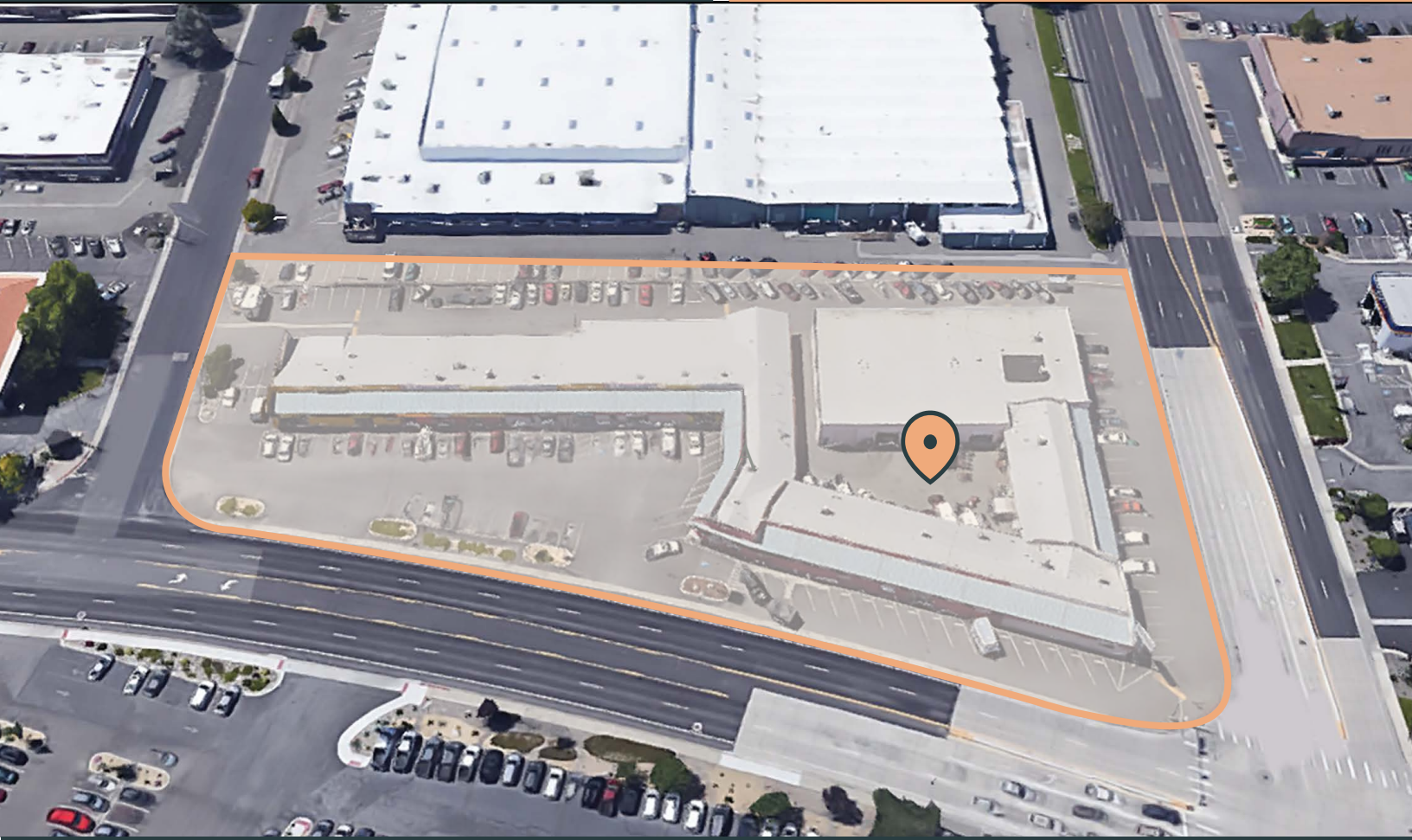


3000 MILL STREET, RENO, NEVADA 89502



OFFERED AT: \$9,250,000 | 6%+ CAP



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MILL TERMINAL PLAZA DETAILS

- Seller Financing Available
- 39,048 SF Retail/Commercial Plaza
- Built in 1971
- Zoned ME - Mixed Employment
- Sits on one 2.57 acre parcel APN: 013-322-15
