

For Lease \$ 0.85/ SF Modified Gross 1,138 - 7,500 +/- SF

## RETAIL/ OFFICE / SHOPPING CENTER



## 801 Overland Loop

Dayton, Nevada 89403

### Property Highlights

- 4.5 acre shopping center
- Sizes available from 1,138 SF to 7,500 SF
- Executive suites will be available from \$300-\$600/MO
- Available shells perfect for restaurants, coffee shops and much more!
- Ample shared parking
- Traffic count: 20,000 daily cars (Station 12, Lyon County)
- Competitive lease rates from \$0.85 / SF / Modified Gross
- APN: 019.342.25
- Tenant improvement allowance available for long term leases.
- Hwy 50 E. Frontage and signage!

### OFFERING SUMMARY

<b>Available SF</b>	3,512 - 7,500 SF
<b>Lease Rate</b>	\$0.85/SF (MG)
<b>Lot Size</b>	4.5 Acres
<b>Building Size</b>	10,172 SF

For more information

**Alejandra "Ale" Moncada**

NV #S.0174013.LLC

O: 775 546 2893

aavila@naialliance.com

For Lease

# Retail Property

1,138 - 7,500 SF | \$0.85 - 1.71 SF/MG



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #201	Available	3,512 SF	Full Service	\$300 - \$500 per month	Executive Suites
Suite #208	Available	3,793 SF	Modified Gross	\$0.85 SF/month	4 large rooms, 3 offices, 1 storage closet, 1 large multi-purpose room w/ elevated ceilings, 2 ADA restrooms.
Suite #403-407	Available	7,500 SF	Modified Gross	\$0.85 SF/month	Suited perfectly for a restaurant or food service.

