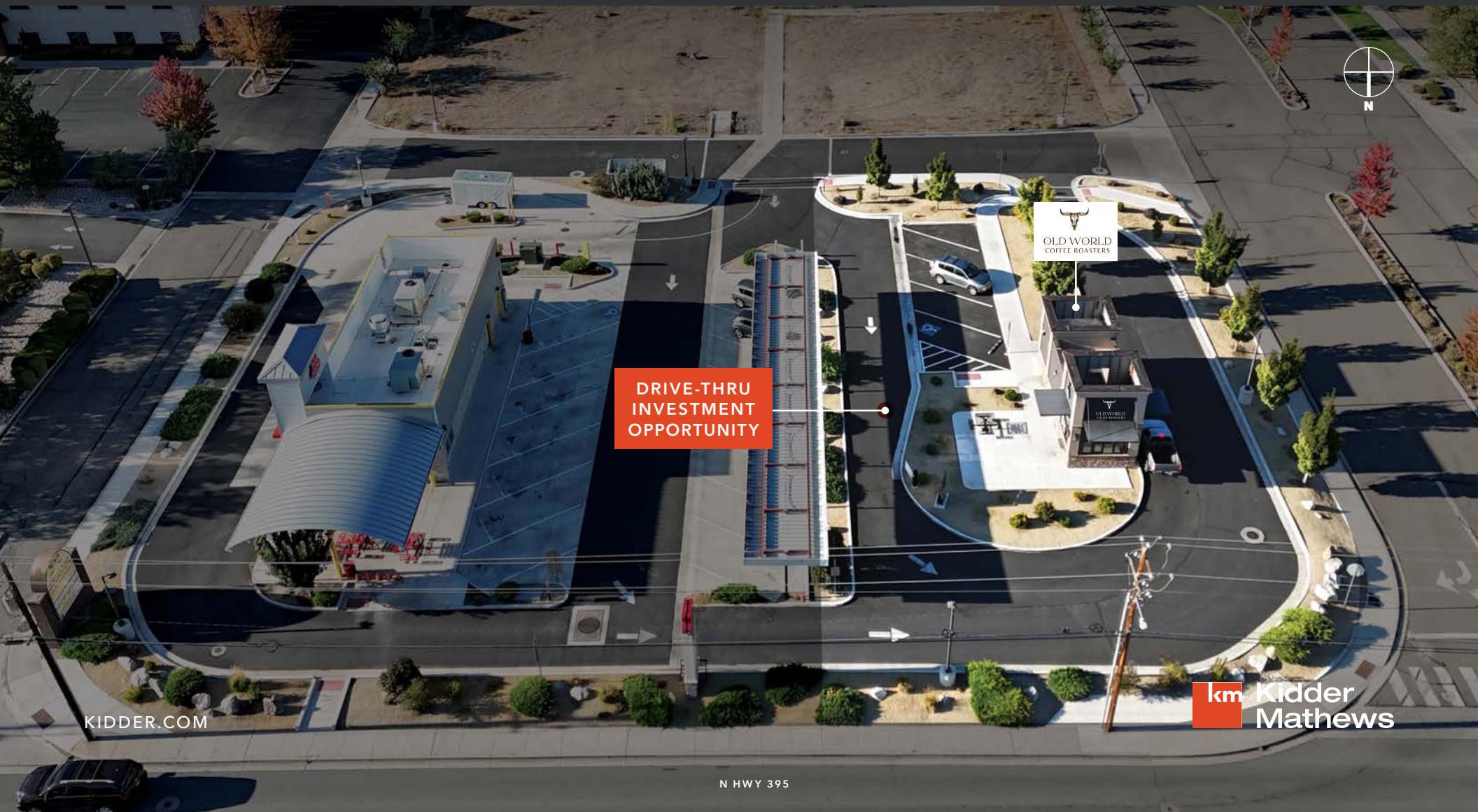
OFFERING MEMORANDUM

1654 N HWY 395

MINDEN, NV 89423

Old World Coffee Absolute Triple Net Investment Opportunity in Minden, Nevada



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Exclusively Listed by

ALEX HILGENBERG
First Vice President
775.813.1188
alex.hilgenberg@kidder.com
LIC N° 0194326

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EXECUTIVE SUMMARY

Section 01

PREMIER *RETAIL DRIVE-THRU* IN MINDEN, NV

Kidder Mathews is pleased to present this exceptional investment opportunity is a purpose-built, drive-thru quick-service retail building located at 1654 N. Highway 395 in Minden, Nevada. The property consists of a ±468 square foot free-standing drive-thru building on a ±0.46-acre parcel situated directly along North Highway 395 in central Minden.

