

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Chase-Johnson Commercial is pleased to announce the opportunity to purchase or lease an 8000 sq ft PAD in South Meadows area of Reno NV. Great site for retail or potential drive thru. his pad could accommodate a multi-tenant building with a drive through, or a single-tenant, freestanding restaurant or numerous other uses. Located near the new DMV and right next to the new SWIFT SPORTS DOME in South Reno. Located near the intersection of South Meadows & Double Diamond Pkwy with close proximity to I-395 or Veterans Extensions.

PROPERTY HIGHLIGHTS

- - located across the street from the new DMV and right next door to the new RENO SPORTS DOME
- - convenient location near I-580 and the new Veterans Extension
- - great site for retail or potential drive thru
- - PORTION OF APNs 163-240-17

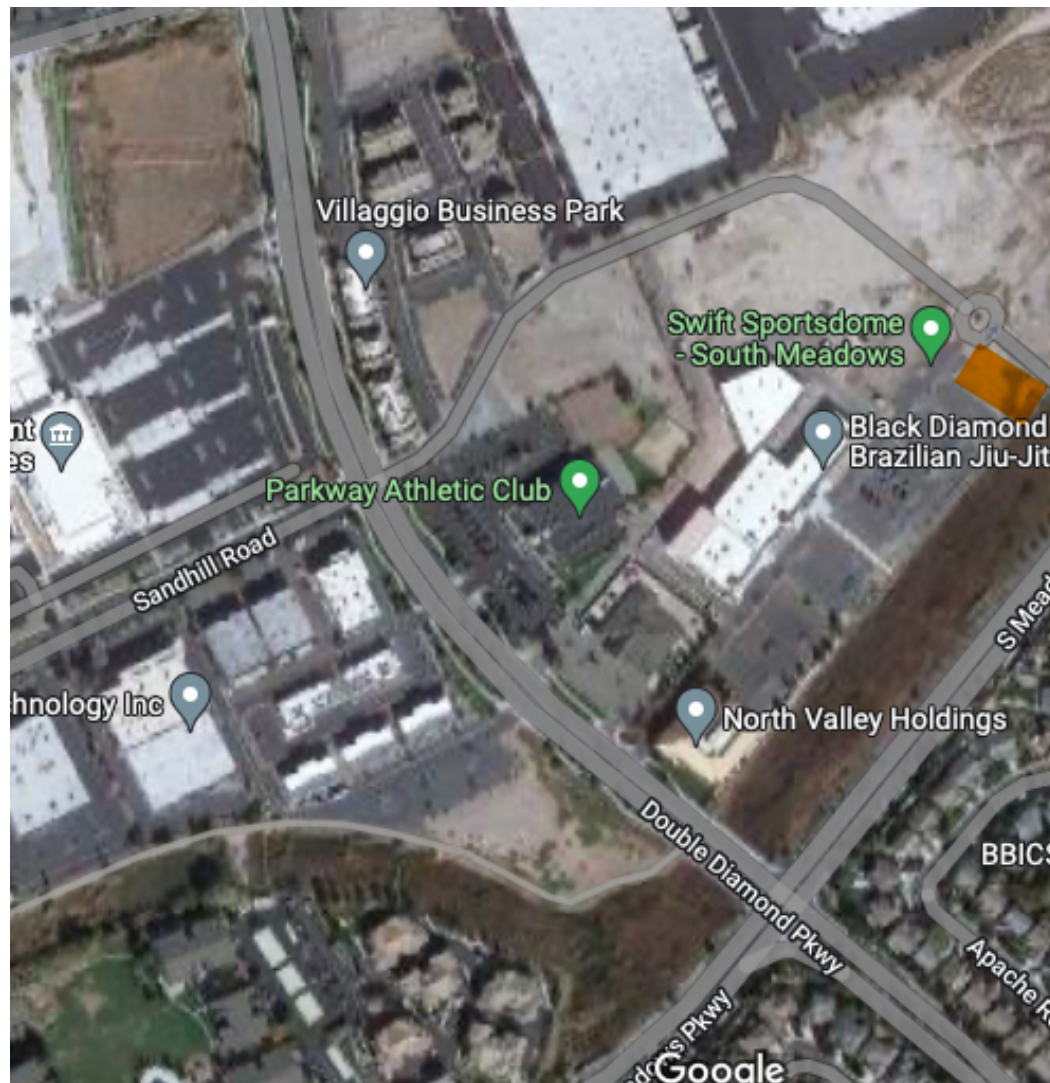
OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$72,000.00 per year (NNN)
Available SF:	8,000 SF
Lot Size:	8,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,165	4,130	7,823
Total Population	2,591	9,143	17,098
Average HH Income	\$85,022	\$95,279	\$100,479