- Premier Tenants include Reno Motorsports, Dunseath Key Co., and Full Belly Deli
- Property is 100% leased with 15 tenants
- Large Pylon Sign creates excellent visibility for Tenants
- Only 1.3 miles to Reno-Tahoe International Airport
- ±21,500 VPD Traffic count along Mill St. Terminal Way



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Ferrari-Lund
Real Estate

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MILL TERMINAL PLAZA



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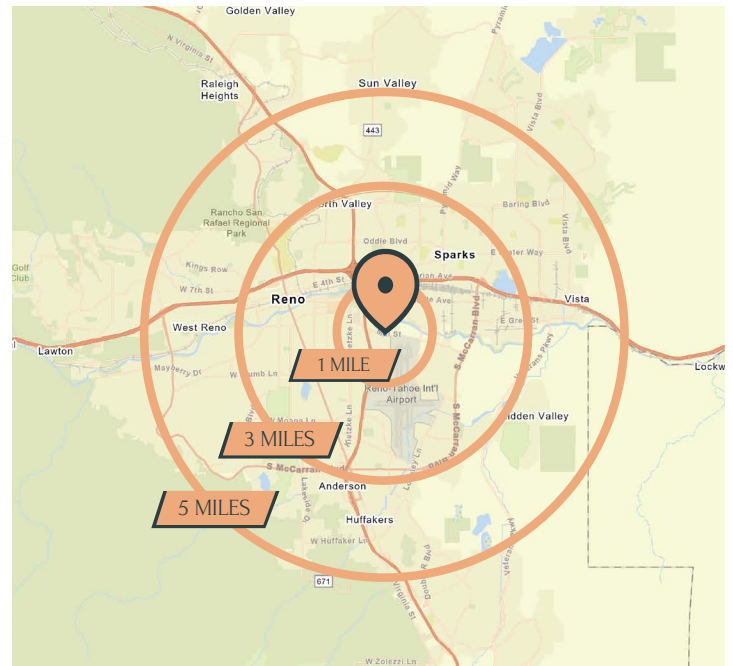
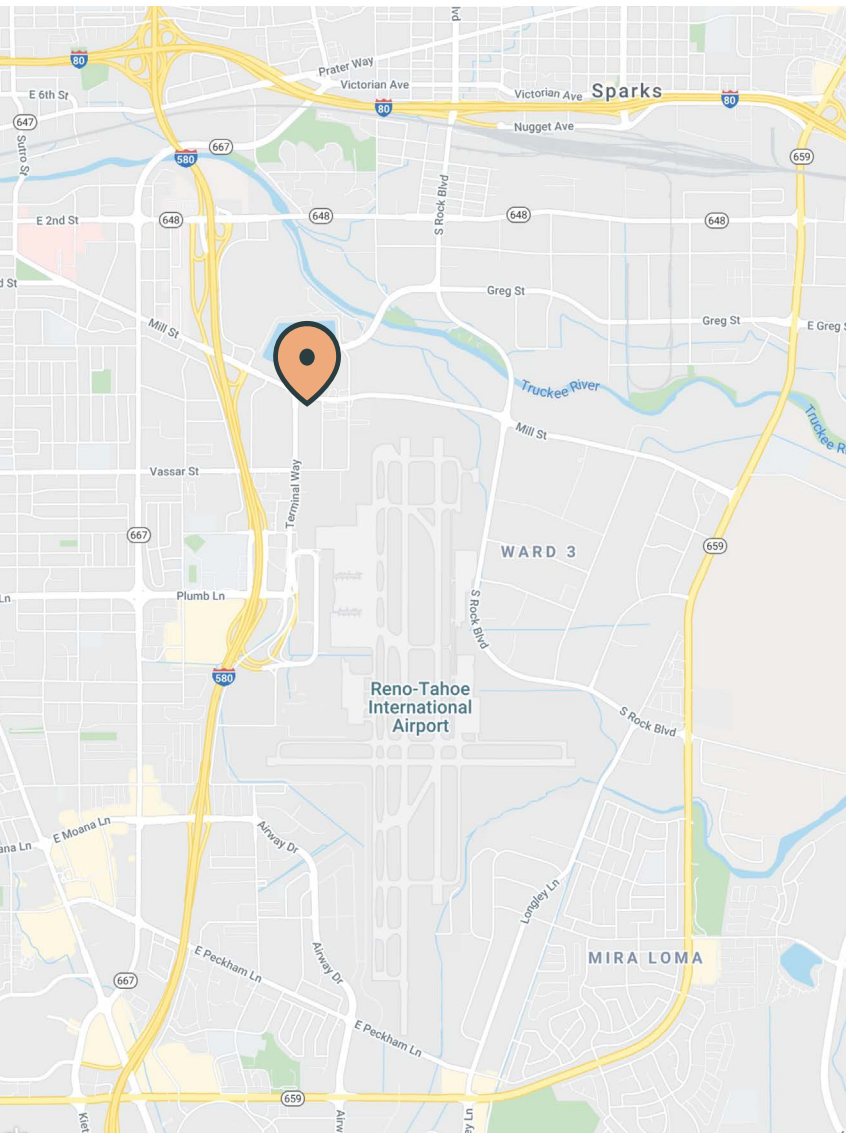
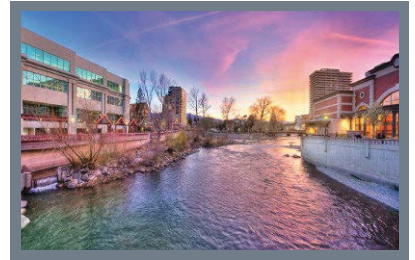
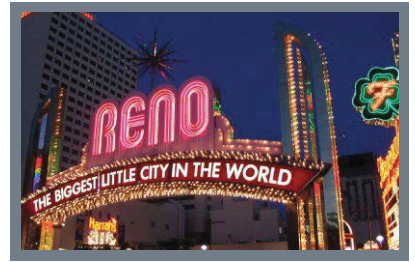
RENO, NV | ECONOMIC DEVELOPMENT

