

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	Negotiable
Building Size:	5,892 SF
Available SF:	1,231 SF
Lot Size:	0.78 Acres
Number Of Units:	2
Cap Rate:	4.71%
NOI:	\$146,000
Year Built:	2018
Zoning:	PUD
Market:	Reno

PROPERTY OVERVIEW

New Development next to Starbucks, Maverik, Kelly-Moore Paints, United Federal Credit Union, Hampton Inn and Suites, BurgerMe, M3 and numerous other Restaurants, retail and Offices for lease.

PROPERTY HIGHLIGHTS

- + GREAT ACCESS FROM I-80 EAST & WEST BOUND TRAFFIC; OPPORTUNITY FOR TENANTS LOOKING TO CAPTURE THE INTERSTATE 80 AUDIENCE
- + STRONG CO-TENANCY WITH THE ADJACENT SAINT MARY'S PROFESSIONAL & MEDICAL NEIGHBORHOOD CAMPUS, PROVIDING ADDITIONAL DRAW TO THE CENTER
- + NEW MASTER PLANNED COMMUNITIES IN CLOSE PROXIMITY ARE INCREASING THE DENSITY IN THE IMMEDIATE AREA
- + GREAT SIGNAGE AND END CAP LOCATION

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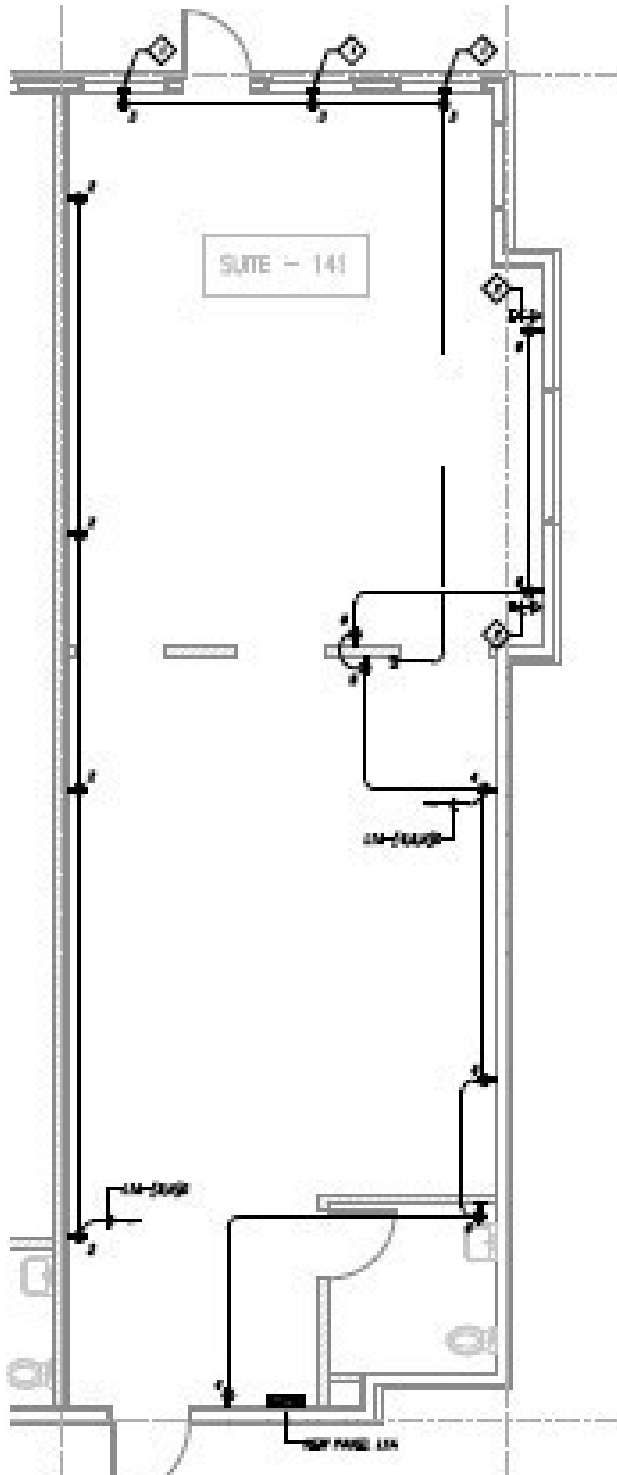
ADDITIONAL PHOTOS



