

FOR SALE OR LEASE

131 E PUEBLO STREET
RENO, NV 89502



Office & Warehouse in Mid-Town
+2,837 SF Available
Price: \$929,000

TODD COLLINS, CCIM

Director

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LIC #B.S.0053093.MGR./PLLC

PROPERTY FEATURES



±2,837

TOTAL SF

1936 / 2023

YEAR BUILT / RENOVATED

Withheld

LEASE / SALE PRICE

0.161 ACRE

TOTAL SITE SIZE

Office & Warehouse

PROPERTY TYPE

Vacant

OCCUPANCY

014-134-15

APN

GC

ZONING

2 Grade level doors

DOCK/GRADE DOORS

Washoe

COUNTY

Midtown

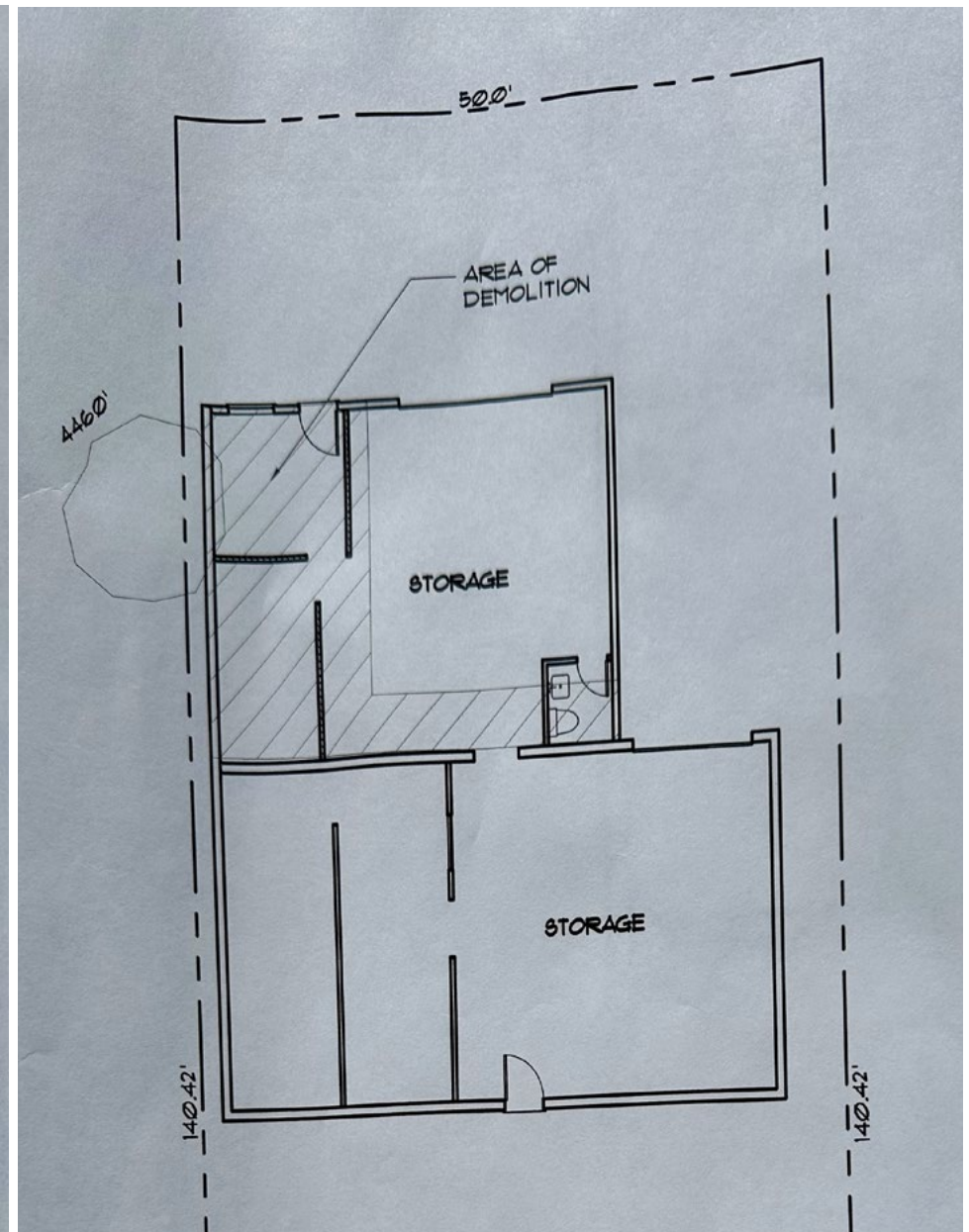
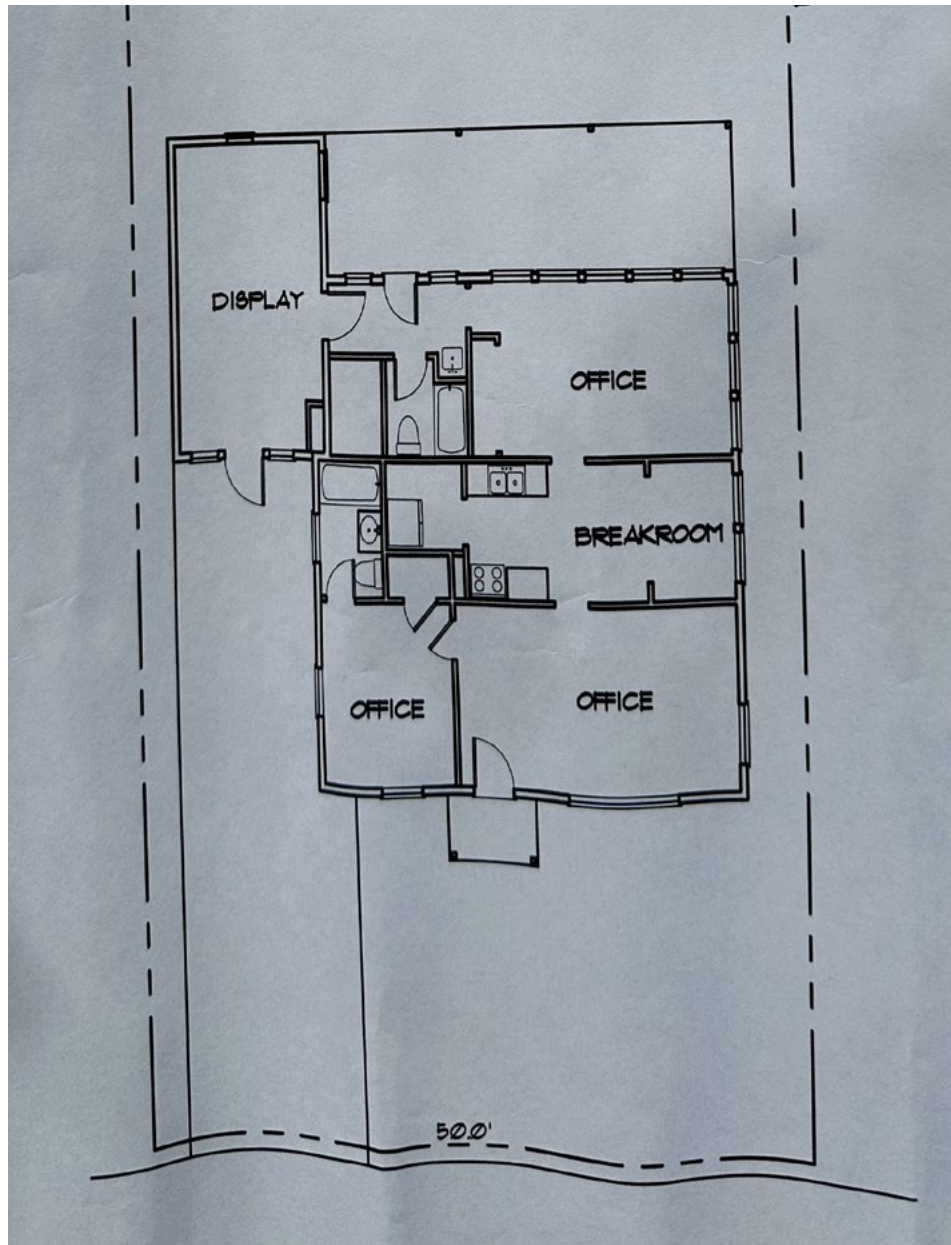
SUBMARKET

