



Office & Warehouse in Mid-Town

+2,837 SF Available

Price: \$929,000

**TODD COLLINS, CCIM** 

Directo

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±2,837

TOTAL SF

**0.161 ACRE** 

TOTAL SITE SIZE

014-134-15

APN

**Washoe** 

COUNTY

1936 / 2023

YEAR BUILT / RENOVATED

**Office & Warehouse** 

PROPERTY TYPE

GC

ZONING

**Midtown** 

SUBMARKET

Withheld

LEASE / SALE PRICE

**Vacant** 

OCCUPANCY

2 Grade level doors

DOCK/GRADE DOORS

3 off street

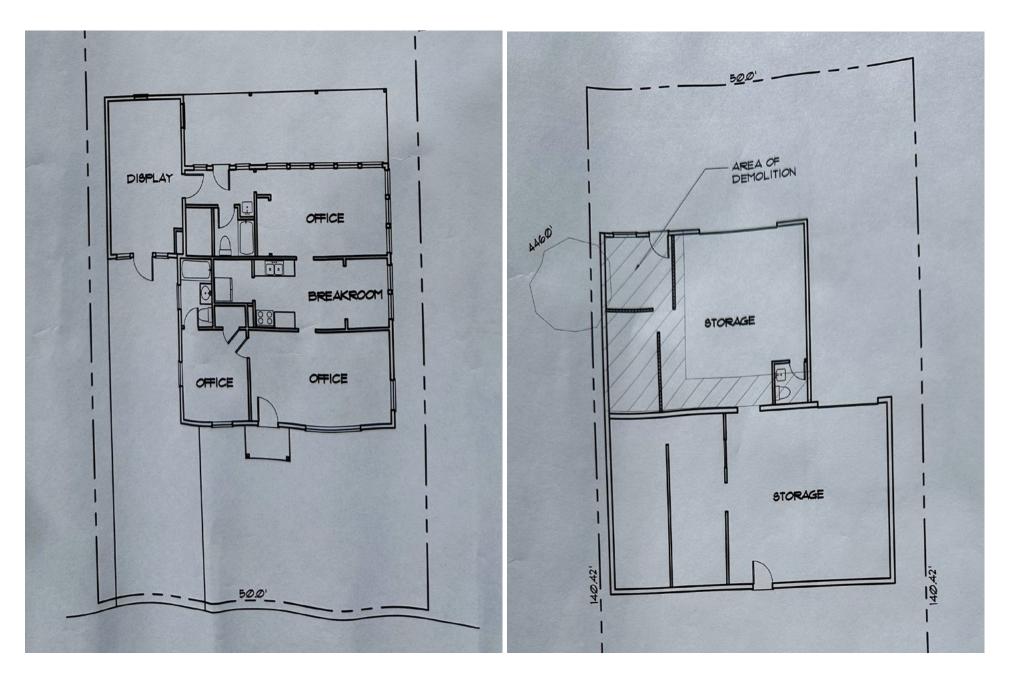
PARKING

## PROPERTY IMAGES



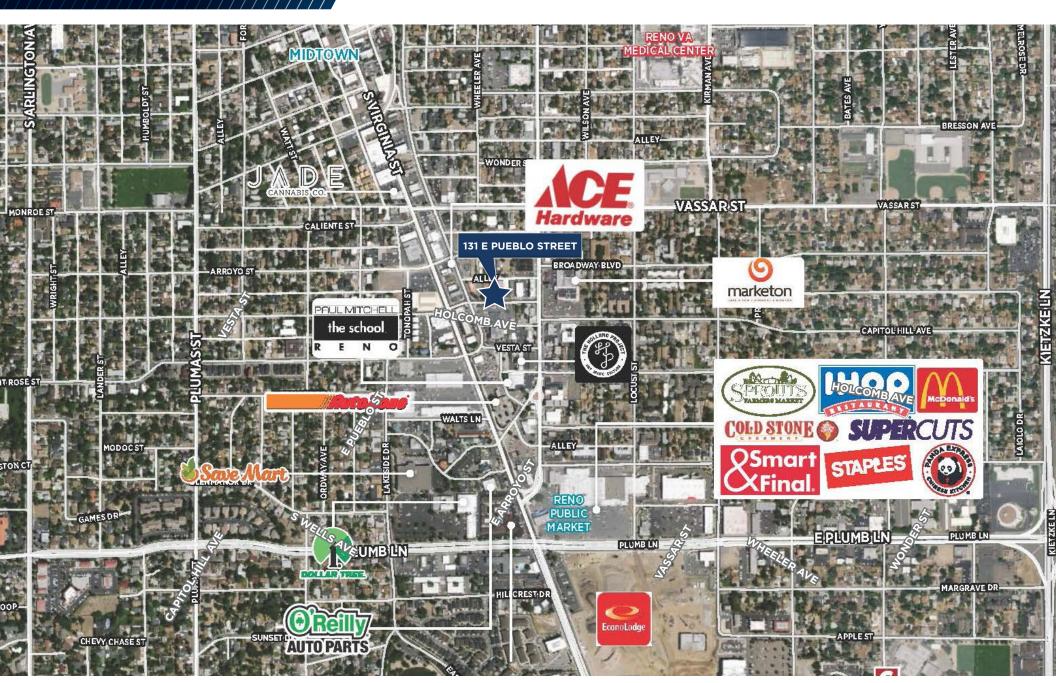






## PROPERTY AERIAL MAP





## 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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