



Clark Properties, Inc.
1674 Highway 395
Minden, NV 89423
Direct 775-783-7306

jnickerson@C21Clarkprop.com

775-783-7306
Jim Nickerson
Cora Hansen

July
2010

Retail/Office/Ind. for Lease	Size	Pricing	Type	Photo	Comments	Agent/Status
1687 Hwy. 395 #1 Minden, NV	1,978 s/f	\$2,077.00 + NNN	Office / Retail		Hwy 395 Tower with Signage	Jim Nickerson ACTIVE
1687 Hwy. 395 #5 Minden, NV	1,012 s/f	\$1,265.00 + NNN	Office / Retail		Active Center on main street Can be added to suite w/ #6	Jim Nickerson ACTIVE
1687 Hwy. 395 #6 Minden, NV	1,012 s/f	\$1,265.00 + NNN	Office / Retail		Active Center on main street Can be added to suite w/ #5	Jim Nickerson ACTIVE
1687 Hwy. 395 #7 Minden, NV	1,120 s/f	\$ 1,288.00 + NNN	Retail / Office or Services		Previously a Fitness Center. Available Now, Marquis Signage, Hwy. Exposure . Clean & New in 2000	Jim Nickerson ACTIVE
1687 Hwy. 395 #9 Minden, NV	400 s/f	\$400.00 + NNN	Office / Retail		Hwy 395 Tower with Signage	Jim Nickerson ACTIVE
1281 Kimmerling Rd. #A5 Gardnerville, NV	2,584 s/f	\$2,715.00 + NNN	Retail / Office		Key location, Anchor is Bowling Center. Office & back room, Ample Parking, common area Restrooms	Jim Nickerson ACTIVE
1657 Hwy. 395 #101 Minden, NV	3,316 s/f	\$2,985.00 NNN (\$.90 s/f)	Office or ?		Previously a Church. Available now, Reception & Front desk, Great Signage, Conference Room	Jim Nickerson ACTIVE
1281 Kimmerling #A8 Gardnerville, Ranchos	Rear unit 3200 s/f	\$1,760.00 + NNN	Service , Storage, Church or Karate Studio		Tillman Plaza	Jim Nickerson ACTIVE
1504 Hwy. 395 #2 Minden, NV	2 nd Floor 363 s/f	\$363.00 mo.	Offife or Retail		No Cams, Signage, Good Parking, Hwy Exposure	Jim Nickerson ACTIVE
1504 Hwy. 395 #5 Minden, NV	2nd Floor 380 s/f	\$ 380.00 mo.	Office Retail		No Cams, Signage, Good Parking, Hwy Exposure	Jim Nickerson ACTIVE
1560 Hwy. 395 #B Minden, NV	1,264 Sq. Ft.	\$ 1,390.40 NNN	Retail / Office		New Construction, Ample Parking, Loft Area	Jim Nickerson ACTIVE
1560 Hwy. 395 #C Minden, NV	857 Sq. Ft.	\$ 942.70 NNN	Retail Office		New Construction, Ample Parking, Loft Area	Jim Nickerson ACTIVE
1281 Kimmerling #9B Gardnerville, Ranchos	990 s/f	\$1040.00 + NNN	Retail Space & Medical		Tillman Plaza	Jim Nickerson ACTIVE
1281 Kimmerling #A11 Gardnerville, Ranchos	1,185 s/f	\$1,245.00 + NNN	Retail Space & Medical		Tillman Plaza	Jim Nickerson ACTIVE
1281 Kimmerling #A12 Gardnerville, Ranchos	769 s/f	\$808.00 + NNN	Retail Space & Medical		Tillman Plaza	Jim Nickerson ACTIVE
1281 Kimmerling #A14 Gardnerville, Ranchos	758 s/f	\$796.00 +NNN	Retail Space & Medical		Tillman Plaza	Jim Nickerson ACTIVE
1281 Kimmerling #A15 Gardnerville, Ranchos	1,296 s/f	\$1361.00 + NNN	Retail Space & Medical		Tillman Plaza	Jim Nickerson ACTIVE
1281 Kimmerling #A17 Gardnerville, Ranchos	Rear unit 560 s/f	\$420.00 + NNN	Service , Storage, Church or Karate Studio		Tillman Plaza	Jim Nickerson ACTIVE



