

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                  |                                      |
|------------------|--------------------------------------|
| Lease Rate:      | \$1.75 SF/month (MG)<br>\$.20 SF CAM |
| Building Size:   | 19,264 SF                            |
| Available SF:    | 2,455 SF FOR LEASE                   |
| Lot Size:        | 3.86 Acres                           |
| Number Of Units: | 7                                    |
| Year Built:      | 2011                                 |
| Renovated:       | 2011                                 |
| Zoning:          | IC                                   |
| Market:          | Reno                                 |
| Submarket:       | Airport                              |

## PROPERTY OVERVIEW

Great Retail, Medical and Professional Office Center on the Corner of Longley and McCarran. 2455 sq ft for lease,

Current space is shared reception area with 7 private office rooms / exam rooms for lease. One was a X-RAY ROOM and two were used as doctor offices with the remaining being used as exam rooms.

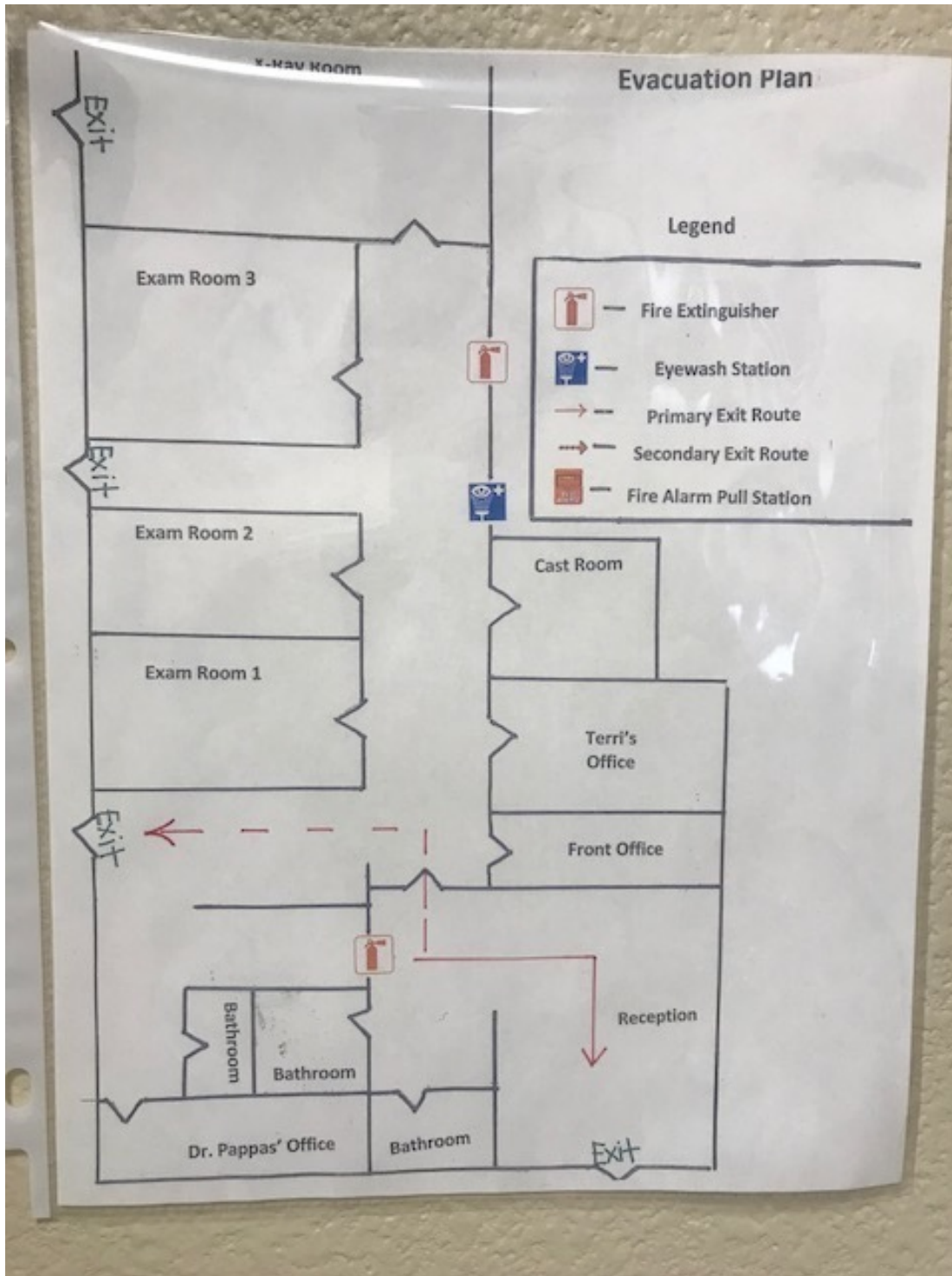
## PROPERTY HIGHLIGHTS

RYAN JOHNSON, CCIM  
NV #BS.1707  
775.823.8877 X202  
RYAN@CHASE-JOHNSON.COM

RICHARD JOHNSON  
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# FLOORPLAN (NOT TO SCALE)