The building was purpose-designed and built for coffee drive-thru operations and includes a fully equipped commercial kitchen with professional-grade furniture, fixtures, and equipment (FF&E). The site features a dedicated drive-thru lane with clearly delineated traffic flow, convenient access, and excellent visibility to passing motorists.

ADDRESS	1654 N Hwy 395, Minden, NV 89423
ASKING PRICE	$1,440,000
LEASE TERM	10 Years (120 Months)
ANNUAL INCREASES	3%
RENT COMMENCEMENT DATE	August 22, 2026
LEASE TYPE	Absolute Triple Net (NNN)
OWNERSHIP	Fee Simple (Land & Building)
SALES REPORTING	Yes
ZONING	General Commercial
COUNTY	Douglas County

±468 SF
DRIVE-THRU BUILDING

$90K
IN PLACE NOI

6.25%
CAP RATE

INVESTMENT HIGHLIGHTS

This opportunity offers stable, passive income through a brand-new 10-year lease occupied by Old World Coffee Roasters, the property benefits from strong visibility along N. Highway 395 with over 25,000 vehicles per day.

ABOUT THE TENANT

Old World Coffee Roasters is a highly-rated specialty coffee roaster and cafe with locations in Reno and Carson City, and now in Minden, Nevada. Founded in 2015, they are known for meticulously sourced single-origin coffees, intentional roasting practices, and an inviting, community-focused café atmosphere that encourages you to "Slow Down. Drink Up."

WELL-POSITIONED IN THE MINDEN, NV MARKET

The Minden drive-thru location located at 1654 N. Highway 395 represents the brand's strategic expansion into the high-traffic, quick-service drive-thru format – bringing the Old World experience to the growing Carson Valley corridor with over 25,000 vehicles per day.

TOP-NOTCH BREWING

Known for its smooth, non-bitter espresso shots and highly rated manual brews. Old World coffee refers to beans grown in the historical birthplaces of coffee cultivation—primarily Ethiopia and Yemen. Unlike New World coffees (such as those from Latin America), Old World beans are uniquely defined by their wild genetic diversity, traditional processing methods, and distinctly earthy flavor profiles. Their brewing methods center around extracting the maximum nuanced flavor from a bean, emphasizing precision in grind size, temperature, and brew time.

PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1654 N Hwy 395, Minden, NV 89030
TOTAL BUILDING SF	±468 SF
YEAR BUILT	2019
STORIES	One
LAND AREA	±0.46 Acres
PARCEL NUMBERS	1320-30-802-033
COUNTY	Douglas County
MUNICIPALITY	Town of Minden

ADDITIONAL SITE INFORMATION

ACCESS	North Highway 395
ZONING	General Commercial
SIGNAGE	Signage on the Highway & Front of Building

