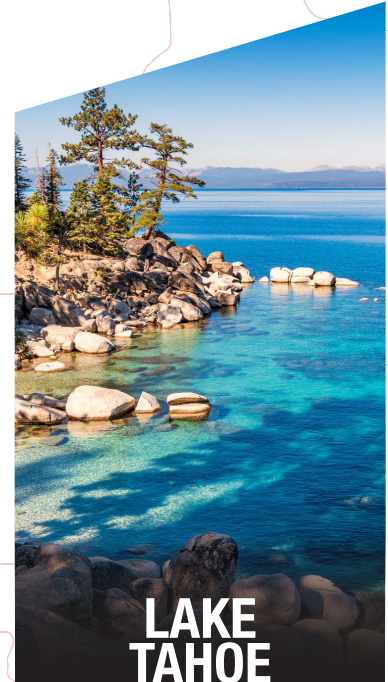
The range draws millions annually for skiing, hiking, and sightseeing, offering year-round adventure and breathtaking alpine scenery.



## MINDEN MILL DISTILLING

Located in the historic Minden Flour Mill built in 1907, Minden Mill Distilling blends rich Nevada heritage with modern craftsmanship.

The distillery produces premium spirits using locally sourced ingredients and offers tours, tastings, and a unique look into the art of small-batch distilling.



## LAKE TAHOE

Lake Tahoe is less than 20 miles from downtown Minden, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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