

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,185 SF
Available SF:	
Lot Size:	
Number Of Units:	1
Year Built:	1932
Renovated:	2014
Zoning:	MUUNR
Market:	Reno
Submarket:	University of Nevada

PROPERTY OVERVIEW

Chase-Johnson Commercial is pleased to present a rare opportunity to lease a single tenant building adjacent to University of Nevada Reno. Rare University Retail Opportunity in established retail/university corridor. University of Nevada - Total students: approx 24,000 of which approx 3,100 Students live on campus in residence halls walking distance to this location. Also, close proximity to Downtown Reno NV. Former COFFEE location.

PROPERTY HIGHLIGHTS

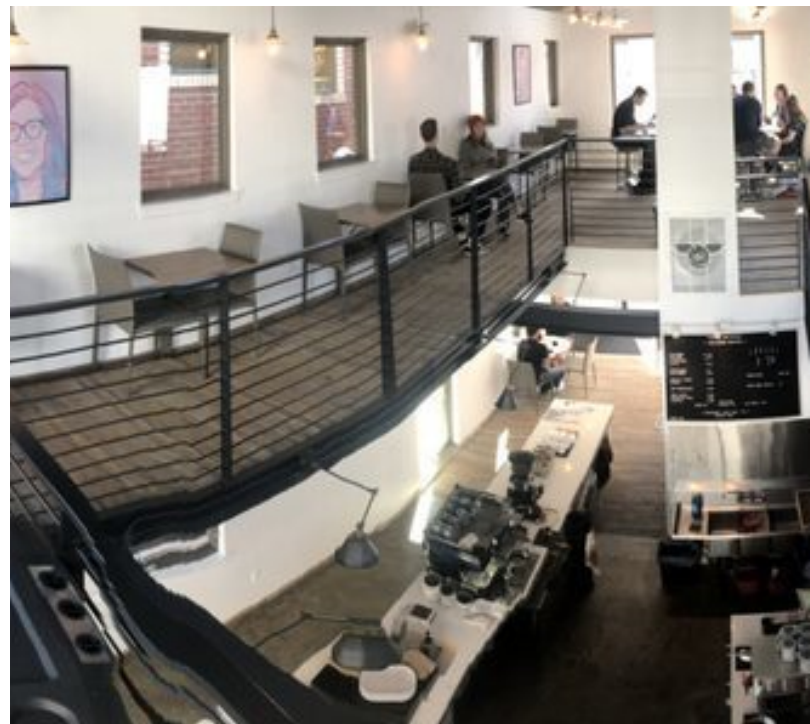
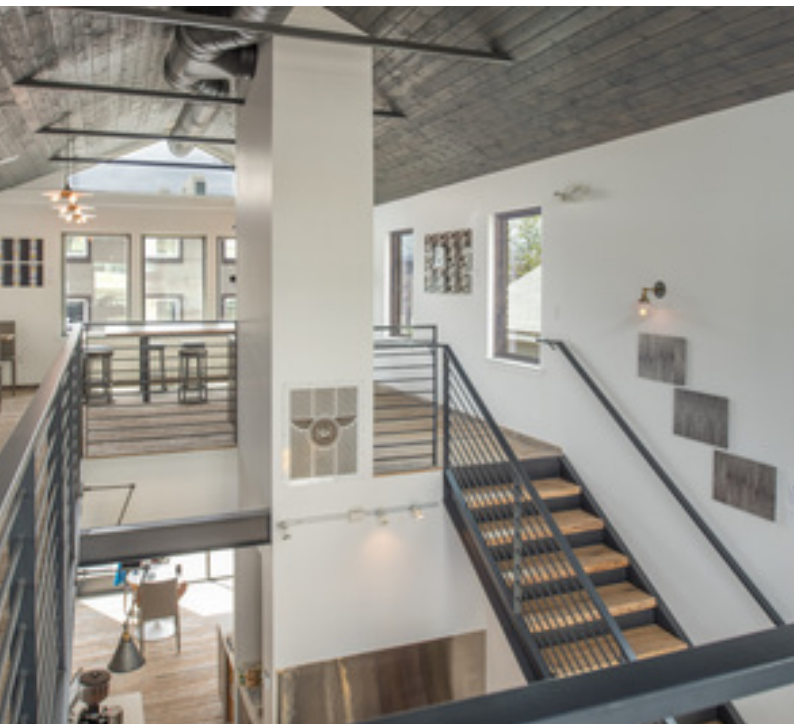
- *Fully Built Out Coffee Bar with Patio
- *Space is in Excellent Condition
- *Open Floor Plan
- *Across from the University of Nevada

RYAN JOHNSON, CCIM
NV #BS.1707
775.823.8877 X202
RYAN@JOHNSONGROUP.NET

RICHARD JOHNSON
NV #B.58025
775.823.8877 X201
DICK@JOHNSONGROUP.NET

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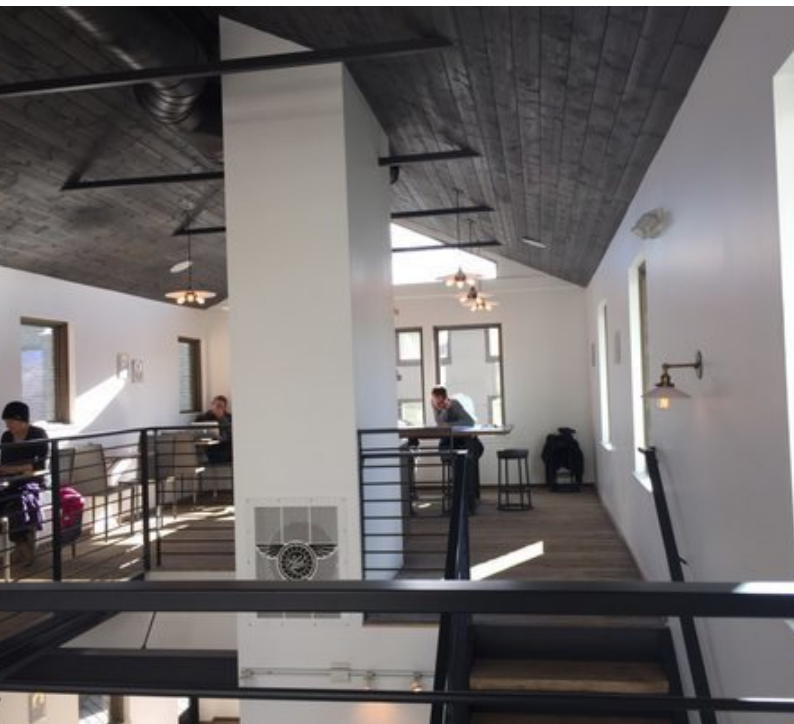
ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

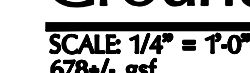
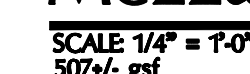
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

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 VICINITY MAP

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LOCATION MAPS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,408	121,653	230,976
Average age	31.5	34.7	34.9
Average age (Male)	31.7	33.5	34.0
Average age (Female)	30.5	35.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,913	51,096	93,956
# of persons per HH	2.4	2.4	2.5
Average HH income	\$39,403	\$53,138	\$58,765
Average house value	\$266,489	\$278,756	\$315,069

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

775.232.8551

Ryan@johnsongroup.net

NV #BS.1707



RICHARD JOHNSON

Principal & Broker of Record

775.741.0829

dick@johnsongroup.net

NV #B.58025

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET