

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

*NOTE:

SUITES 211 & 213 AVAILABLE FOR LEASE: 05/01/2025
SHOWINGS START: 05/01/2025

Offering Summary

| | |
|----------------|-----------------------|
| Lease Rate: | \$1.05 SF/month (NNN) |
| NNN: | \$0.36/SF/MO |
| Available SF: | 434 - 894 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@NVCG.US

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



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FOR LEASE

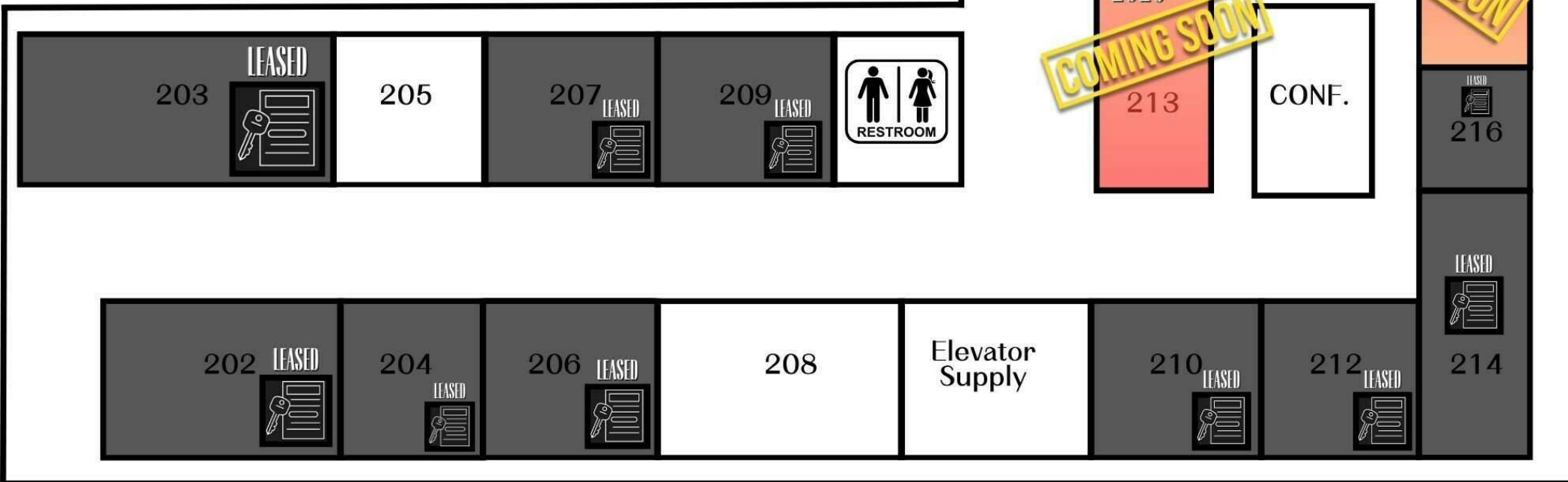


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2ND FLOOR PLAN



Lease Spaces

Lease Information

Lease Type: NNN: \$0.36/SF/MO Lease Term: Negotiable
Total Space: 434 - 894 SF Lease Rate: \$1.05 SF/month

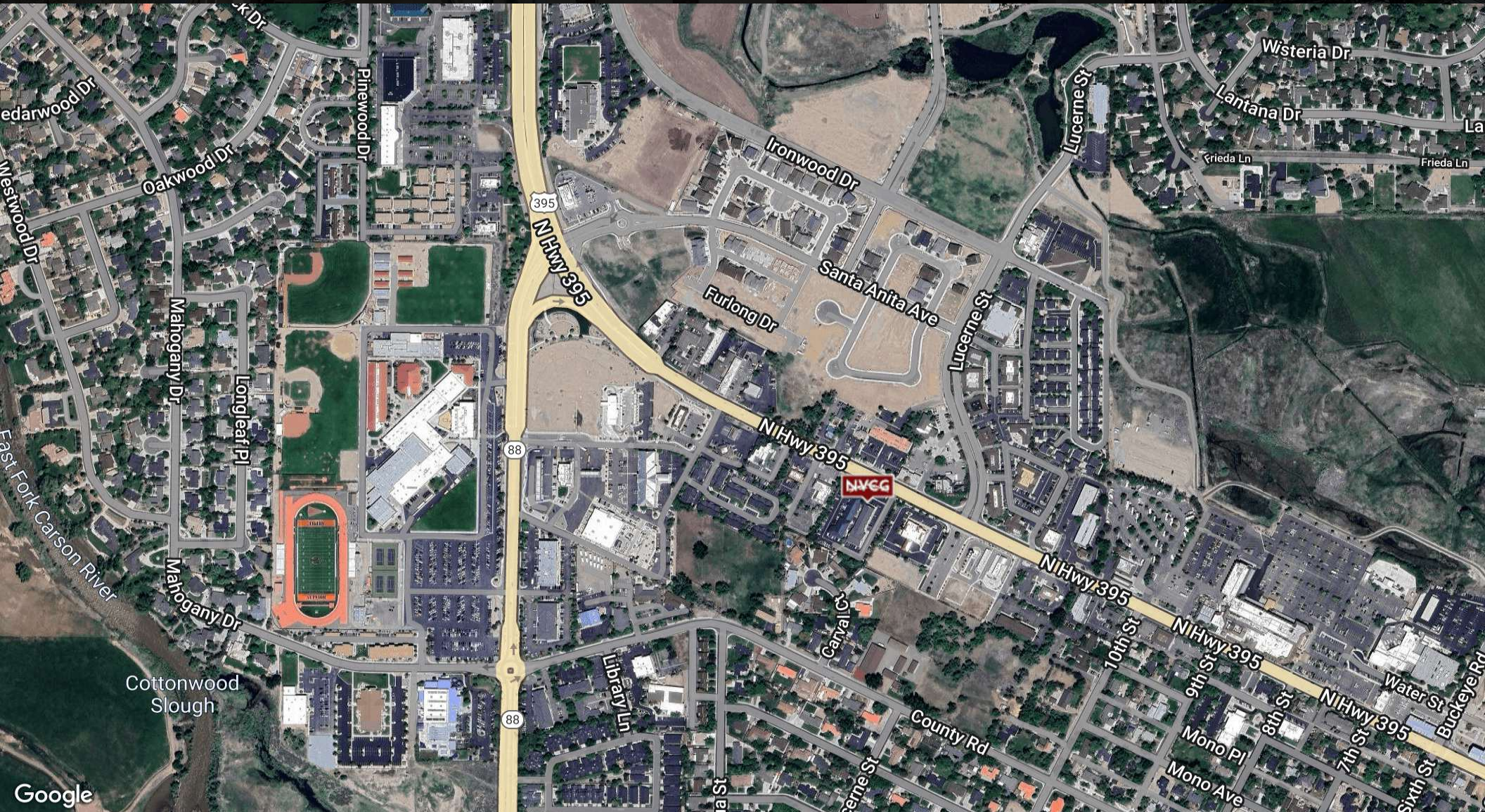
Available Spaces

| Suite | Size (SF) |
|-----------------|-----------|
| Suite 205 | 434 SF |
| Suite 208 | 483 SF |
| Suite 211 & 213 | 894 SF |



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Demographics Map & Report

| 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)

