

Retail-Office | For Sale-For Lease | Owner-User Opportunity



Sale Price \$950,000 | Lease Rate \$1.25 PSF/Mo. NNN

Property Features

- » Desirable owner-user opportunity priced well below replacement cost at \$203/SF.
- » Total Building area is ±4,671 SF
Suite 1645 A | Vacant Office ±2,870 SF
Suite 1645 B | Leased to Domino's Pizza ±1,801 SF
- » Excellent frontage and visibility along U.S. Highway 395 North, with traffic counts of 24,500 VPD
- » Suite 1645 A | vacant professional office build-out with lobby, reception, 6 private offices, bullpen, conference room, 2 restrooms and break-room | former Wells Fargo location.
- » Current estimated NNN's \$0.30 PSF/Mo.

Minden Village
1645 U.S. Hwy 395 N
Minden, NV 89423



For More Information Contact:

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For Sale/For Lease

Available Space For Lease

1645 US Hwy 395 N | Suite A

\$1.25 PSF/Mo NNN

±2,870 SF available | Retail/Office space

Former Wells Fargo location, professional office build-out with lobby, reception, 6 private offices, bullpen, conference room, 2 restrooms and break-room

Property Photos



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,253	9,131	19,833
Households	1,473	3,999	8,358
Median Income	\$61,855	\$52,304	\$58,596
Average Income	\$78,410	\$69,117	\$77,499

Retail Map



MINDEN VILLAGE
"features eclectic shops and restaurants, banks and financial institutions, and residential areas. Located on the east side of US Highway 395 near the northern edge of town, Minden Village also boasts a specialty food market. This mixed-use development was created to offer neighboring residents a wide variety of retail services all within walking distance of their home."