

For Lease

Carson Valley Fair, Gardnerville, NV



1329 U.S. Hwy 395 North, Gardnerville, NV 89410



About the Center

Located in Gardnerville within close proximity to high-density residential neighborhoods. Excellent visibility on U.S. Hwy 395 North and Waterloo Lane, a heavily-traveled intersection with over 27,200 vehicles per day.

Property Features

- Anchor, restaurant, and in-line space available. Please call for details.
- Tenants in the center include: Grocery Outlet, Harbor Freight, AutoZone, Port of Subs, Verizon, Round Table Pizza, and Starbucks
- An average of 21,200 vehicles per day on U.S. Hwy 395 North and 6,000 vehicles along Waterloo Lane
- Population within a 3-mile radius is 18,283 with a average household income of \$101,344
- Strong daytime population of 18,039 workers within 3-miles
- The center benefits from approximately 580 feet of frontage along U.S. Hwy 395 North and another approximately 580 feet of frontage along Waterloo Lane



Site Plan



Click on an available suite to view virtual tour



#	Tenant	Address/Suite #	SF
1	Available - Former Rite Aid	1329 Highway 395 #1	31,909
2	Available - Restaurant-Improved	1329 Highway 395 #2	2,500
3	Available - Restaurant-Improved	1329 Highway 395 #3	1,776
4/5	Available	1329 Highway 395 #4 & 5	2,700
6	Northern Nevada Coin	1329 U.S. Hwy 395 #6	1,500
7	Available	1329 Highway 395 #7	1,200
8/9	Pho Copstix	1329 Highway 395 #8 & 9	2,700
10	Packages LLC	1329 Highway 395 #10	1,365
11-1	Available	1329 Highway 395 #11-1	1,038
11	Harbor Freight	1329 Highway 395 #11	26,592
12	Grocery Outlet	1329 Highway 395 #12	21,782
13	Available	1329 Highway 395 #13	1,200
14	Available	1329 Highway 395 #14	930
15	Available	1329 Highway 395 #15	1,237
16	Cash Stop (USA Cash Services)	1329 Highway 395 #16	942
17	Available - Nail Salon-Improved	1329 Highway 395 #17	1,231
18	A La Carte Salon & Wig Boutique	1329 Highway 395 #18	930
19	Port of Subs	1329 Highway 395 #19	1,335
20	Verizon	1329 Highway 395 #20	1,455
21	Round Table	1327 Highway 395, Suites C/D/E	3,668
22	Starbucks	1327 US Highway 395 North Suite A	2,068
23	Burger King	1325 Highway 395	2,850
24	AutoZone	1323 Highway 395	6,362

Regional Location



Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2023 Population	4,887	18,283	25,941
Daytime Population	4,630	18,039	24,050
Average Household Income	\$86,334	\$102,344	\$105,792
Total Households	2,285	8,431	11,788

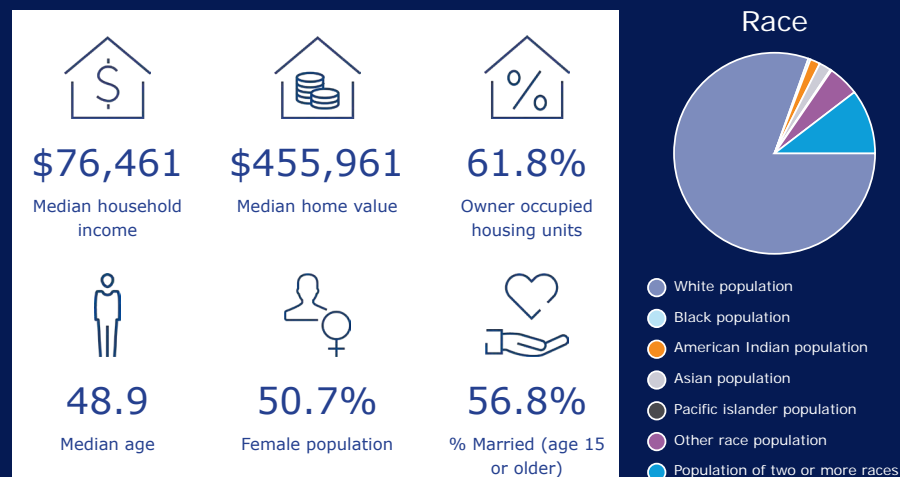
2022 Traffic Counts - NDOT

U.S. Hwy 395 North, 100ft South of Toler Lane: 21,200 ADT

Waterloo Lane, 175ft West of El Dorado Drive: 6,000

U.S. Hwy 395 North, 255ft South of N Industrial Way: 17,600 ADT

3 Mi Household & Population Data



Trade Area Map



Carson Valley Fair, Gardnerville, NV

Colliers

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