



1665 & 1667 Lucerne St.

Minden, Nevada 89423

Property Highlights

- Tenant improvements available
- Located in a mixed-use business park with a variety of neighboring tenants, including: Body Wise Physical Therapy, Amerikan Ni Sushi, Minden Family Medical, 88 Cups Coffee & Tea, and Fuentes Mexican Restaurant
- The Center has excellent visibility on Hwy 395 and sits directly across the street from Sonic Drive-In, Bank of America, and Nevada State Bank

Offering Summary

Lease Rate:	\$1.00 SF/month (NNN)
Available SF:	1,500 - 3,600 SF
NNN:	\$0.35/SF
Traffic Count On Hwy 395:	+/- 24,500 CPD

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,144	4,007	9,179
Total Population	2,692	9,173	21,405
Average HH Income	\$76,439	\$72,116	\$74,241

Spaces Lease Rate Space Size

1665 Lucerne St.	\$1.00 SF/month	1,600 SF
1667 Lucerne St. Suite C	\$1.00 SF/month	1,500 SF
1667 Lucerne St. Suite D	\$1.00 SF/month	2,100 SF

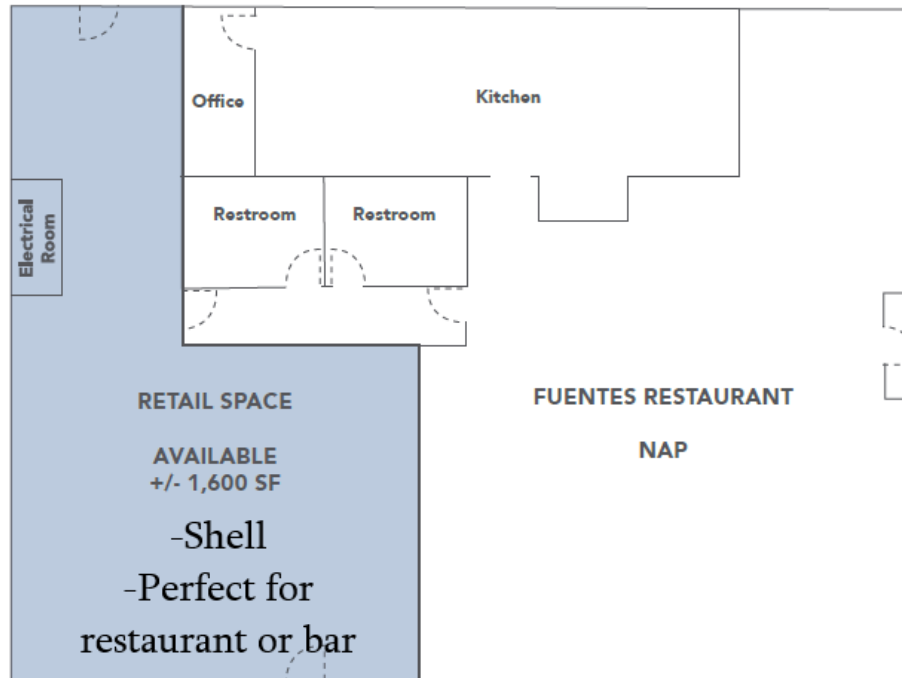
For More Information

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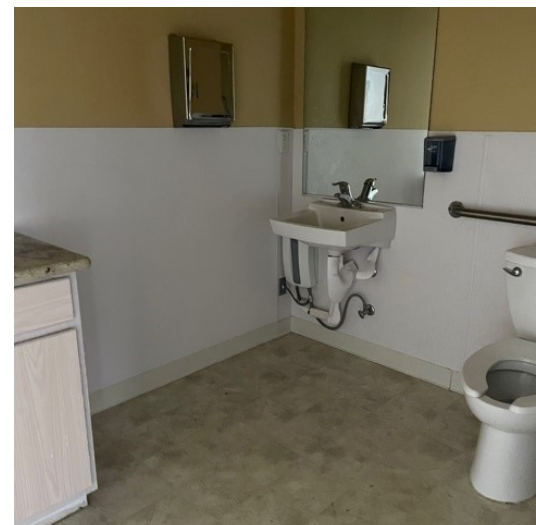
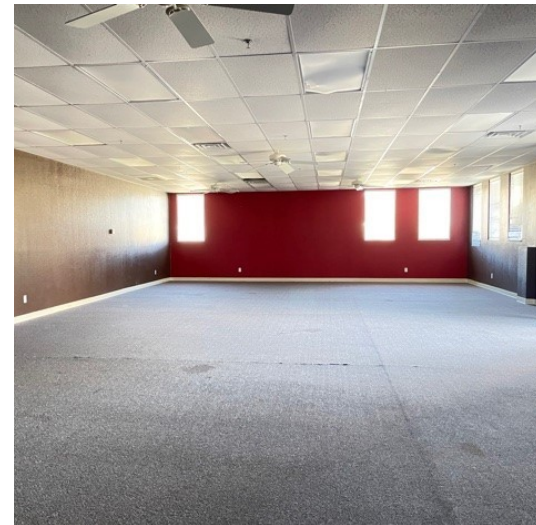
1665 Lucerne Floor Plan



