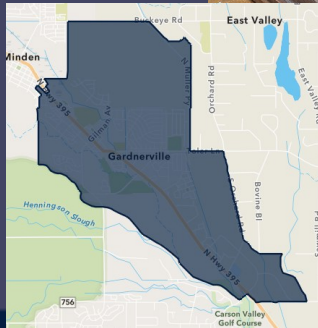


NEVADA MAIN STREET

Gardnerville Community Snapshot



2025

OVERVIEW

This snapshot provides key data and insights to inform Gardnerville's local planning while highlighting trends that matter to Nevada's broader growth and policy decisions.

01

Demographic Overview

Summarizes population size, age distribution and growth trends shaping the community.

02

Social Characteristics

Examines education, income and household patterns influencing local stability and opportunity.

03

Industry Overview & Economic Characteristics

Reviews key industries, employment trends and economic drivers supporting the local economy.

04

Unmet Demand for Business & Service Overview

Identifies existing services and gaps presenting opportunities for new local businesses.



University of Nevada, Reno
Extension
College of Agriculture,
Biotechnology & Natural Resources



Demographic Overview

Demographic data describes the size and composition of the population within a Main Street district. Population, age, income and other household characteristics reveal who lives in the area, the wealth distribution and overall residential trends, while race and ethnicity provide insight into the community's diversity. These data points provide a foundational understanding of the community at this time.



General Characteristics

Gardnerville (2025)

Total Population:	6,310
Median Age:	47.5
Total Households:	2,885
Average Household Size:	2.15

\$508,036

Median
Home Value



\$71,301

Median
Household
Income



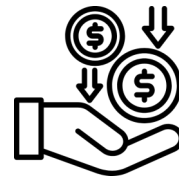
\$42,450

Per Capita
Income



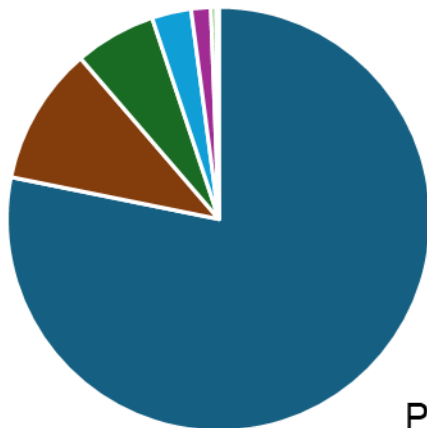
\$58,900

Median
Disposable
Income



Population by Race

Gardnerville (2025)



- White - 78.1%
- 2+ Races - 10.5%
- Some Other Race - 6.2%
- Asian - 3.0%
- American Indian - 1.5%
- Black - 0.4%
- Pacific Islander - 0.2%

Percentage of Hispanic Origin: 16.3%



Social Characteristics

Social characteristic data provides insight into the lifestyles, behaviors and needs of residents within a Main Street district. Educational attainment and Tapestry Segmentation data highlight household dynamics, workforce skills, and lifestyle and spending patterns. Together, these data points can help to build a better understanding of resident preferences, as well as support inclusive, people-centered planning efforts.

Educational Attainment—Gardnerville (2025)



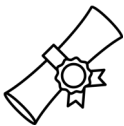
No High School Diploma

4.4%



High School Graduate

28.3%



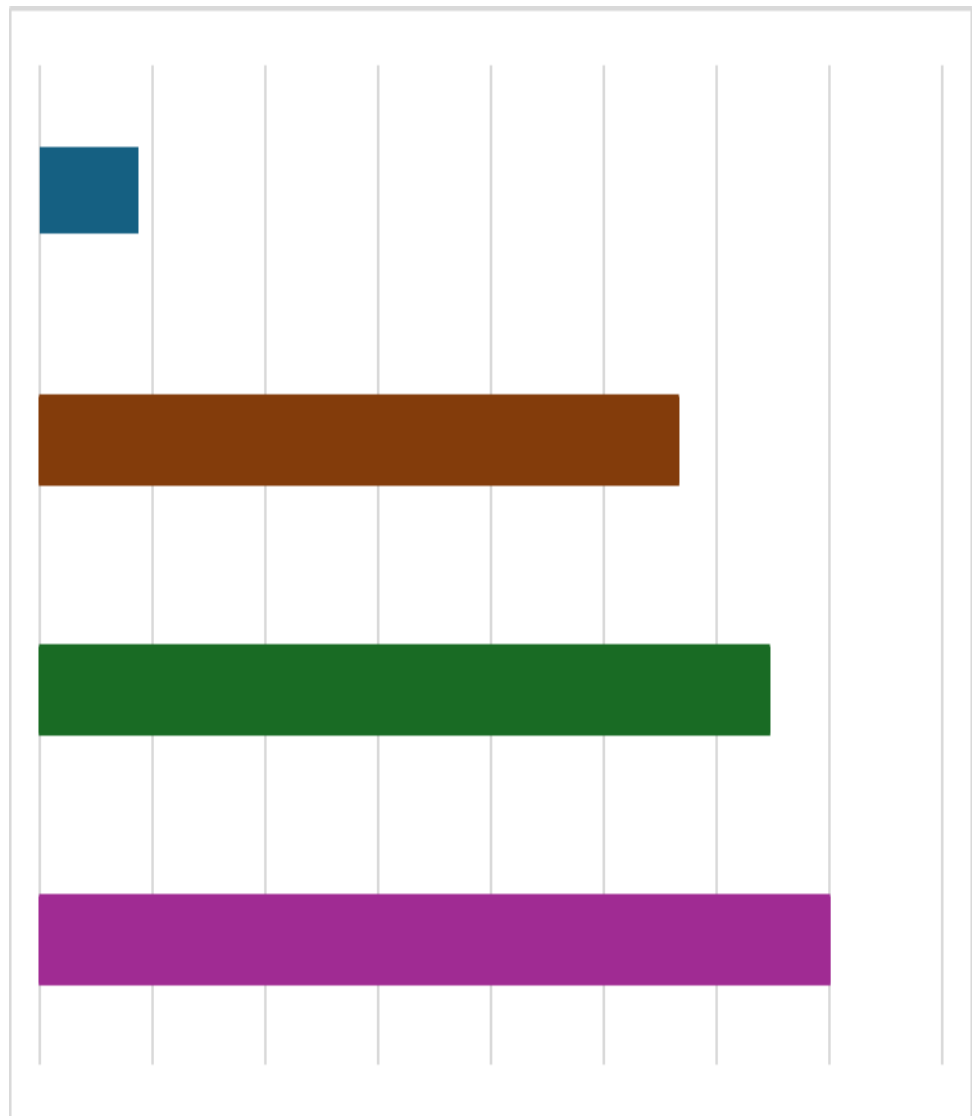
Some College / Associate Degree

32.3%



Bachelor's / Graduate / Professional Degree

35%



Nevada Economic Assessment Project (NEAP)

Tapestry Segmentation* provides a clear snapshot of community composition by grouping households with shared income, education, housing and lifestyle traits, offering deeper insight than demographics alone.

The data is developed by ESRI, combining U.S. Census information, consumer spending patterns and proprietary research through advanced statistical modeling.

Top 3 Segments by Household Count Gardnerville (2025)

Segment	Number of Households	Percent of Households
Dreambelt	1,091	37.8%
Legacy Hills	902	31.3%
Moderate Metros	892	30.9%
Other	0	0.0%

Tapestry Segment Definitions

Dreambelt (K5): *Middle-aged Western suburbanites with high rent and home prices*

Legacy Hills (K1): *Aging suburbanites near metro areas with many social service workers*

Moderate Metros (C6): *Young, suburban households with moderate incomes*

Other: *Aggregate value of households that fall into any and all Tapestry Segments that are not explicitly listed within the table above*



*For additional information about ESRI Tapestry Segmentation please visit <https://doc.arcgis.com/en/esri-demographics/latest/esri-demographics/tapestry-segmentation.htm>

Industry Overview & Economic Characteristics

Industry and economic data provide insight into the forces shaping a community's business environment and overall economic health. Information on top industries by labor force participation, economic output, imports and exports reveals where jobs are concentrated, which sectors generate the most value, and how the community connects to regional and global markets. Additional indicators such as total businesses, recent business license activity, employment distribution, unemployment rates and countywide visitor spending highlight entrepreneurship, workforce conditions and economic diversity, and offer some insight on the role of tourism. Together, these data points can support informed Main Street revitalization strategies that strengthen existing businesses, attract new investment, and build a more resilient and competitive local economy.



Gardnerville / ZIP Codes 89410 and 89460

Top 3 Industries by Labor Force Participation—Gardnerville (2025)

Industry	Percent of Employed Population
Services	51.0%
Public Administration	12.6%
Finance/Insurance/Real Estate	9.6%

Top 3 Industries for Imports Gardnerville (2025)

Industry	Imports
Commercial Banking	\$45.9M
Corporate, Subsidiary, and Regional Managing Offices	\$36.1M
Direct Property and Casualty Insurance Carriers	\$27.1M

Top 3 Industries in Total Output Gardnerville (2025)

Industry	Sales
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	\$191.8M
General Medical and Surgical Hospitals	\$90.5M
Other Activities Related to Real Estate	\$72.6M

Top 3 Industries for Exports Gardnerville (2025)

Industry	Exports
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	\$179.1M
Other Activities Related to Real Estate	\$52.5M
Lessors of Nonresidential Buildings (except Miniwarehouses)	\$43.4M

*The Output, Imports and Exports data tables exclude all Public Administration-related industry activity for the purposes of this report.