The City of Reno continues to rebound from the effects of the Great Recession. Property values are increasing, the population is growing, and Reno has been named one of the ten most livable mid-sized cities in the United States for 2014. While Reno's economy for most of the 20th century was primarily centered on gaming and entertainment, it is now diversifying into a much broader base with spans healthcare, entrepreneurial startups, and technology-based industries.

Reno's economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Approximately 25% of the workforce is employed in the fields of construction, manufacturing, transportation, communications, public utilities, and finance related services.

Nevada has no corporate or personal income tax, and is a right-to-work state. These factors have contributed to the State's tremendous growth in the 1990's and into the 2000's. In 2005, Inc. magazine named Reno No. 1 on its list of the "Best Places to Do Business in America," based on job growth figures among 274 metropolitan areas.

Over \$30 million dollars of City and one billion dollars in private/other public, investment has been made in downtown Reno to modernize and beautify infrastructure and facilities. A maintenance district was established to ensure that the downtown area will remain clean and beautiful. The City also established a police district downtown to ensure a safer environment.



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS			
2.4 Average Household Size	246,210 Population	37.2 Median Age	\$55,302 Median Household Income
BUSINESS			
12,488 Total Businesses	182,747 Total Employees		



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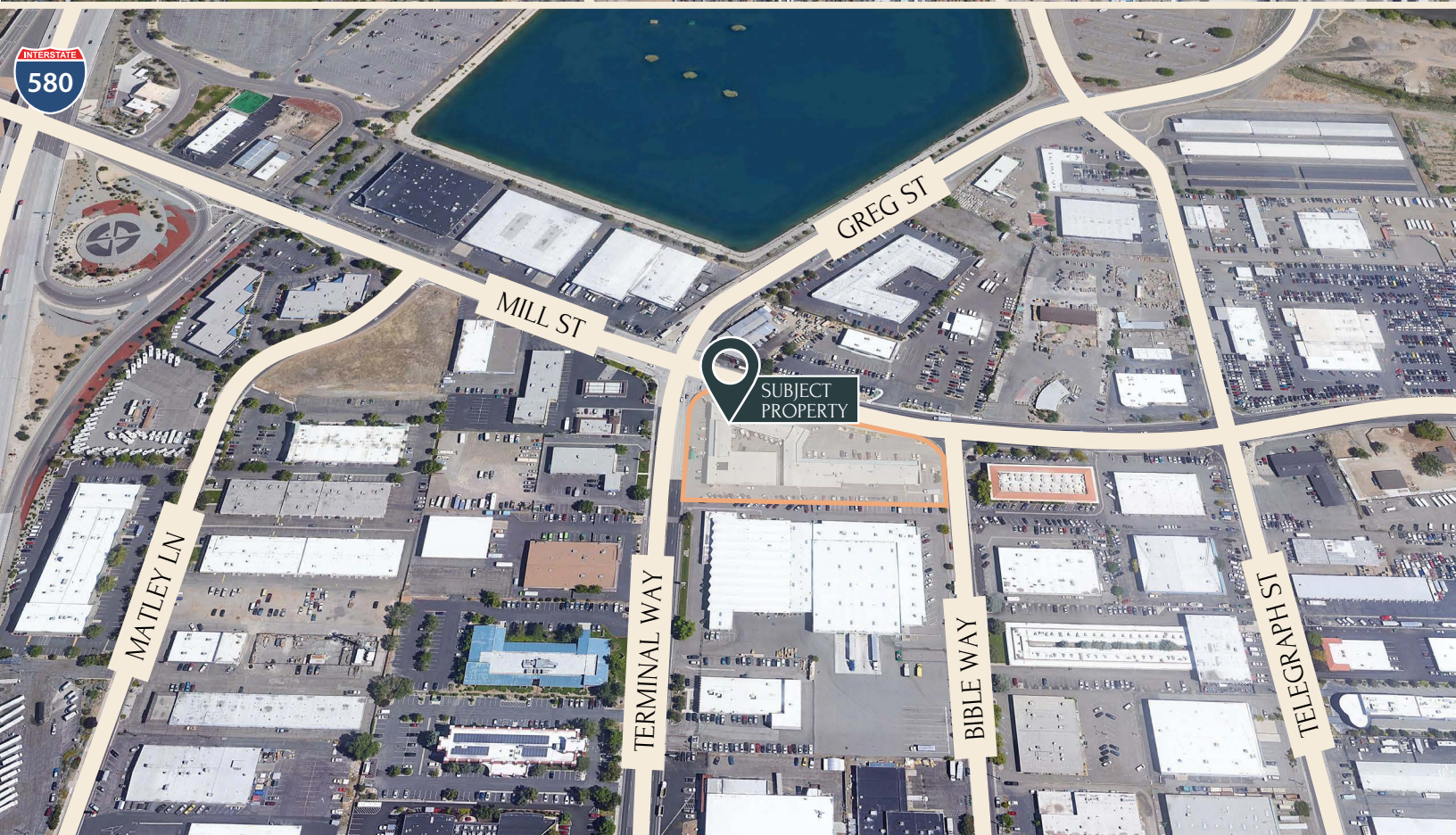
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TRADE AND LOCATOR MAP



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