3 off street

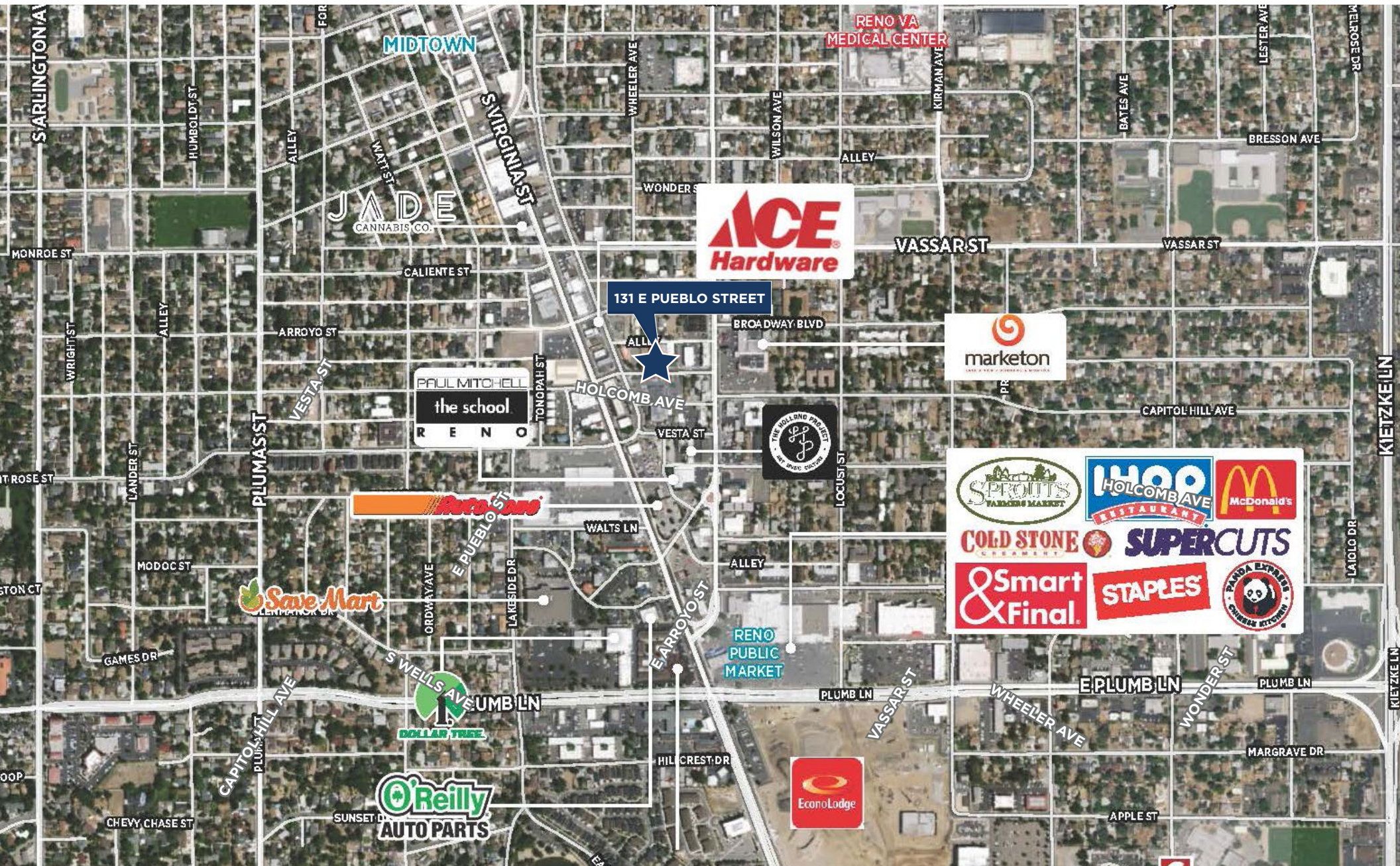
PARKING



FLOOR PLAN



PROPERTY AERIAL MAP



DEMOGRAPHIC AND INCOME COMPARISON PROFILE



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	22,354	123,477	238,109
Households	10,548	53,436	99,159
Average Household Size	2.10	2.21	2.33
2023 Summary			
Population	23,372	126,094	243,004
Households	10,975	54,968	102,256
Families	4,733	25,263	53,102
Average Household Size	2.11	2.20	2.31
Owner Occupied Housing Units	3,272	19,860	44,656
Renter Occupied Housing Units	7,703	35,108	57,600
Median Age	38.2	37.1	37.0
Median Household Income	\$51,680	\$52,266	\$60,458
Average Household Income	\$78,323	\$82,871	\$90,437
2028 Summary			
Population	24,365	131,692	248,602
Households	11,546	58,197	106,069
Families	5,115	26,601	54,840
Average Household Size	2.09	2.17	2.28
Owner Occupied Housing Units	3,451	20,906	46,548
Renter Occupied Housing Units	8,095	37,291	59,521
Median Age	38.6	37.8	37.6
Median Household Income	\$60,080	\$60,208	\$70,603
Average Household Income	\$91,905	\$95,890	\$104,082
Trends: 2023-2028 Annual Rate			
Population	0.84%	0.87%	0.46%
Households	1.02%	1.15%	0.73%
Families	1.56%	1.04%	0.65%
Owner Households	1.07%	1.03%	0.83%
Median Household Income	3.06%	2.87%	3.15%



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