Nevada Economic Assessment Project (NEAP)

Gardnerville (2025)



Total Number of Businesses:

509

Total Business Licenses Applied for Over the Year:

N/A*

Total Business Licenses Approved Over the Year:

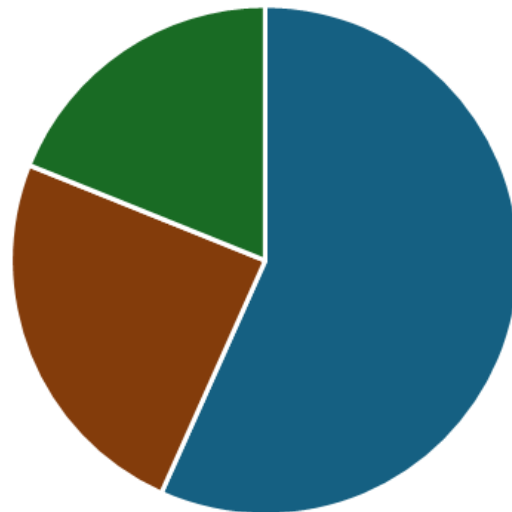
N/A*

**Businesses located and operating in Gardnerville, NV do not require a local business license.*

Employment Distribution by Occupation Gardnerville (2025)

- White Collar - 56.7%
- Blue Collar - 24.4%
- Services - 18.9%

Unemployment Rate: 6.8%



Douglas County Visitor Data

The visitation data illustrates the spending patterns of the visitors to the county in 2024.

Total Direct Visitor Spending: \$648.3M

Average Daily Visitor Spending: \$1.8M

Direct Visitor Spending % Change: - 0.8%
(2023 v. 2024)

Top 3 Categories for Direct Visitor Spending Douglas County (2024)

Category	Direct Visitor Spending	Percent of Total Direct Visitor Spending
Gaming	\$191.5M	29.5%
Lodging	\$149.0M	23.0%
Food and Beverage	\$101.2M	15.6%



Unmet Demand for Business & Service Overview

This data illustrates possible unmet demand for businesses and services by comparing the number of identified establishments in each of the defined key categories within the specific community to those present elsewhere in the county overall. By highlighting gaps and business voids, the data identifies areas where local demand may be leaking to surrounding communities. These insights can help Main Street stakeholders prioritize business recruitment, support entrepreneurial opportunities, and guide investment toward services most needed by residents and visitors. Understanding these gaps is essential for strengthening the local economy and creating a more complete and competitive commercial district.



A void analysis was conducted to identify potential unmet demand for specific types of businesses and services in Gardnerville, NV, using Douglas County as the comparison area. Voids represent business types present elsewhere in the county but not within Gardnerville in 2025.

The results show gaps across all six categories analyzed. Gardnerville has significant shortages in clothing, restaurant and health care-related services, with few identified businesses in these sectors. Additional gaps also exist in big box, financial and retail services.

Health Care Void Analysis Results

Douglas County Locations	90
Locations in Gardnerville	20
Voids in Gardnerville	59

The health care category includes businesses such as hospitals, medical centers, home health services, dentists, optometrists, OD Clinics, physicians and surgeons, mental health services and pharmacies.

Restaurant Void Analysis Results

Douglas County Locations	124
Locations in Gardnerville	23
Voids in Gardnerville	95

The restaurant category includes businesses such as pizza parlors, Italian, Mexican and other restaurant types.

Financial Void Analysis Results

Douglas County Locations	125
Locations in Gardnerville	32
Voids in Gardnerville	80

The financial category includes businesses such as credit unions, federally chartered credit unions, banks, investments, insurance, insurance agents, brokers and services, life insurance agents, accountants, accounting and bookkeeping general services, real estate and real estate investments.

Clothing Void Analysis Results

Douglas County Locations	8
Locations in Gardnerville	1
Voids in Gardnerville	7

The clothing category includes retail businesses that offer clothing, men's clothing and furnishings and women's apparel.



Nevada Economic Assessment Project (NEAP)

Retail Void Analysis Results

Douglas County Locations	42
Locations in Gardnerville	11
Voids in Gardnerville	30

The retail category includes retail businesses such as bakers, grocers, shoes, hardwood, general merchandise, electronic equipment and supplies, beer and ale, liquors, sporting goods and other retail shops. This category also includes beer and ale wholesalers.

Big Box Void Analysis Results

Douglas County Locations	8
Locations in Gardnerville	2
Voids in Gardnerville	5

The big box category includes businesses such as shopping centers and malls, home centers, department stores and wholesale clubs.

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Sources: ESRI, Lightcast, Travel Nevada and Douglas County Economic Vitality Department

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