



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 |

3800 N Virginia Street | Reno, NV 89506

PHOTOS



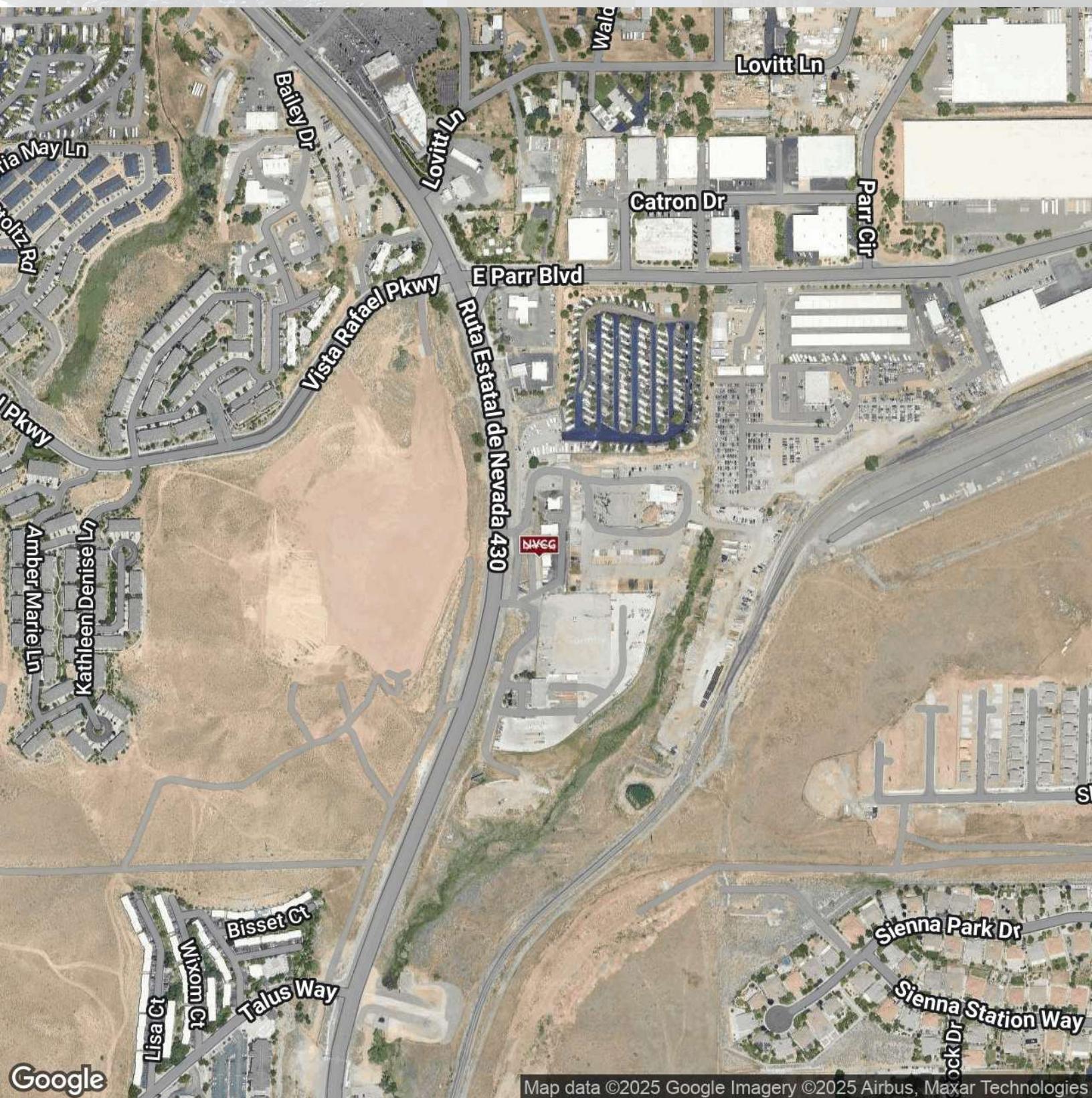
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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