Clark Properties, Inc.
1674 Highway 395
Minden, NV 89423
Direct 775-783-7306

jnickerson@C21Clarkprop.com

775-783-7306

Jim Nickerson
Cora Hansen

July
2010

1528 Hwy. 395 #215 Gardnerville, NV	1,985 s/f	\$1985.00 + NNN	Professional Office Building		Professional Office Bldg. 2 story. Recently Upgraded. Front & Rear Entrance w/ Parking	Jim Nickerson ACTIVE
1528 Hwy. 395 #235 Gardnerville, NV	468 s/f	\$468.00 + NNN	Professional Office Building		2 Story Bldg. with Elevator. Units can be combined. Marquis Signage & Recently Upgraded	Jim Nickerson ACTIVE
1528 Hwy. 395 #245 Gardnerville, NV	637 s/f	\$637.00 + NNN	Professional Office Building		2 Story Bldg. with Elevator. Units can be combined. Marquis Signage & Recently Upgraded	Jim Nickerson ACTIVE
300 S. Curry St #6 Carson City, NV	773 s/f	\$ 773.00 + NNN	Office		Utilities Inc., Signage, Street Front, 1 block to Legislature, Available Now!	Jim Nickerson ACTIVE
1685 Hwy. 395 #1A Minden, NV	861 s/f	\$990.00 + NNN	Retail / Office		Formerly Mini Mart. Front Location, Marquis Signage, Highway Exposure in active center	Jim Nickerson ACTIVE
1685 Hwy 395 #2 Minden, NV	770 s/f	\$770.00 + NNN	Retail Space		Great Highway Frontage & Signage	Jim Nickerson ACTIVE
1685 Hwy. 395 #4 Minden, NV	939 s/f	\$939.00 + NNN	Retail / Office		Currently joined with unit #5. Could be divided Lg. workroom, Display windows & showroom	Jim Nickerson ACTIVE
1685 Hwy. 395 #5 Minden, NV	1,471 s/f	\$1471.00 + NNN	Retail / Office		Currently joined with unit #4. Could be divided Lg. workroom, Display windows & showroom	Jim Nickerson ACTIVE
1685 Hwy 395 #8D Minden, NV	800 s/f	\$800.00 + NNN	Retail / Office		3 Offices, Recreation Area, Private Bath and Hwy. Signage	Jim Nickerson ACTIVE
1503 Hwy 395 #I Gardnerville, NV	939 s/f	\$939.00 + NNN	Office / Retail		Ready to move in. Large Front Area, common Lunch Rm., Hwy. Frontage & Signage.	Jim Nickerson ACTIVE
1503 Hwy 395 #J Gardnerville, NV	1,478 s/f	\$1,478.00 + NNN	Office / Retail		Ready to move in. Large Front Area, common Lunch Rm., Hwy. Frontage & Signage.	Jim Nickerson ACTIVE
1503 Hwy. 395 #L Gardnerville, NV	913 s/f	\$639.00 + NNN	Office / Retail		Move in Now! Private Entrance, Common Break Rm., Conference Rm., Marquee front Signage	Jim Nickerson ACTIVE
1551 Hwy. 395 So. Topaz, NV	1,281 s/f 1.39 Acres	\$960.50 + NNN	Office / Retail		Located at Hwy. 395 & 208. Good for Bank Branch, CPA & limit retail. Zoned Tourist Commercial	Jim Nickerson ACTIVE
1700 County Road #A Minden, NV	1,153 s/f	\$1,153.00 + NNN	Office / Retail		Great Minden location. Ample parking with highly visible signage.	Jim Nickerson ACTIVE
1700 County Road #C Minden, NV	2,151 s/f	\$2,151.00 + NNN	Office / Retail		Great Minden location. Ample parking with highly visible signage.	Jim Nickerson ACTIVE
1700 County Road #D Minden, NV	2,087 s/f	\$2,087.00 + NNN	Office / Retail		Great Minden location. Ample parking with highly visible signage.	Jim Nickerson ACTIVE
1307 Langley Dr. Gardnerville, NV	Can be divided into 736 s/f & 2,196 s/f	\$ 0.65 S/F + NNN GREAT PRICE	Retail / Office		Retail / Office in Commercial Area of the Ranchos. Attractive Bldg. w/Marque Signage.	Jim Nickerson ACTIVE
1513 Highway 395 Gardnerville, NV	3,000 s/f	\$2,400.00 + NNN REDUCED	Commercial Office Lease Can be divided		Hwy. exposure, 6 Private Offices, Kitchen, Board room, 1000 s/f meeting room	Jim Nickerson ACTIVE