For Lease \$0.85/SF Modified Gross

# Retail/Office/Shopping Center

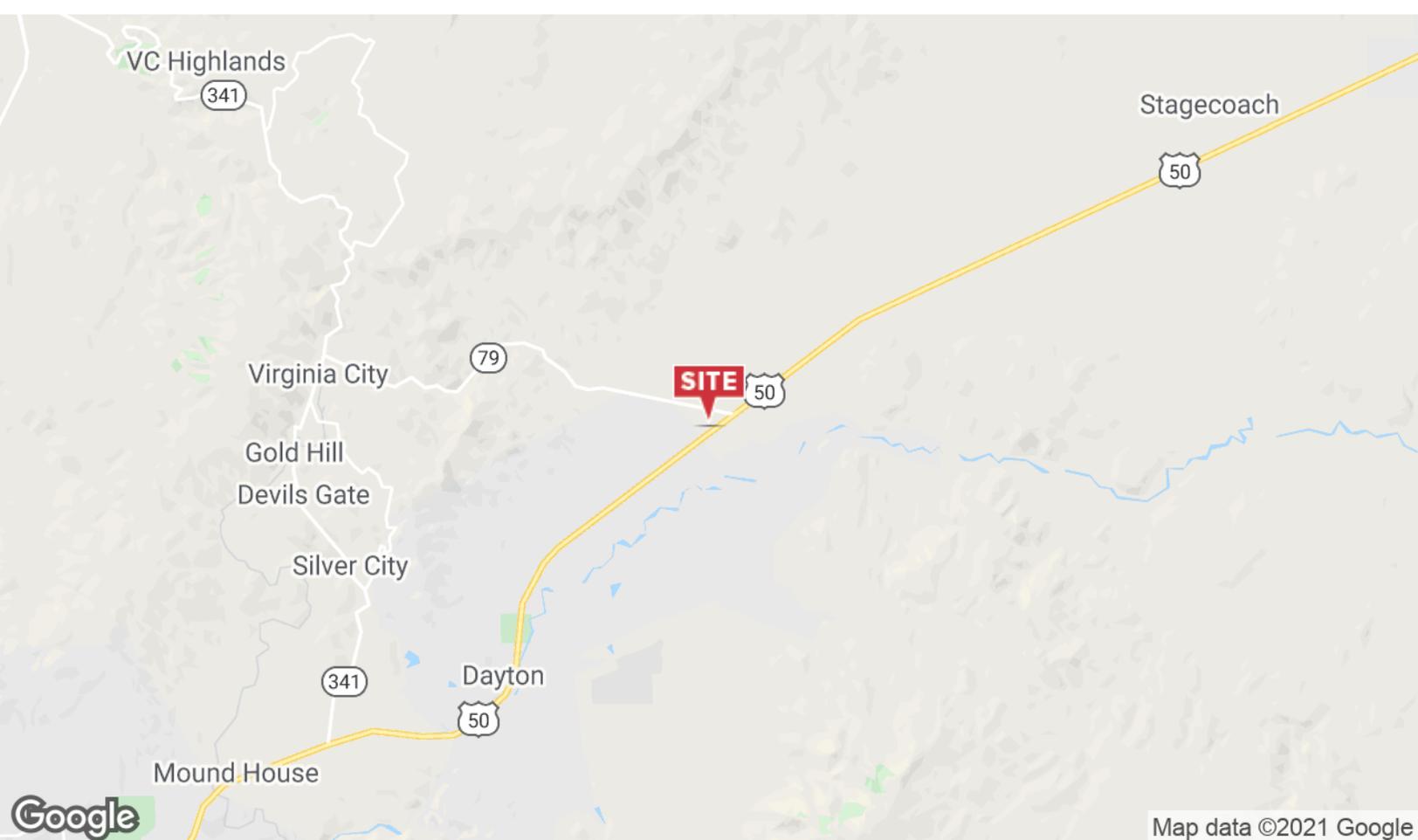
1,138 - 7,500 +/- SF | \$0.85/SF



For Lease

# Retail/Office/Shopping Center

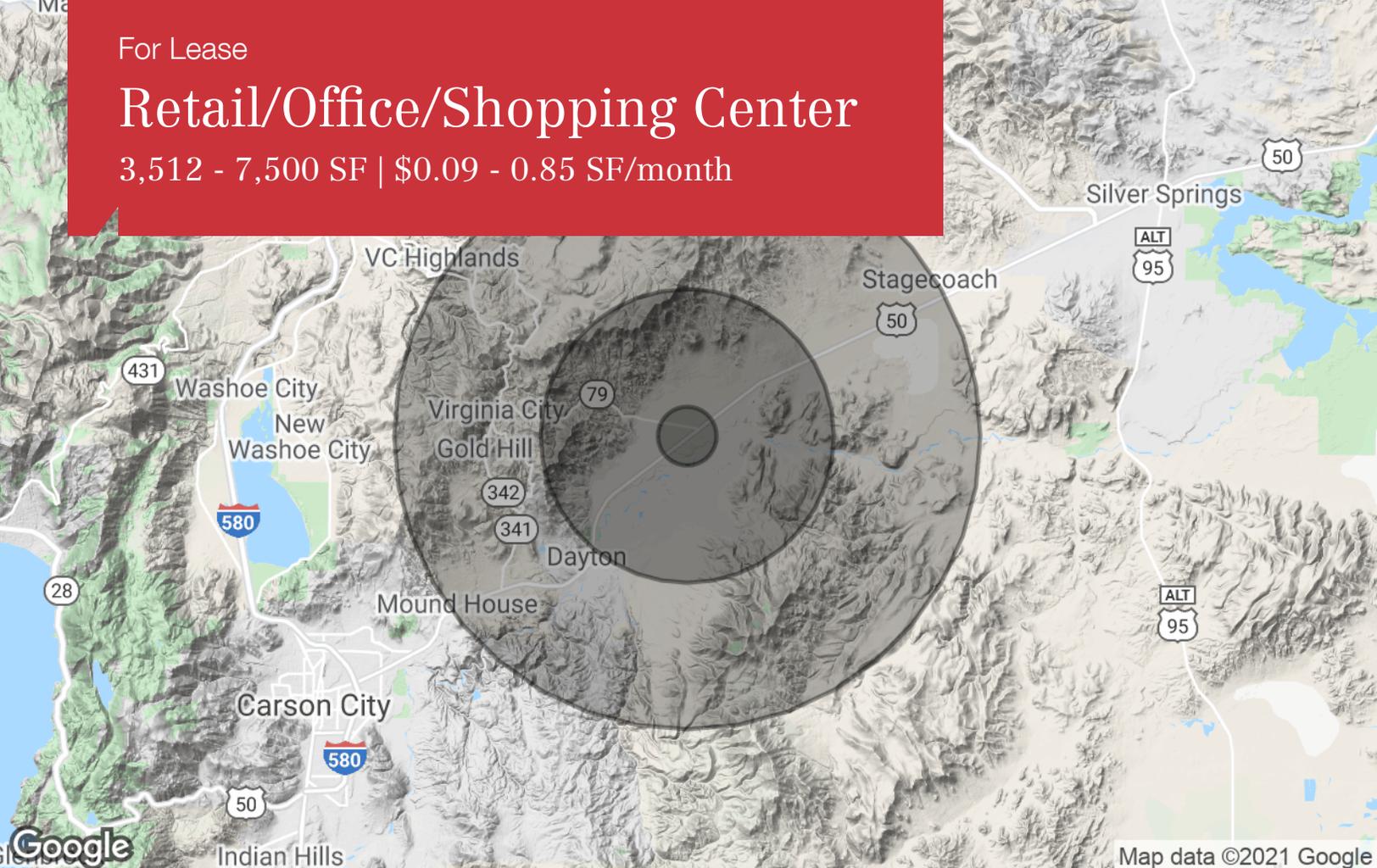
1,138 - 7,500 SF | \$0.85/SF



For Lease

# Retail/Office/Shopping Center

3,512 - 7,500 SF | \$0.09 - 0.85 SF/month



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	1,163	8,475	19,388
MEDIAN AGE	32.9	34.3	36.3
MEDIAN AGE (MALE)	31.6	33.1	35.0
MEDIAN AGE (FEMALE)	34.2	35.4	37.3
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	329	2,537	6,160
# OF PERSONS PER HH	3.5	3.3	3.1
AVERAGE HH INCOME	\$61,960	\$61,921	\$63,219
AVERAGE HOUSE VALUE		\$292,045	\$257,598
<b>Race</b>			
% WHITE	93.2%	93.5%	93.1%
% BLACK	0.0%	0.0%	0.3%
% ASIAN	0.4%	0.5%	0.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.7%	1.6%
% OTHER	5.9%	5.2%	4.5%
<b>Ethnicity</b>			
% HISPANIC	18.1%	16.8%	15.0%

\* Demographic data derived from 2010 US Census