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GROUP

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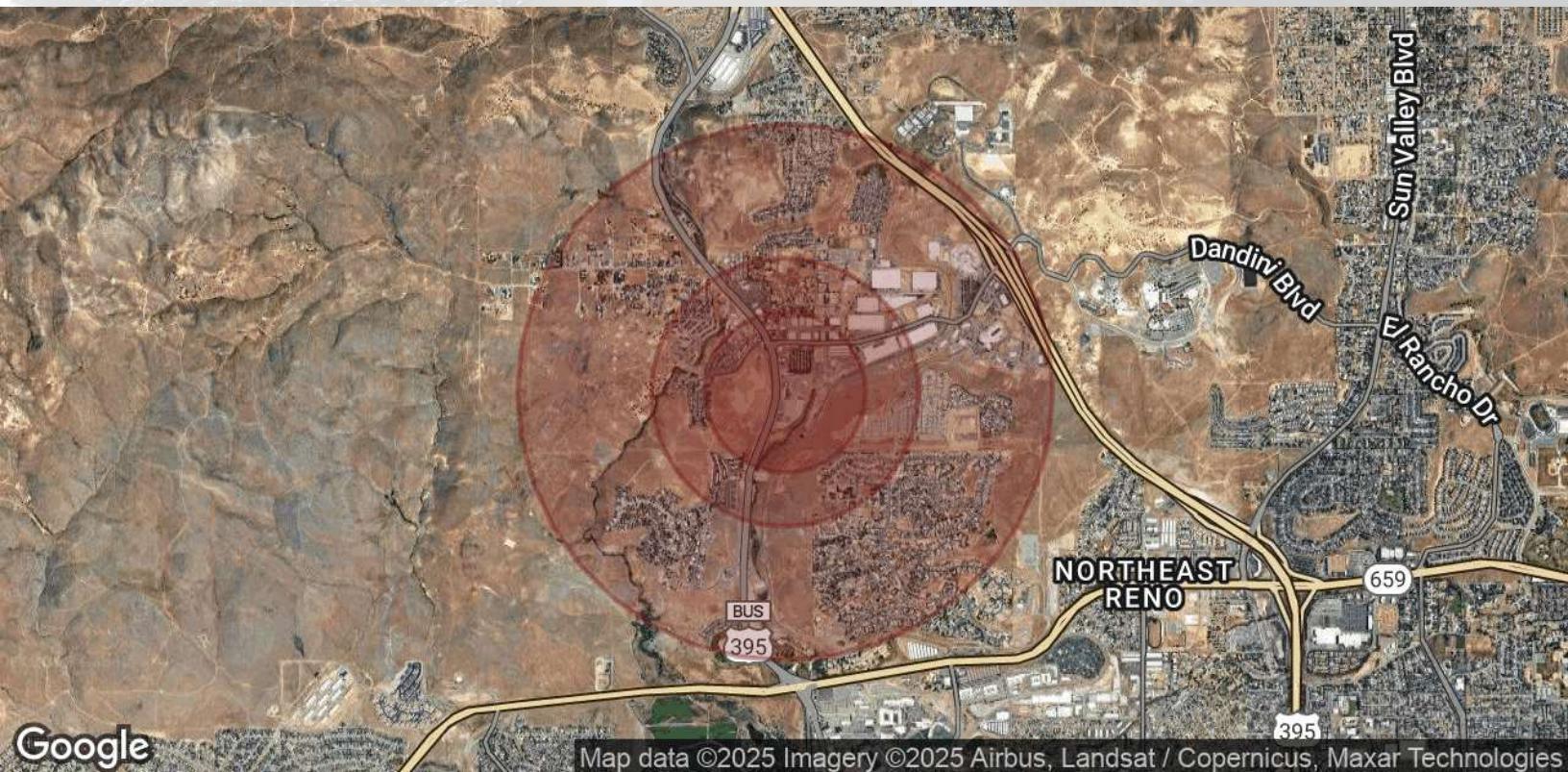
Location Map



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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