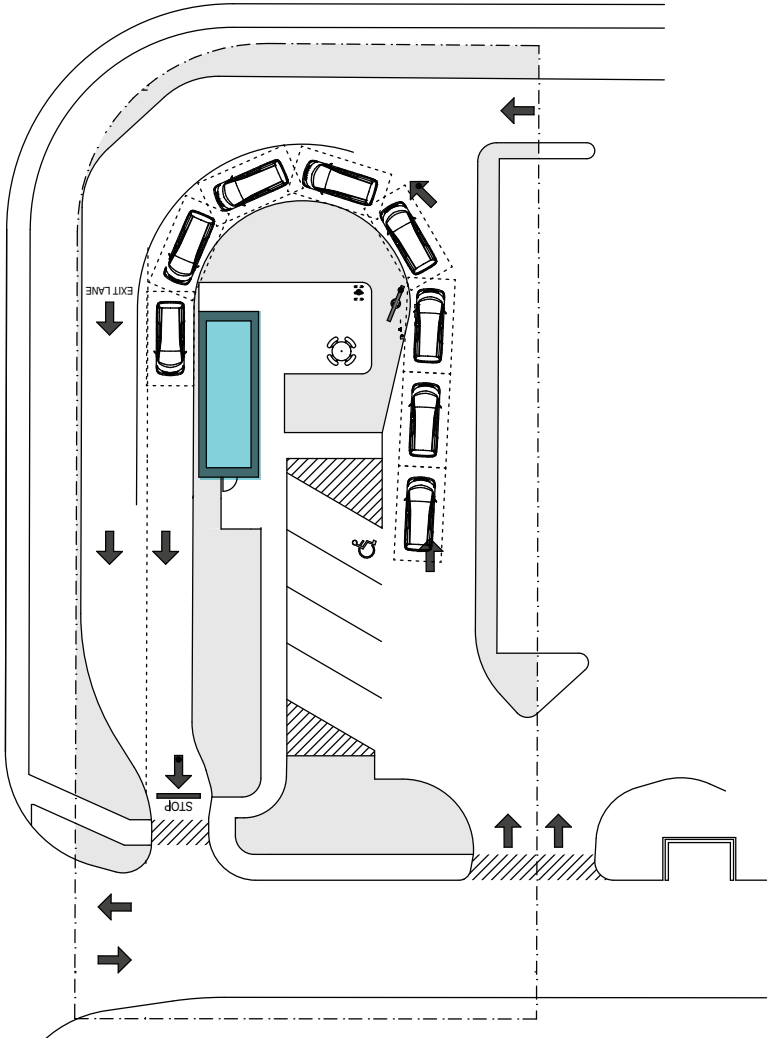
±468
TOTAL RSF

FULLY
OCCUPIED

2019
YEAR BUILT

NNN
LEASE TYPE

COFFEE DRIVE-THRU SITE PLAN



±458 SF
BUILDING SIZE

±0.46
ACRE PARCEL

APN
1320-30-802-033

LOCATION OVERVIEW

Section 03

MINDEN, NEVADA

Minden is a picturesque town in Nevada and serves as the commercial and civic hub of Carson Valley.

Situated approximately 12 miles south of Carson City and 50 miles south of Reno, Minden benefits from its position along U.S. Highway 395 – one of the primary north-south corridors of the Western United States.

