

For Sale or Lease

Grant Drive & Peckham Lane



3700 Grant Dr.
Reno, NV 89509

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Listing Snapshot



\$2,700,000

Sale Price



± 14,300 SF

Total Square Footage



\$1.65 PSF FS

Lease Rate



± 3,589 - 7,303 SF

Available Square Footage

Property Highlights

- Conveniently located close to Reno-Sparks Convention Center and US-395
- Desirable owner-user opportunity
- Ample parking
- Ideally situated to provide easy business access
- Priced well below replacement cost
- Some medical improvements throughout
- Owner-user opportunity

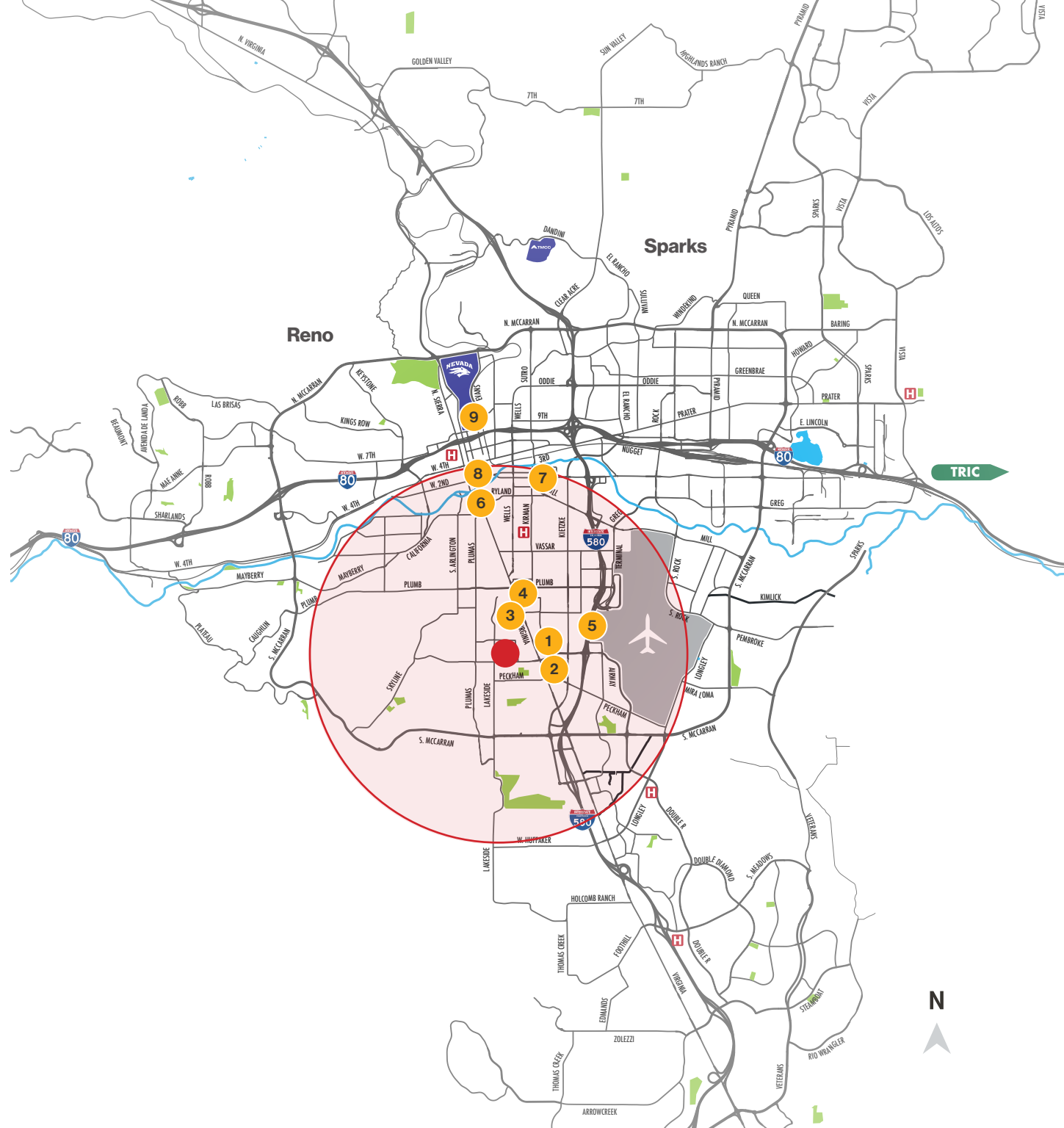


Vicinity Map

The property is strategically located in a dense and mature residential area servicing ± 216,322 residents with an average household income of ± \$105,033 within a 5-mile radius.

Nearby Amenities

- 1 Atlantis Casino Resort Spa**
 - 0.50 miles
- 2 Reno-Sparks Convention Center**
 - 0.60 miles
- 3 Peppermill Resort Spa Casino**
 - 0.90 miles
- 4 RED**
 - 1.08 miles
- 5 Reno-Tahoe International Airport**
 - 1.81 miles
- 6 MidTown**
 - 2.22 miles
- 7 Renown Regional Medical Center**
 - 2.59 miles
- 8 Downtown Reno**
 - 3.01 miles
- 9 University of Nevada, Reno**
 - 3.90 miles







Retail

Moana West Annex

BEN'S

Little Caesars

CHASE

DOWNTOWN RENO

Hotels / Casinos

PEPPERMILL
RENO

Hospitals

**Renown Regional
Medical Center**

Hotels / Casinos

GSR

SUBJECT

± 3,589 - 7,303 SF

Parks

Tighe Park

Warren Way

Lymberry St.

W. Moana Ln.

Grant Dr.



Lease Floor Plan



\$1.65 PSF

Lease Rate



± 3,589 - 7,303 SF

Price Per Square Foot

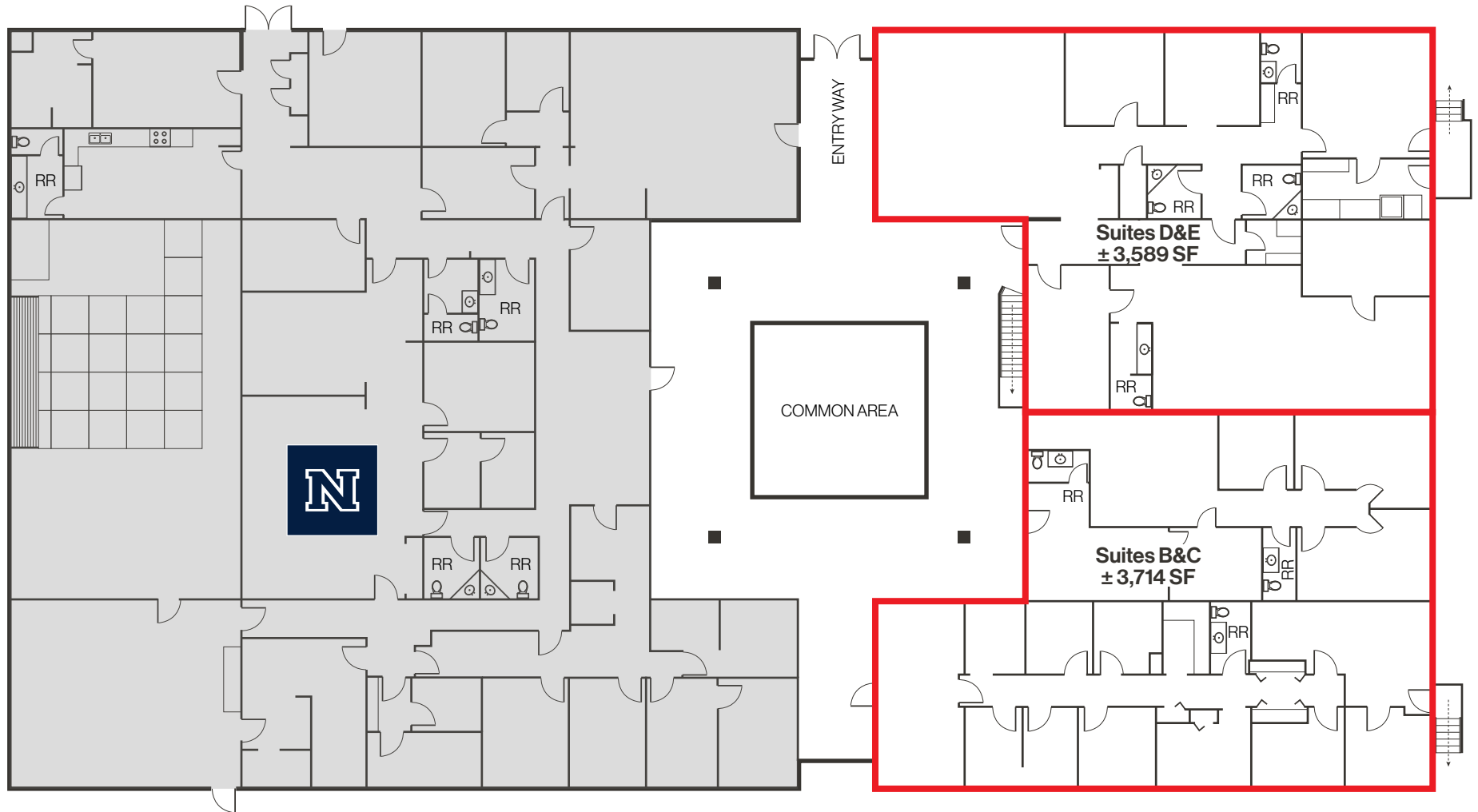


Full Service

Lease type

 Available

 Leased



Can be combined for ± 7,303 SF

Sale Floor Plan



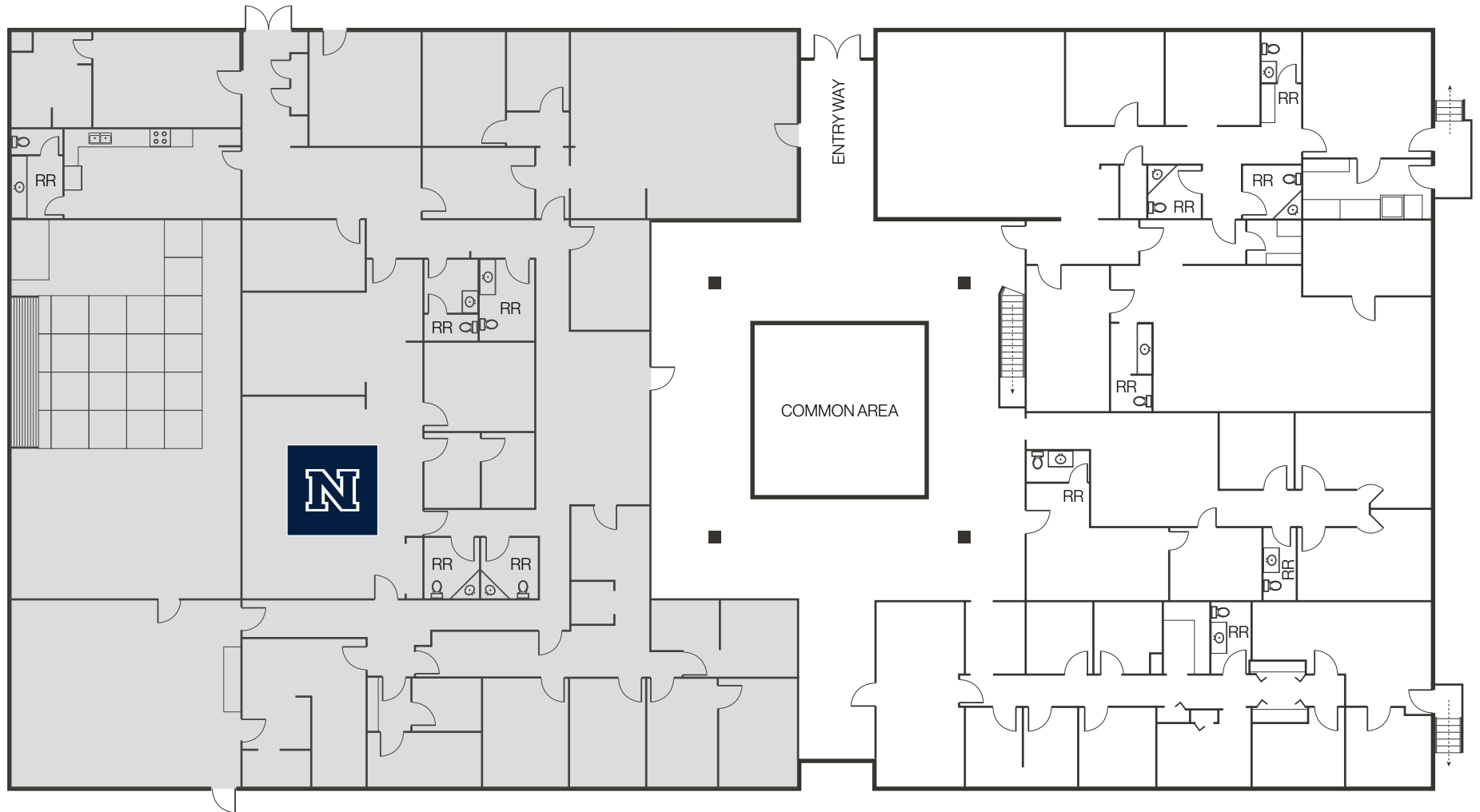
\$2,700,000
Sale Price



± 14,300 SF
Total Square Footage



**Owner-User opportunity
with income**



Can be combined for ± 7,303 SF

Property Photos



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For inquiries please reach out to our team.

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