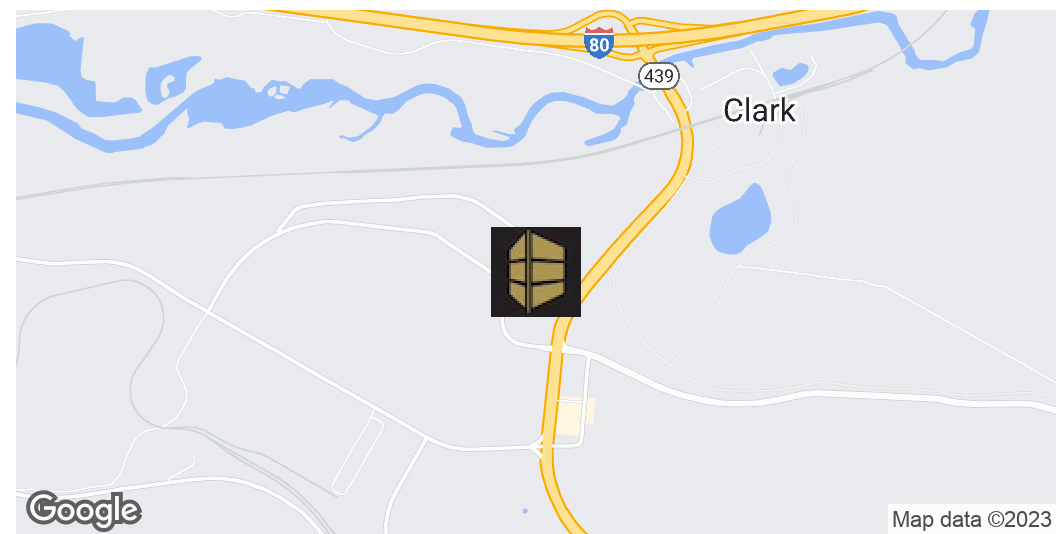
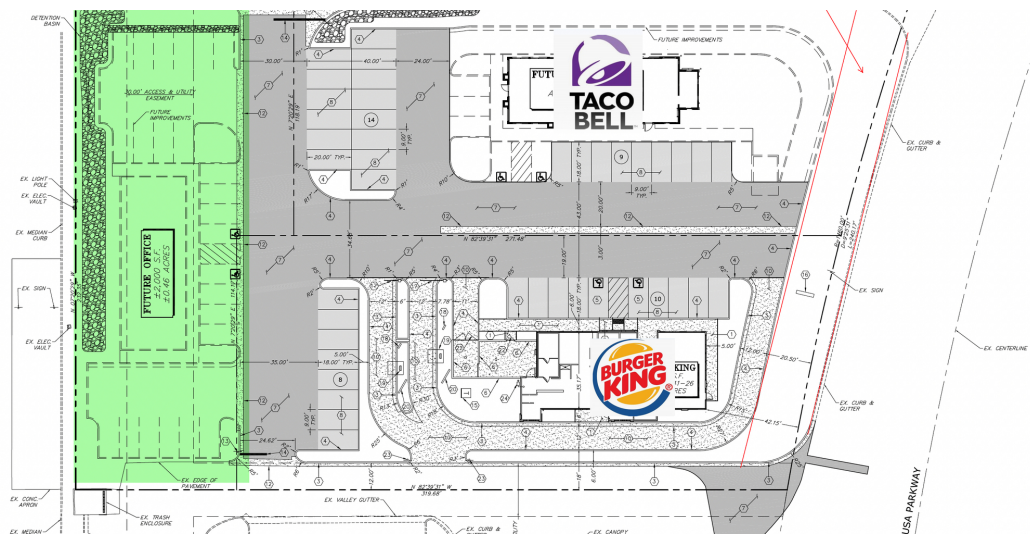


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to offer a retail PAD for Lease located near the entrance to The Tahoe-Reno Industrial Center also known as ""Innovation Park"" is the largest industrial center in the world. Join Taco Bell and Burger King with your own concept (ideal for Coffee or other). The innovation park is 107,000 acres or 160 square miles the park is located approximately 9 miles Northeast of the Tahoe-Reno International Airport. The Tahoe-Reno industrial Center has 12 miles of frontage on newly built interstate 80. The Tahoe-Reno industrial center is located in Storey County which is known for its quick response re; permits and grading. Grading plans are issued sometimes in less than a week and construction permits are issued in 30 days. The Tahoe Reno Industrial Center is home to 150+ businesses that include Tesla, Switch, Google (to name just a few).

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (NNN)
Available SF:	600 - 2,000 SF
Lot Size:	0.455 Acres

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	265	2,422	225,624
Total Population	567	5,980	530,458
Average HH Income	\$74,138	\$103,422	\$84,132

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

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Land
Property Subtype	Retail-Pad
Lot Size	0.455 Acres

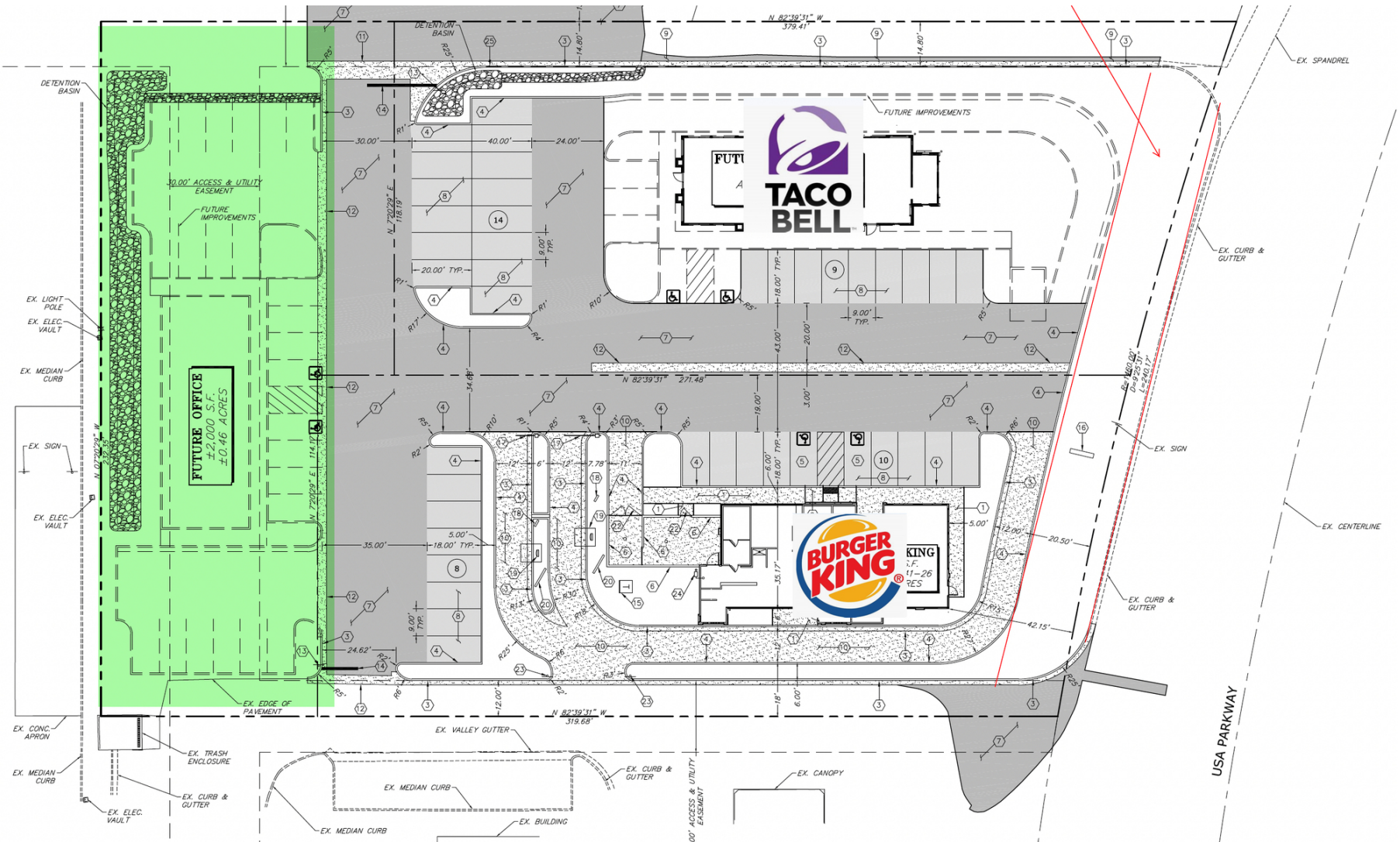
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- For Sale or Lease
- Join Taco Bell and Burger King
- Limited Retail Sites available in Tahoe/Reno Industrial Center
- Up to 2000 sq ft building on .46 acre parcel or great for Drive Thru Coffee or other

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SITE MAP



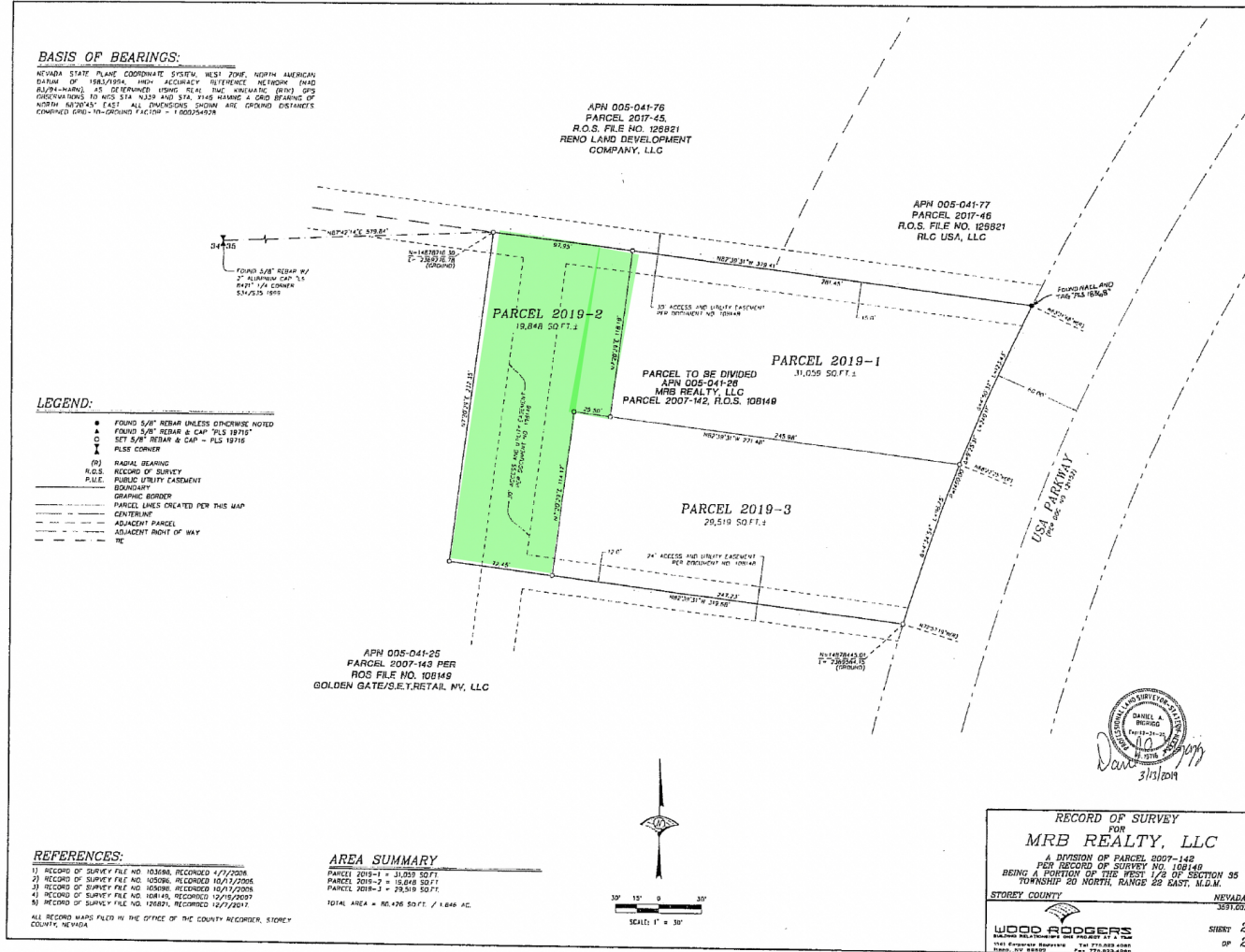
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ADDITIONAL PHOTOS