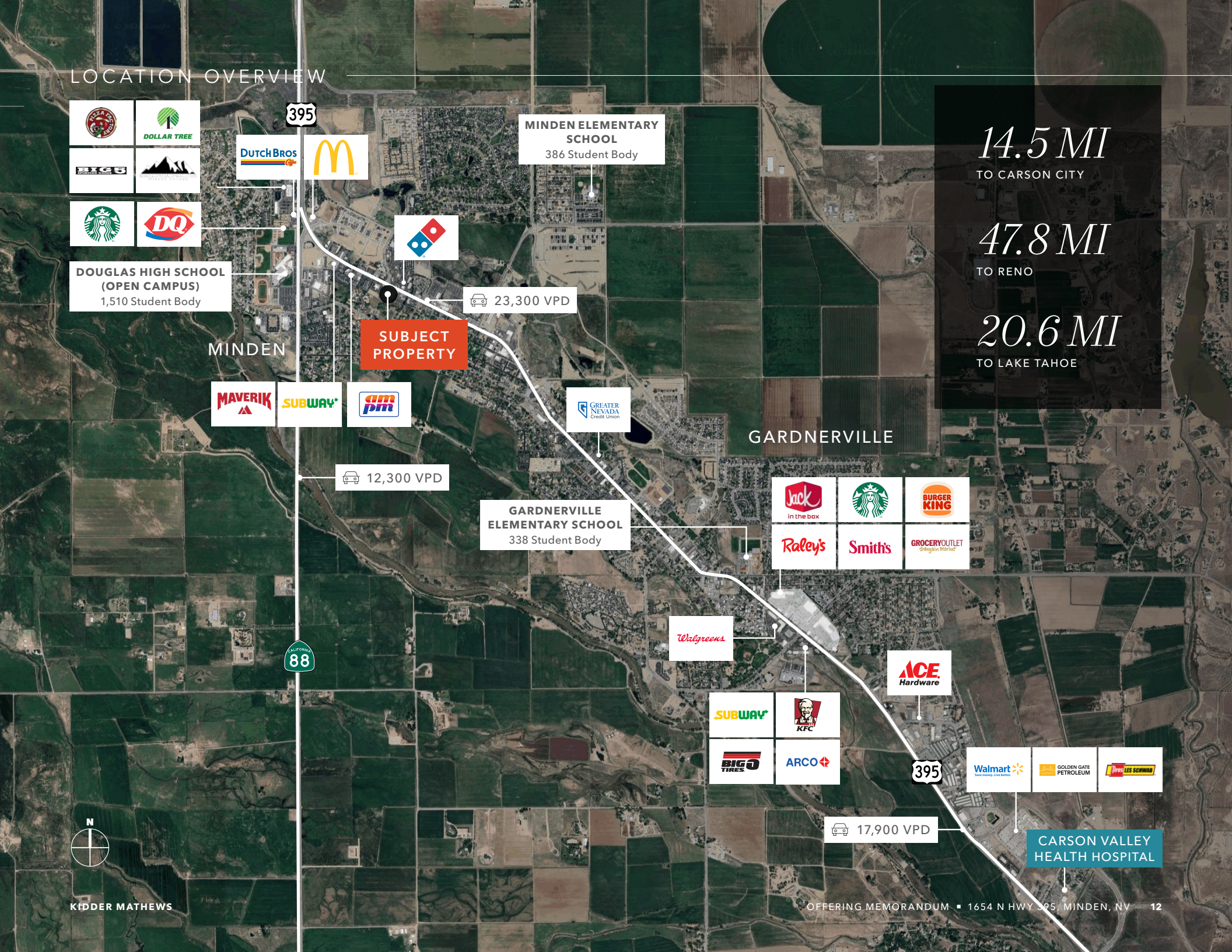
The greater Minden-Gardnerville trade area has experienced consistent population and income growth, driven by quality-of-life migration from the California Bay Area and the greater Reno-Sparks metro. The area's economy is supported by government employment, professional services, retail, agriculture, and an expanding small-business base.

MINDON'S HISTORY

Unlike many Nevada towns born from mining, Minden was founded in 1905 as a planned agricultural hub by the Dangberg family and named after a city in Germany. It was meticulously mapped before construction to serve as a railroad terminus for the Virginia & Truckee Railway. The town grew as a center for commerce and agriculture, featuring flour mills and a creamery. While the V&T Railroad service ended in 1950, several of these massive, century-old industrial buildings still stand and have been retrofitted for modern use, such as the LEED-certified Minden Mill Distilling operation.

Today, Minden retains its quaint, small-town atmosphere. You can explore the region's rich roots by taking a self-guided walking tour of the Minden Historic District or visiting the preserved 1867 buildings and artifacts of the Dangberg family at the Dangberg Home Ranch Historic Park.

LOCATION OVERVIEW



14.5 MI
TO CARSON CITY

47.8 MI
TO RENO

20.6 MI
TO LAKE TAHOE

Reno/Sparks is the hub to reach five major seaports and service 60 million people within one day by truck.

WEST COAST INFLUENCE

One of Reno's chief attributes has been its proximity to California, which is driving growth today more than ever. It has prospered by offering an option for people and businesses seeking less expensive homes, land, and labor. Since the last recession, net annual departures from California have climbed from 20,000 to more than 100,000. A distinguishing feature of the recent migration is that it is not limited to retirees who sold their home with plans to funnel the profits toward a cheaper and lower-tax retirement. There is also a greater influx of young professionals and entrepreneurs.

THE IDEAL DISTRIBUTION POINT TO THE WESTERN U.S.

