

3800 N Virginia Street | Reno, NV 89506

FOR LEASE



Property Highlights

- 1,800 SF 3 Bay Warehouse Building: Has (3) 12 X 14 Grade Level Roll Up Doors
- 1,680 SF Office Building: Consists Of A Reception Area, 3 Private Offices, A Bull-Pen Area, 2 Restrooms, & A Garage Area With A 10' X 10' Grade Level Roll Up Door
- Located On Approximately 1/3 Acre
- Fully Fenced

Offering Summary

Lease Rate:	\$1.25 SF/MO + NNN: TBD
Lease Type:	NNN: TBD
Available SF:	3,480 SF
Lot Size:	.33 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	115	837	2,739
Total Population	283	2,096	7,773
Average HH Income	\$87,873	\$95,481	\$95,544

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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PHOTOS



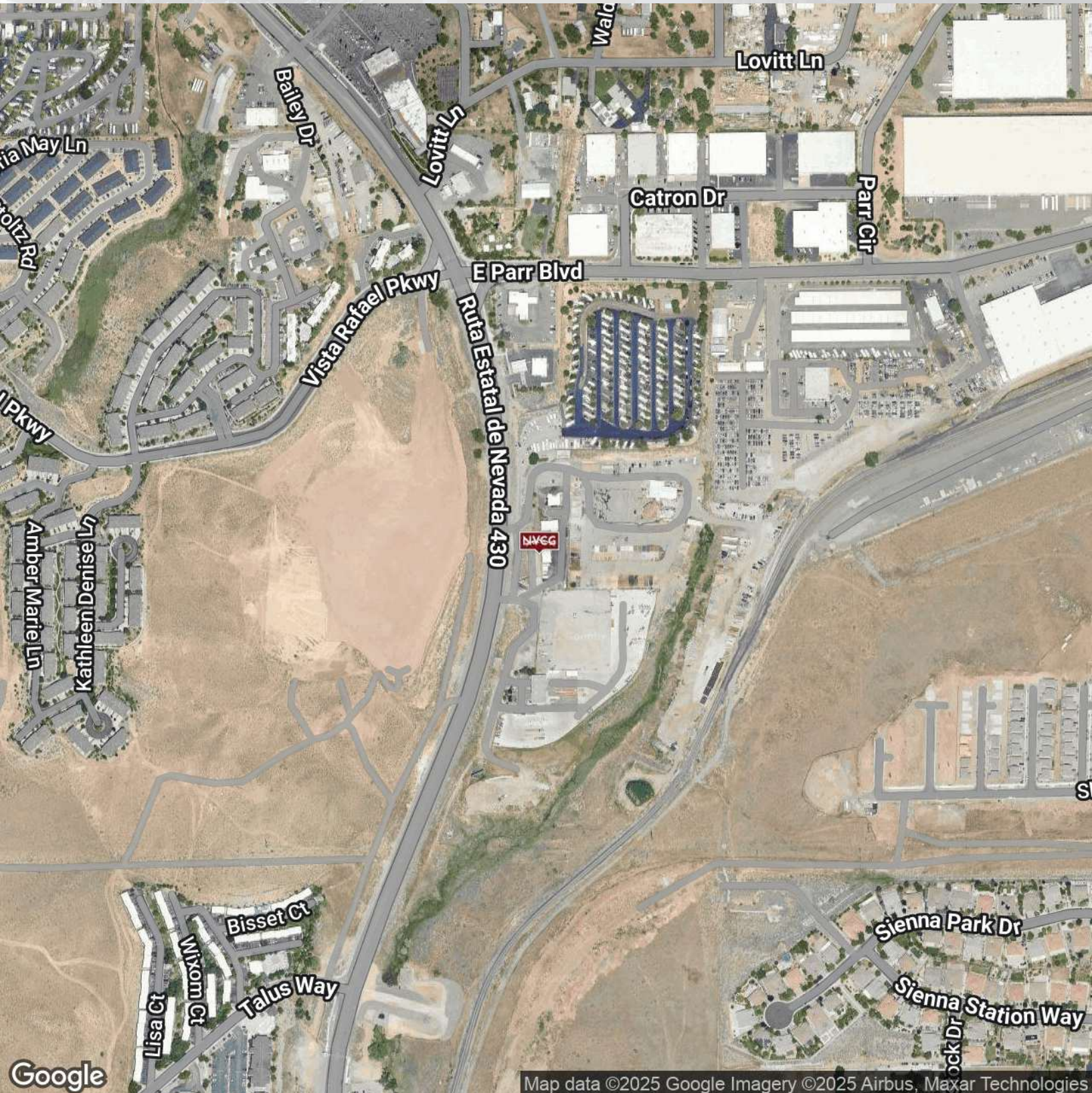
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Location Map



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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	283	2,096	7,773
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	36	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	115	837	2,739
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$87,873	\$95,481	\$95,544
Average House Value	\$477,262	\$480,464	\$479,157

Demographics data derived from AlphaMap