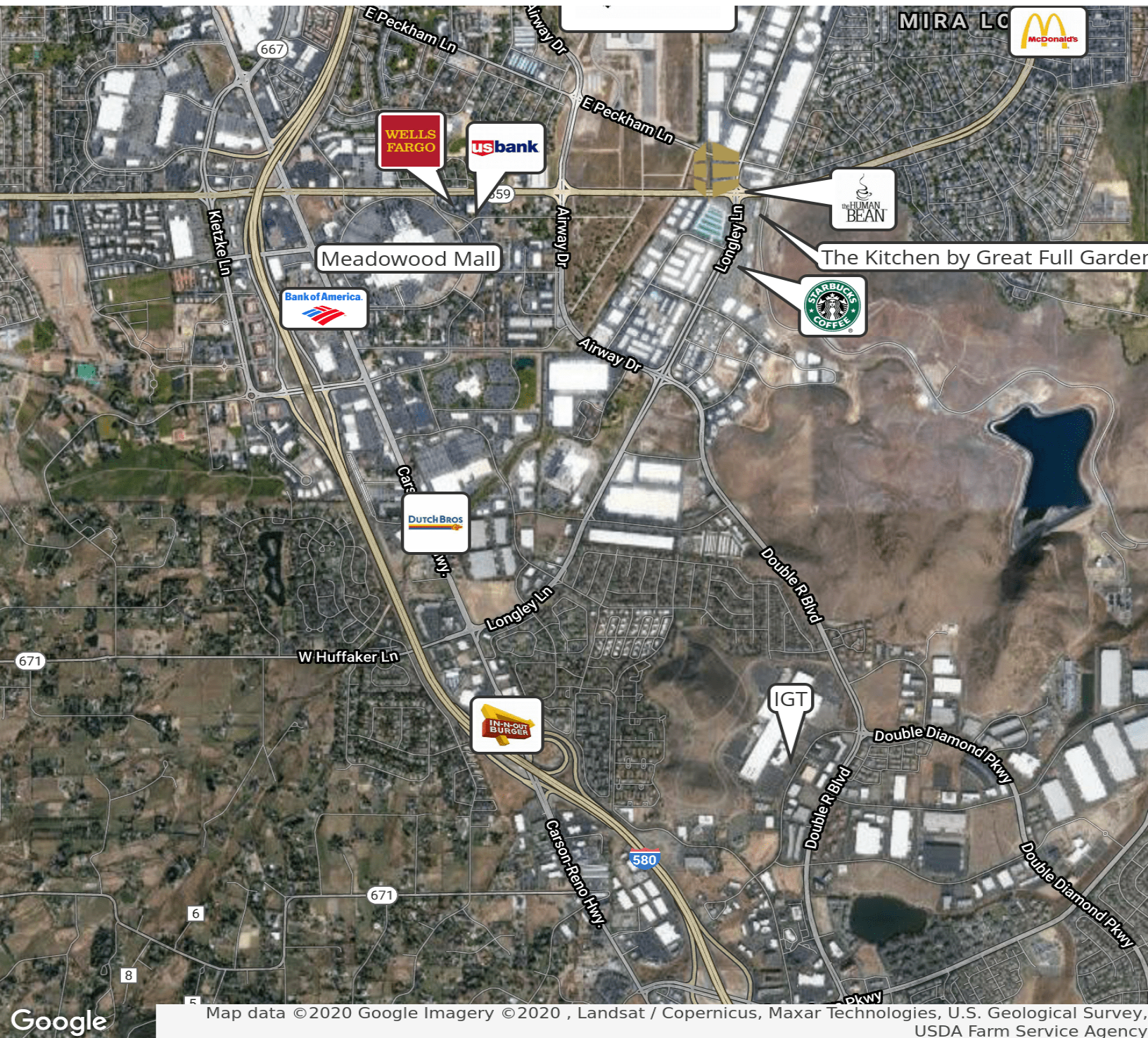
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# ADDITIONAL PHOTOS