Employers are also moving to the Reno metro because of the cost of transportation, energy, land, and business in general. Reno/Sparks is perfectly situated as a hub to reach five (5) major seaports, service 55 million people, and access 80% of the eleven-state western U.S. region, within one day by truck. All national distributors seeking to access the west coast markets on a same-day basis will consider Reno/Sparks in their expansion plans.

Roads: 245 Coney is situated adjacent to Interstate 80, the east-west transcontinental freeway that runs from downtown San Francisco, California to Teaneck, New Jersey. It is the second-longest Interstate Highway in the United States, and is a primary trucking/logistics route. US Route 395 is just four miles east and runs north-south through California, Nevada, Oregon, and Washington.

Rail: The Union Pacific main line runs east-west through the center of Sparks, and is a central part of the area's industrial logistics infrastructure, with a significant rail yard south of I-80. The area is also served by BNSF.

Flight: Just five miles from the property is Reno-Tahoe International Airport. This hub consistently earns recognition as one of the most efficient and friendly airports in the U.S., serving more than 3.8 million passengers, and receiving more than 114 million pounds of cargo annually. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop.

In addition to many local lesser-known but growing firms, the likes of Sherwin Williams, PetSmart, Walmart, Trex, and Barnes & Noble; tech giants like Amazon, Apple, and Switch have also elected to call Reno/Sparks home.