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

ADDITIONAL PHOTOS



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

SITE PLANS



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

LOCATION MAP



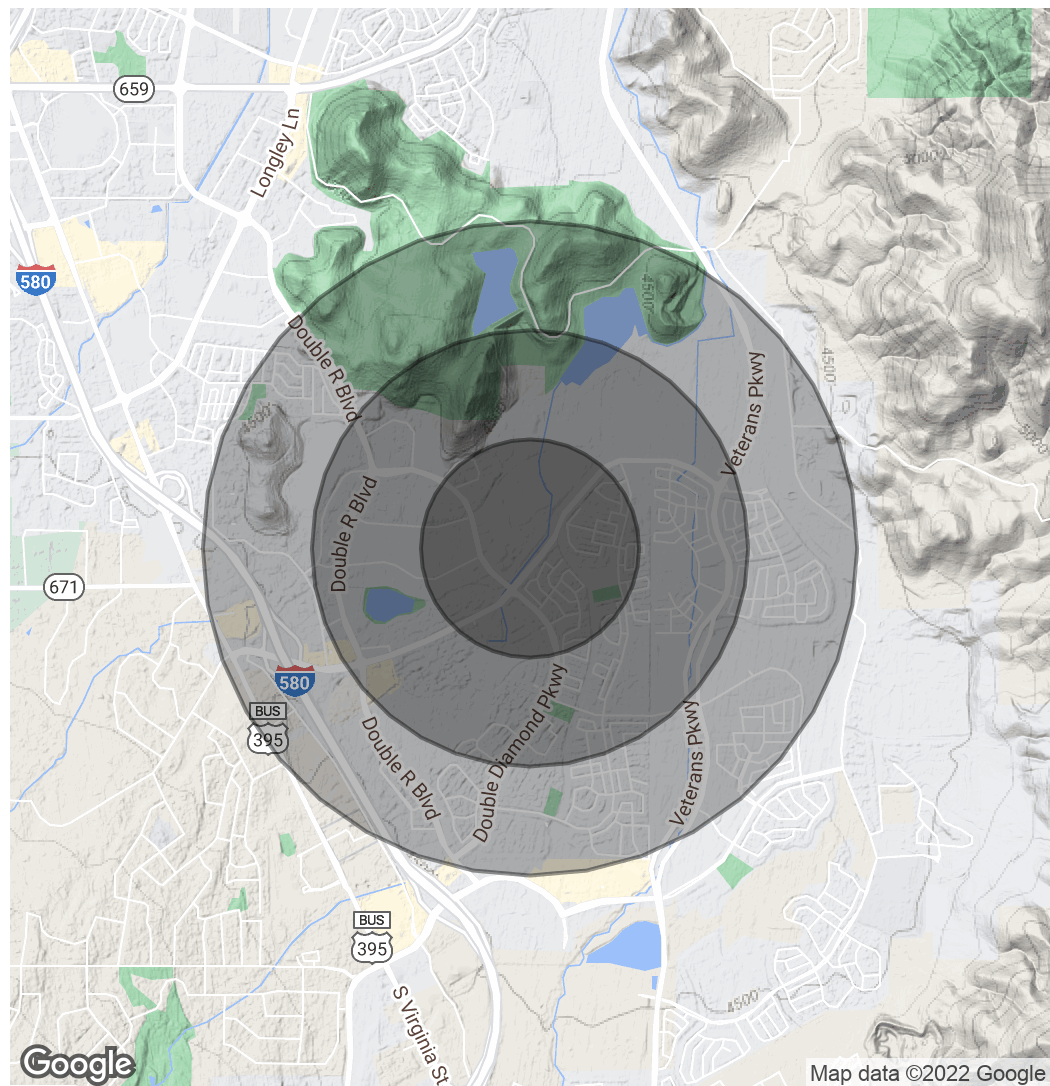
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,591	9,143	17,098
Average Age	39.9	40.3	41.6
Average Age (Male)	38.8	39.4	41.2
Average Age (Female)	40.7	40.9	42.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,165	4,130	7,823
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$85,022	\$95,279	\$100,479
Average House Value	\$307,825	\$325,997	\$331,760

* Demographic data derived from 2020 ACS - US Census



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

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 \$430,000,000 in real estate investment sales.

4 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 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

5255 Longley Lane Suite 105

Reno, NV 89511

775.823.8877

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