

For Lease | River Vista Commercial Center | 246 Dayton Valley Rd



246 Dayton Valley Rd

- *Easy access, ample parking, & growing residential areas.
- *Built in 2007, located on the main thoroughfare.
- *Key locations: Dayton schools, library, and senior center.

Join Existing Tenants!

- River Vista Fitness
- River Vista Storage
- Edward Jones
- Central Lyon County Fire
- Remax
- Tru Salon
- 1st & 10 Bar and Grill
- Dayton Physical Therapy

Offering Summary

Lease Rate:	\$1.30 SF/MO
Lease Type:	Triple Net (NNN)
Current CAM Rate:	\$0.25/SF/MO
Available Units:	5
Available SF:	1,258 - 3,792 SF
Zoning:	C-2: General Commercial
APN:	016-271-33

BUILDING	SUITE #	SF
A-244 Dayton Valley Rd	102	1,265
B-240 Dayton Valley Rd	103	1,320
B-240 Dayton Valley Rd	104	2,112
B-240 Dayton Valley Rd	103/104	3,792
C-246 Dayton Valley Rd	104	1,680
C-246 Dayton Valley Rd	102-A	1,258

Ale Moncada, CCIM

Principal
 NV #S.0174013.LLC
 775.315.8735
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Lease Information

Lease Type:	NNN - \$0.25/SF/MO	Lease Term:	Negotiable
Total Space:	1,258 - 3,792 SF	Lease Rate:	\$1.30 SF/MO+NNN

Available Spaces

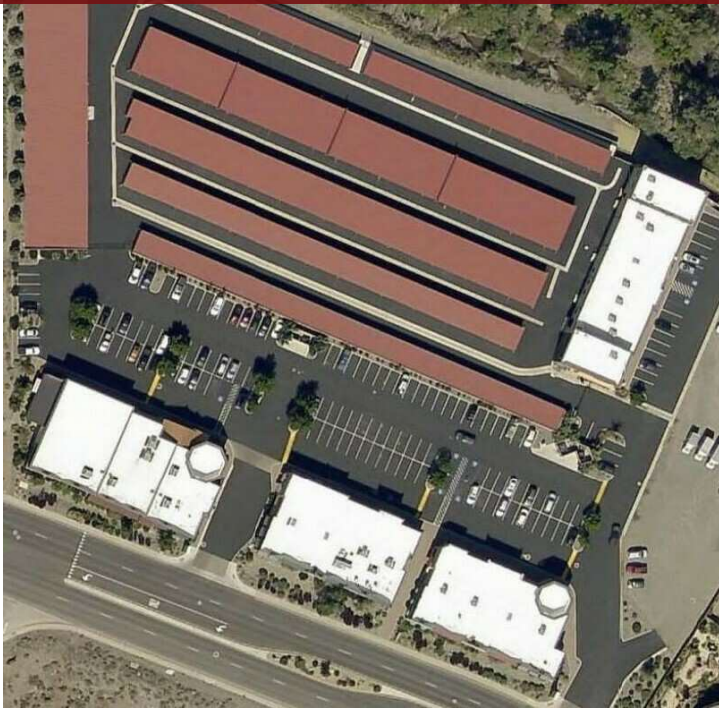
Suite	Size (SF)
102 Building A-244 Dayton Valley Rd	1,265 SF
103 Building B-240 Dayton Valley Rd	1,320 SF
104 Building B-240 Dayton Valley Rd	2,112 SF
104 Building C-246 Dayton Valley Rd	1,680 SF
102-A Building C-246 Dayton Valley Rd.	1,258 SF

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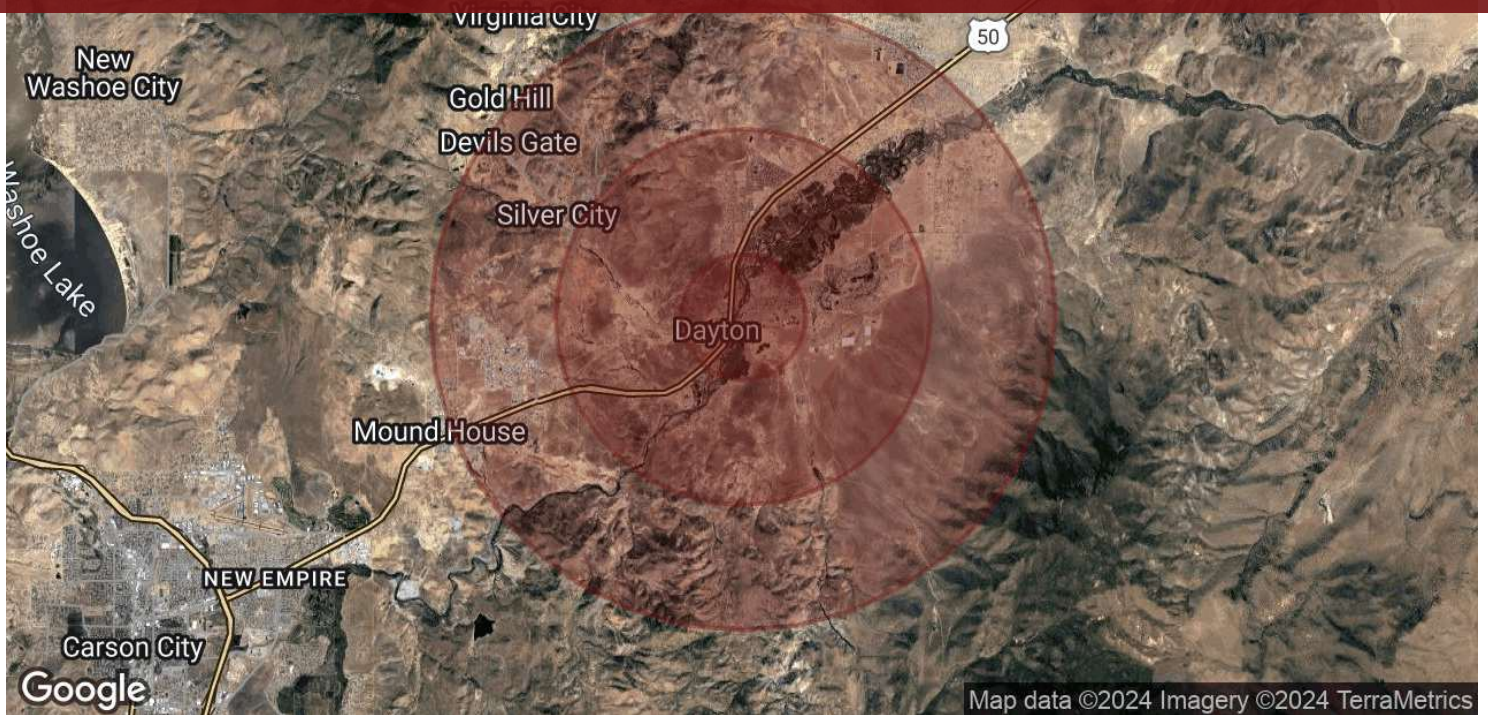


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Population	1 Mile	3 Miles	5 Miles
Total Population	521	6,034	11,962
Average Age	42.6	46.1	44.7
Average Age (Male)	42.3	43.8	43.9
Average Age (Female)	43.0	46.4	44.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	188	2,437	4,902
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$89,430	\$77,201	\$75,772
Average House Value	\$319,467	\$285,539	\$281,204

2020 American Community Survey (ACS)

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