CARSON VALLEY TRADE AREA MSA FACTS & DEMOGRAPHICS 2025

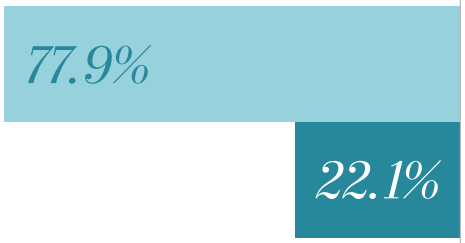
34,445 POPULATION

2.28 AVG HH SIZE

$90,440 MEDIAN HH INCOME

54.8 MEDIAN AGE

Home Ownership



Renters Owners

Education

20.9% HS GRAD

23.8% SOME COLLEGE

11.7% ASSOCIATES

23.0% BACHELORS

Employment

95.8% EMPLOYED

4.2% UNEMPLOYED

Blue Collar **22.3%**

White Collar **60.3%**

Services **17.4%**

Household Spending

$33K **Housing**

$11.3K **Food**

$3.9K **Travel**

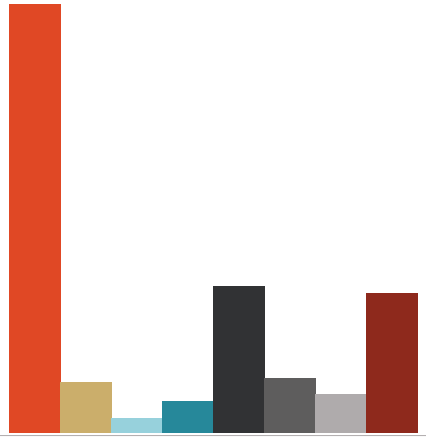
$4.2K **Entertainment**

$1.1K **Personal**

$3K **Furniture**

$2.4K **Apparel**

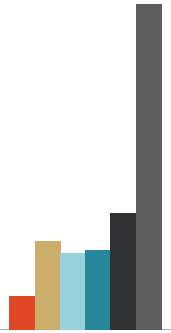
$10.7K **Transportation**



Race & Ethnicity

WHITE	83.2%
ASIAN	1.6%
PACIFIC ISLANDER	0.2%
AFRICAN-AMERICAN	0.4%
HISPANIC	11.4%
TWO OR MORE RACES	3.8%

Gender & Age

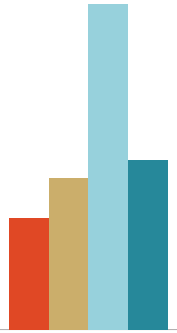


49.7% MEN

50.3% WOMEN

<19 45-54
20-34 55-64
35-44 65+

Income by Household



$0-$35K **16.8%**

$35-$75K **21%**

$75-$150K **39.3%**

$150K+ **22.9%**

Source: ESRI, 2025

FINANCIALS

Section 04

OLD WORLD COFFEE ABSOLUTE NNN INVESTMENT

Investment Summary

LEASE ABSTRACT

TENANT	Old World Market
GUARANTOR	Corporate
OWNERSHIP INTEREST	Fee Simple
ADDRESS	1654 N Hwy 395, Minden, NV 89423
MSA	Minden
BUILDING SIZE	468 SF
LAND AREA	0.46 AC
YEAR BUILT	2019
BASE TERM	10.0 Years
REMAINING TERM	10.0 Years
RENT COMMENCEMENT DATE	August 22, 2026
ANNUAL RENT	$90,000 the first year (See Rent Schedule)
RENT INCREASES	See Rent Schedule
RENEWAL OPTIONS	One (1) option to extend for five (5) additional years
LEASE TYPE	Absolute Triple Net (NNN)
ROFR	No
TENANT RESPONSIBILITIES	CAM, Insurance, Taxes, and Utilities

RENT SCHEDULE

	Lease Months	Annual	Monthly
PRIMARY TERM	1-12	$90,000.00	$7,500.00
	13-24	$90,000.00	$7,500.00
	25-36	$92,700.00	$7,725.00
	37-48	$95,481.00	$7,956.75
	49-60	$98,345.43	$8,195.45
	61-72	$101,295.79	$8,441.32
	73-84	$104,334.67	$8,694.56
	85-96	$107,464.71	$8,955.39
	97-108	$110,688.65	$9,224.05
	109-120	$114,009.31	$9,500.77
OPTIONS	121-132*	$117,429.59	$9,785.80
	133-144*	$120,952.47	$10,079.37
	145-156*	$124,581.05	$10,381.75
	157-168*	$128,318.48	$10,693.21
	169-180*	$132,168.03	$11,014.00

TENANT PROFILES

Section 05

OLD WORLD COFFEE ROASTERS

COMPANY OVERVIEW

Old World Coffee Roasters is a specialty coffee roaster, café operator, and catering company founded in Reno, Nevada. Established in 2011, the company was born from a vision to bring intentional, world-class café culture to Northern Nevada.

The business operates under the legal entity Old World Coffee Catering, Inc. (a Nevada corporation), and does business as Old World Coffee Roasters. The Minden drive-thru location at 1654 N. Highway 395 represents the brand's strategic expansion into the high-traffic, quick-service drive-thru format – bringing the Old World experience to the growing Carson Valley corridor.

LOCATIONS & FOOTPRINT

Old World Coffee currently operates five locations across the Northern Nevada region, with the Minden drive-thru representing continued market expansion:

Midtown Reno (Flagship) – 104 California Avenue, Reno, NV 89509 | Open Daily 7 AM – 4 PM | Opened 2015 – features the region's first Modbar espresso system

Northwest Reno Roastery Café – 5020 Las Brisas Blvd, Unit A1, Reno, NV 89523 | Open Daily, 8 AM – 2 PM | Opened 2022 – full roastery on-site

Sierra Medical Center – 6500 Longley Lane, Reno, NV 89511 | M–F 7 AM – 1 PM | Opened 2023 – serves patients, staff, and families

Carson City – 301 N. Curry St., Carson City, NV 89703 | Open Daily 7 AM – 4 PM | Opened 2018

Minden Drive-Thru (Subject Property) – 1654 N. Highway 395, Minden, NV 89423 | Opens the Summer of 2026 – newest location

OLD WORLD
COFFEE ROASTERS

OLD WORLD COFFEE ROASTERS

NUMBER OF LOCATIONS	5
CUSTOMER BASE	10,000+ Customers
INDUSTRY	Coffee
SECTOR	Quick Service
FOUNDED	2011
MAIN ROASTING FACILITY	Northwest Reno, Nevada

→ WWW.OLDWORLDCOFFEEROASTERS.COM

1654 N HWY 395

For more information on this property, please contact

ALEX HILGENBERG
First Vice President
775.813.1188
alex.hilgenberg@kidder.com
LIC N° 0194326

KIDDER.COM

Kidder Mathews