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SURVEY



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LOCATION MAP



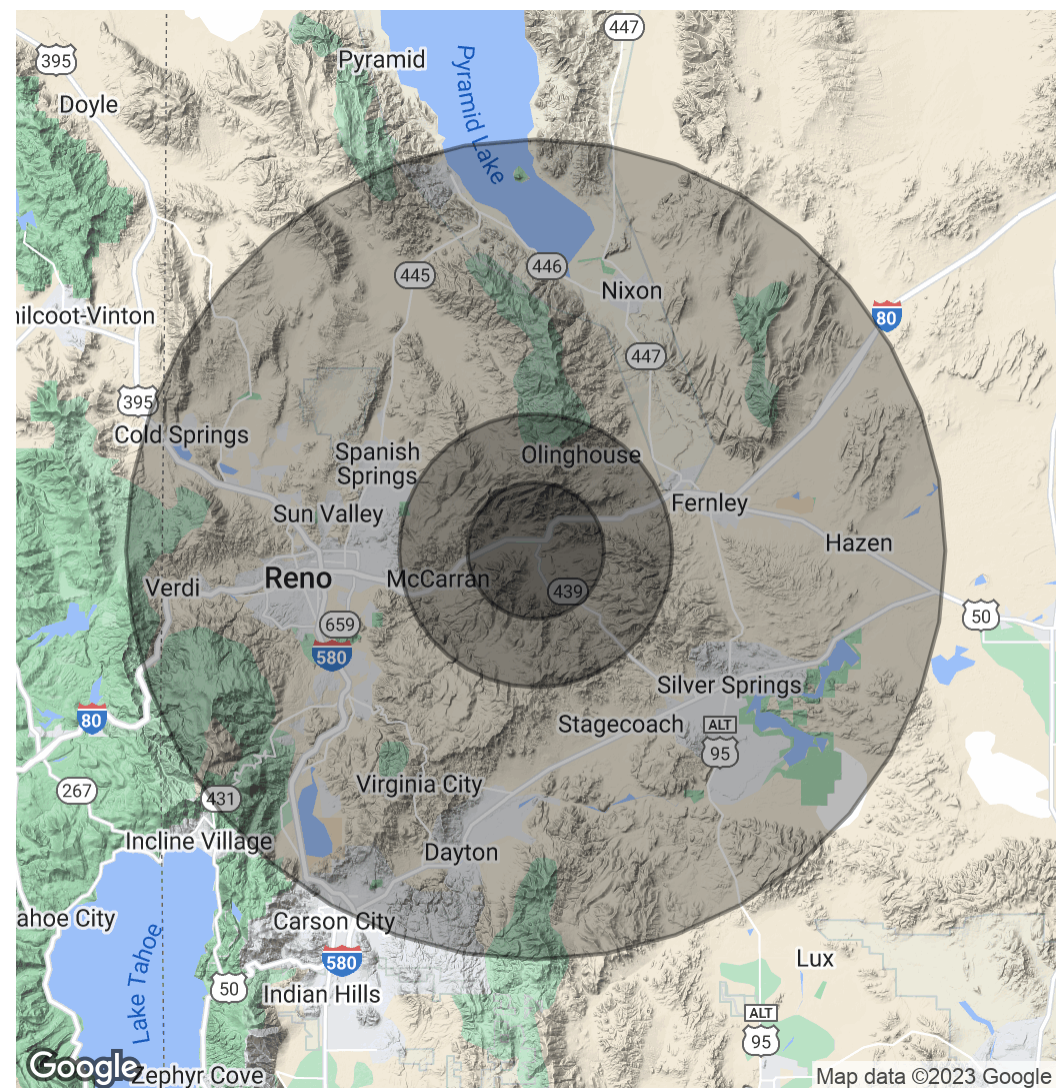
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	30 MILES
Total Population	567	5,980	530,458
Average Age	57.3	46.8	40.0
Average Age (Male)	52.6	45.2	39.3
Average Age (Female)	59.2	47.5	40.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	265	2,422	225,624
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$74,138	\$103,422	\$84,132
Average House Value	\$206,043	\$357,447	\$313,030

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Has personally brokered over \$500,000,000 in real estate investment sales.

5 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 for over 15 years

JOHNSON GROUP COMMERCIAL

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