1667 Lucerne Floor Plan



Units #C & D can be combined
for a total of 3,600 SF



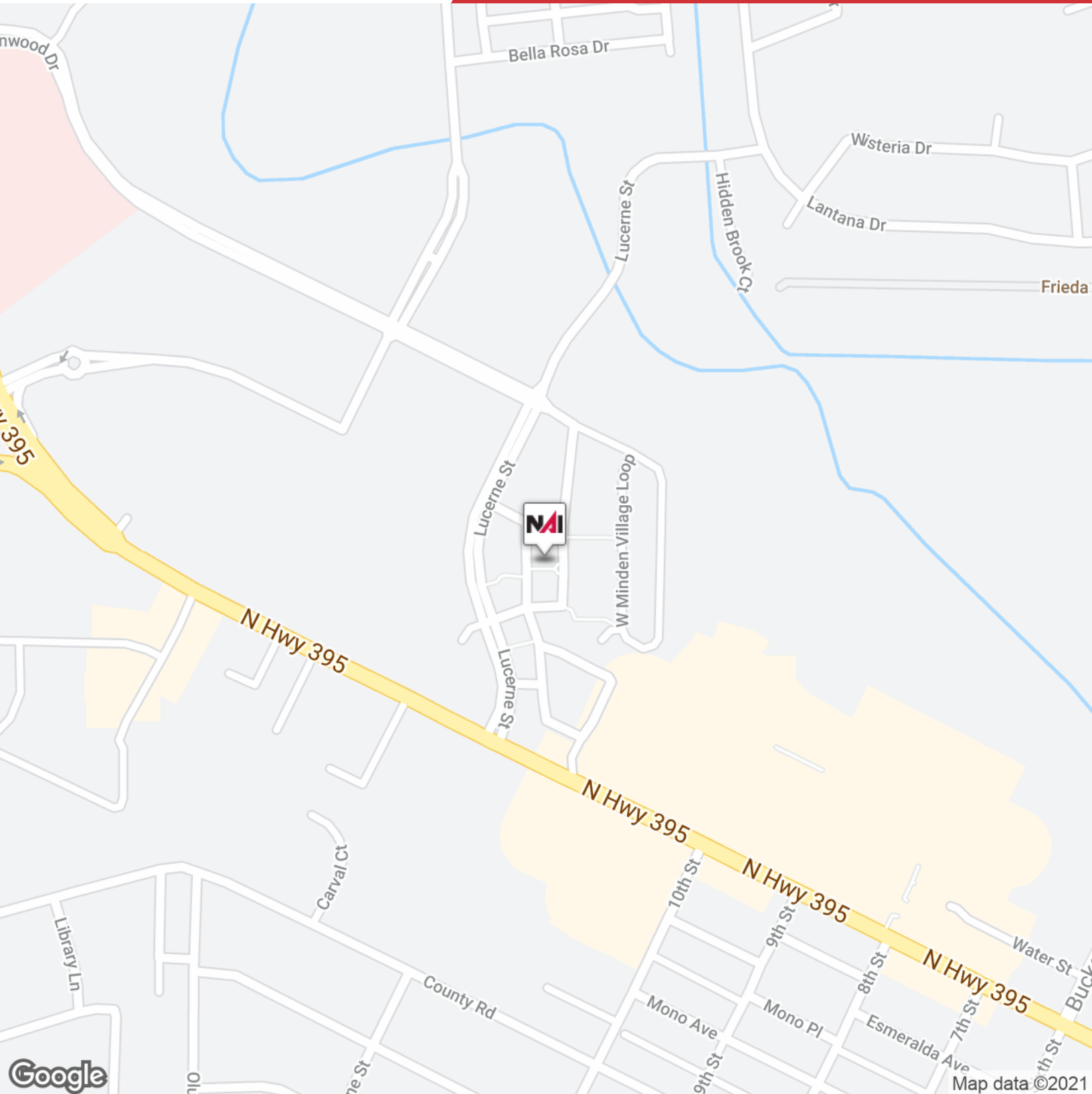


Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

For Lease

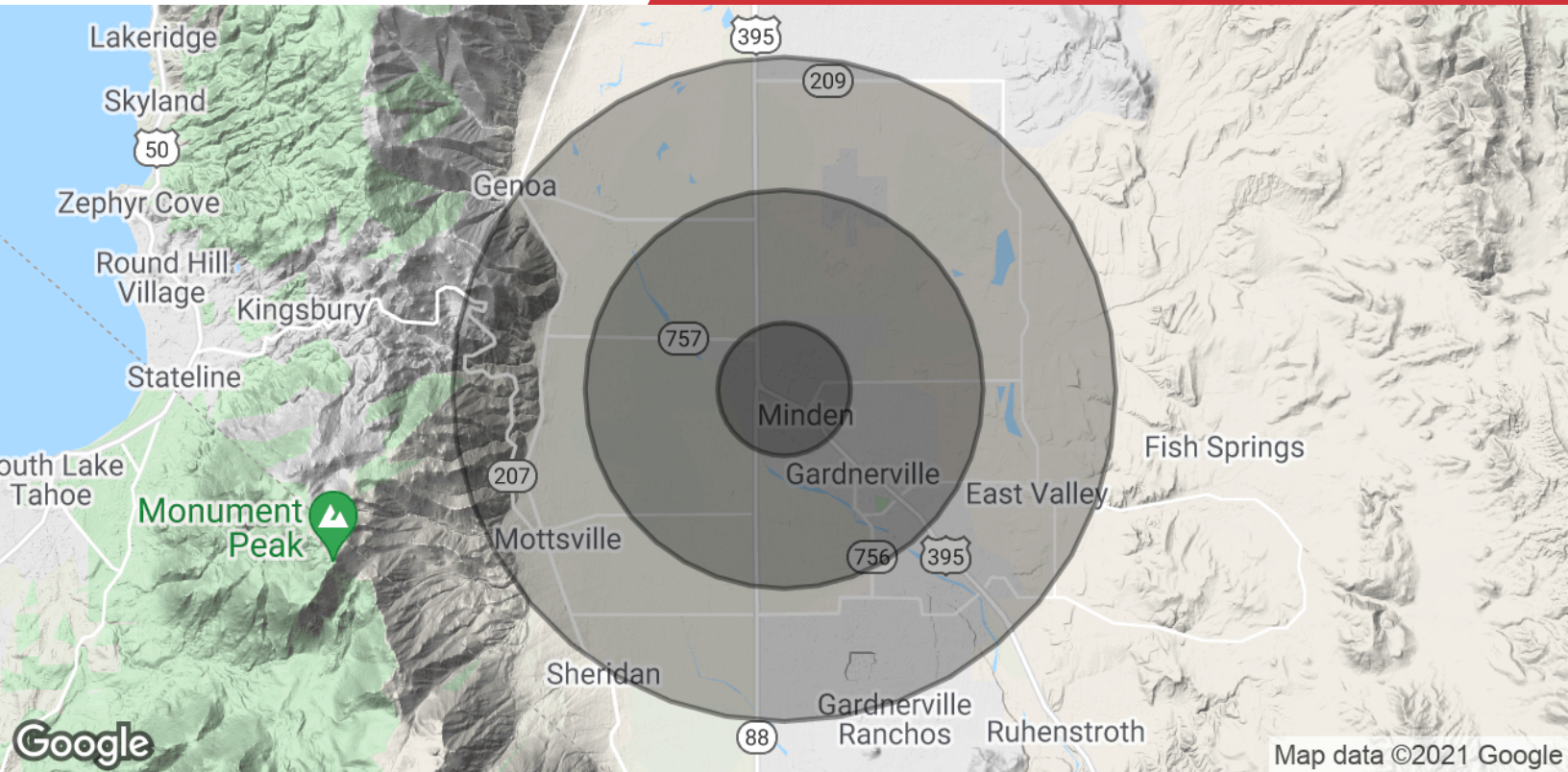
1,500 - 3,600 SF | \$1.00/SF/MO NNN

Retail/Office Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,692	9,173	21,405
Average age	49.7	47.1	46.9
Average age (Male)	49.1	45.7	46.4
Average age (Female)	50.0	49.4	48.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,144	4,007	9,179
# of persons per HH	2.4	2.3	2.3
Average HH income	\$76,439	\$72,116	\$74,241
Average house value	\$405,530	\$427,481	\$451,458

* Demographic data derived from 2010 US Census