Clark Properties, Inc.
1674 Highway 395
Minden, NV 89423
Direct 775-783-7306

775-783-7306
Jim Nickerson
Cora Hansen

July
2010

jnickerson@C21Clarkprop.com

271 Kingsbury Grade Stateline, NV	2,000 s/f per floor	\$2,500.00 + NNN for 3rd Floor \$2,900.00 + NNN for 2nd Floor	Office Building		Lake View, Good Parking, Front Signage	Jim Nickerson ACTIVE
911 Topsy Ln. #122 Carson City, NV	2,800 s/f	\$5,180.00 + NNN	Retail		Regional Mall with Best Buy, Bed Bath & Beyond, Old Navy & more	Jim Nickerson ACTIVE
911 Topsy Ln. #218 Carson City, NV	1400 s/f	\$2,870.00 + NNN	Retail / Office / Service		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Jim Nickerson ACTIVE
911 Topsy Ln. #220 Carson City, NV	1,400 s/f	\$2,590.00 + NNN	Retail Center		The largest regional mall in Douglas County. New in 2004, in the major commercial core of the area.	Jim Nickerson ACTIVE
444 Washington Carson City, NV	4,875 s/f	\$6,094.00 + NNN	Office Building		\$1.25 S/F, Corner location, 2 Floors, Signage, Great Exposure Basement also useable	Jim Nickerson ACTIVE
1593 Esmeralda Minden, NV 89423	22,500 s/f	\$15,975.00 + NNN	Historic Building County Supports uses & Renovation Restaurant, Retail, etc.		Master Lease Avail. For Historic C.O.D Garage. Historic Bldg. Tax Credits	Jim Nickerson PENDING
Business Opportunities	Size	Pricing	Type	Photo	Comments	Agent/ Status
1500 Hwy 395 Minden, NV 89423	2,750 s/f	\$65,000.00 REDUCED	Pizza Franchise		Established in 1997. Fully equipped with franchise training and a steady income stream.	Jim Nickerson ACTIVE
1875 Hwy 395 Topaz, NV	832 s/f	\$149,999.00	Restaurant		Seats 30 inside and 50+ outside. Fully equipped with an immaculate kitchen.	Jim Nickerson ACTIVE
7051 Hwy 395 Minden, NV	880 s/f	\$229,000.00	Locksmith		Established 5 years. All equipment and vehicles included. Turn key business.	Jim Nickerson ACTIVE
729 Hwy 395 Minden, NV	2,500 s/f	\$459,000.00	Pre-School		Established 20 years and licensed for 65 children. New equipment and fully staffed.	Jim Nickerson ACTIVE
2240 Victorian Ave. Sparks, NV 89431	2,500 S/F	\$1,950,000.00	Arco Station		Great corner location, 3 double sided islands, Complete Conv. Store 3,488,000 gal/yr.	Jim Nickerson PENDING
Land	Size	Pricing	Type	Photo	Comments	Agent/ Status
1752 Hwy. 395 Minden, NV	.58 Acres	\$319,000.00 Just Reduced	Commercial Pad in Ironwood Center		Commercial Pad on Hwy. 395 with Great Exposure & Count	Jim Nickerson & Chris Kallas ACTIVE
1224 Centerville Gardnerville, NV	2.7 Acres	\$675,000.00	Office Commercial Land		Corner location, Great Visibility, Complete Due Del File, Centerville & Dresslerville	Jim Nickerson ACTIVE
1709 Monte Vista Ave. Minden, NV	2.07 Acres	\$1,758,300.00	Commercial Land		Corner Location w/3 sided exposure. Ready for development. Can build 30,000+s/f.	Jim Nickerson ACTIVE
1062 Riverview Gardnerville, NV	12.08 Acres	\$2,252,157.00	Commercial Land		Highway Commercial	Jim Nickerson ACTIVE
Commercial / Income	Size	Pricing	Type	Photo	Comments	Agent/ Status
789 Tillman Ln. Gardnerville, NV	1,100 S/F	\$169,000.00 REDUCED	General Commercial		5 Offices-Multi Entrances- Good Signage-OWC 20/10	Jim Nickerson ACTIVE
1436 Industrial Way Gardnerville, NV	1.18 Acres	Just Reduced \$799,000.00 Firm	Commercial		6 Leased offices with Long term tenants. Ample parking	Jim Nickerson ACTIVE