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FLOOR PLANS



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LOCATION MAPS



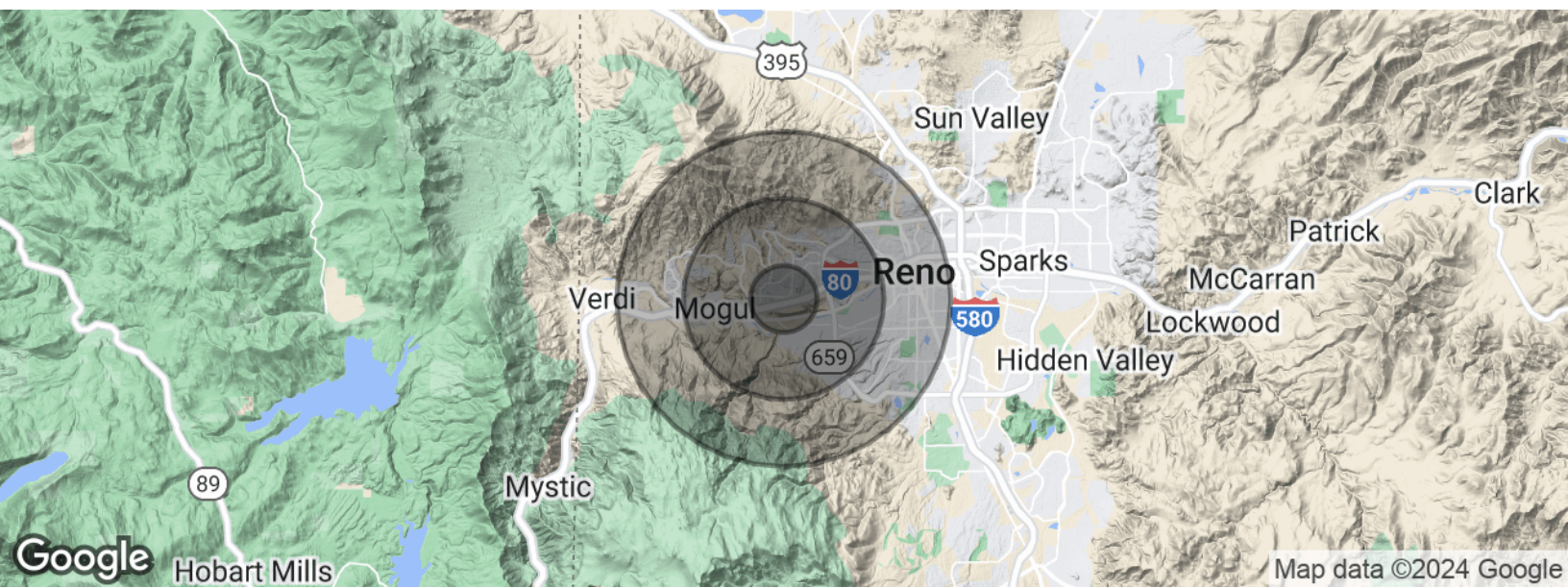
Google

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,607	52,359	105,961
Median age	32.3	36.7	39.1
Median age (Male)	32.8	36.6	38.0
Median age (Female)	31.9	37.1	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,634	21,381	45,343
# of persons per HH	2.3	2.4	2.3
Average HH income	\$67,622	\$83,956	\$85,494
Average house value	\$344,203	\$449,214	\$430,014

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



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