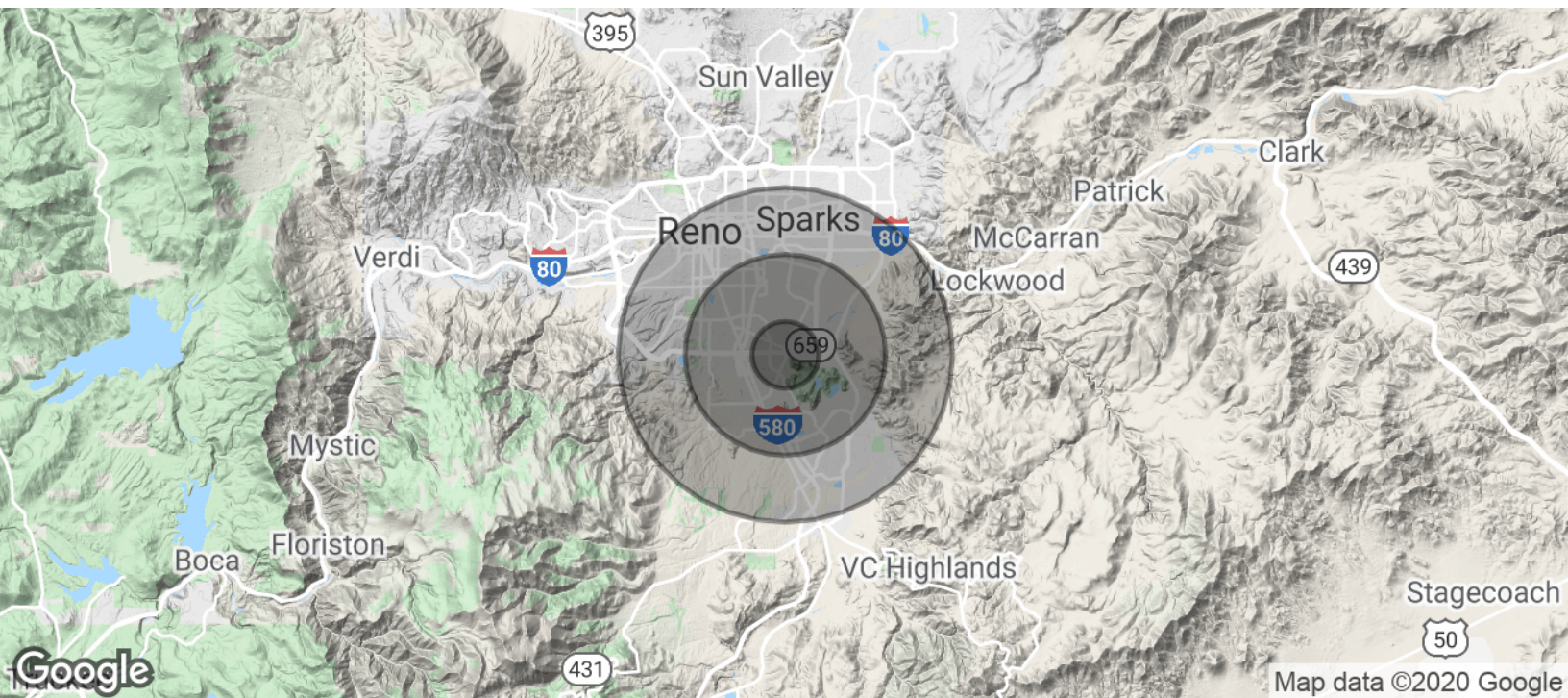
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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 7,933         | 62,974         | 161,884        |
| Average age                    | 34.3          | 33.9           | 36.6           |
| Average age (Male)             | 32.4          | 32.9           | 35.8           |
| Average age (Female)           | 36.1          | 34.8           | 37.2           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 3,216         | 25,474         | 68,082         |
| # of persons per HH            | 2.5           | 2.5            | 2.4            |
| Average HH income              | \$51,699      | \$59,237       | \$65,234       |
| Average house value            | \$215,063     | \$265,663      | \$362,739      |

\* Demographic data derived from 2010 US Census

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# ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

ryan@chase-johnson.com

**Direct:** 775.823.8877 x202 | **Cell:** 775.232.8551

NV #BS.1707

## PROFESSIONAL BACKGROUND

Has personally brokered over \$265,000,000 in real estate investment sales.  
4 time COSTAR Power Broker Award Winner  
2018 & 2019 Summit Award Winner.

## EDUCATION

Graduate of the University OF Nevada in 1999 - Computer Information Systems  
CCIM certification earned May 2007

## MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter  
CCIM

**CHASE-JOHNSON COMMERCIAL, LLC**

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