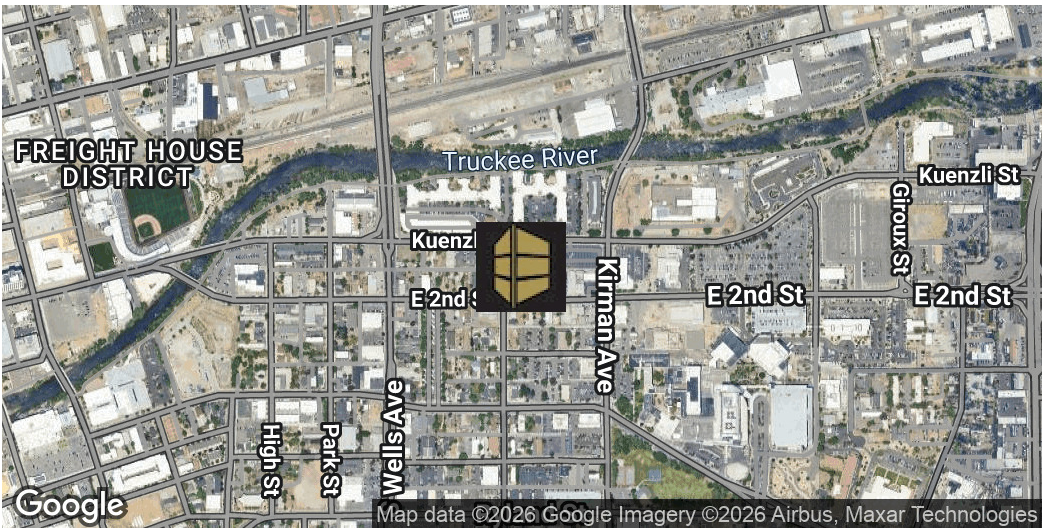


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is pleased to offer for sale a ±0.14-acre mixed-use parcel ideally located in the heart of Reno at 816 E 2nd Street. Zoned MU, the property allows for a wide range of potential uses, making it well-suited for redevelopment or long-term investment. This unique opportunity combines a central location with flexible zoning in one of Reno’s most dynamic areas.

PROPERTY HIGHLIGHTS

- MU ZONING
- Located near RENOWN MEDICAL CENTER

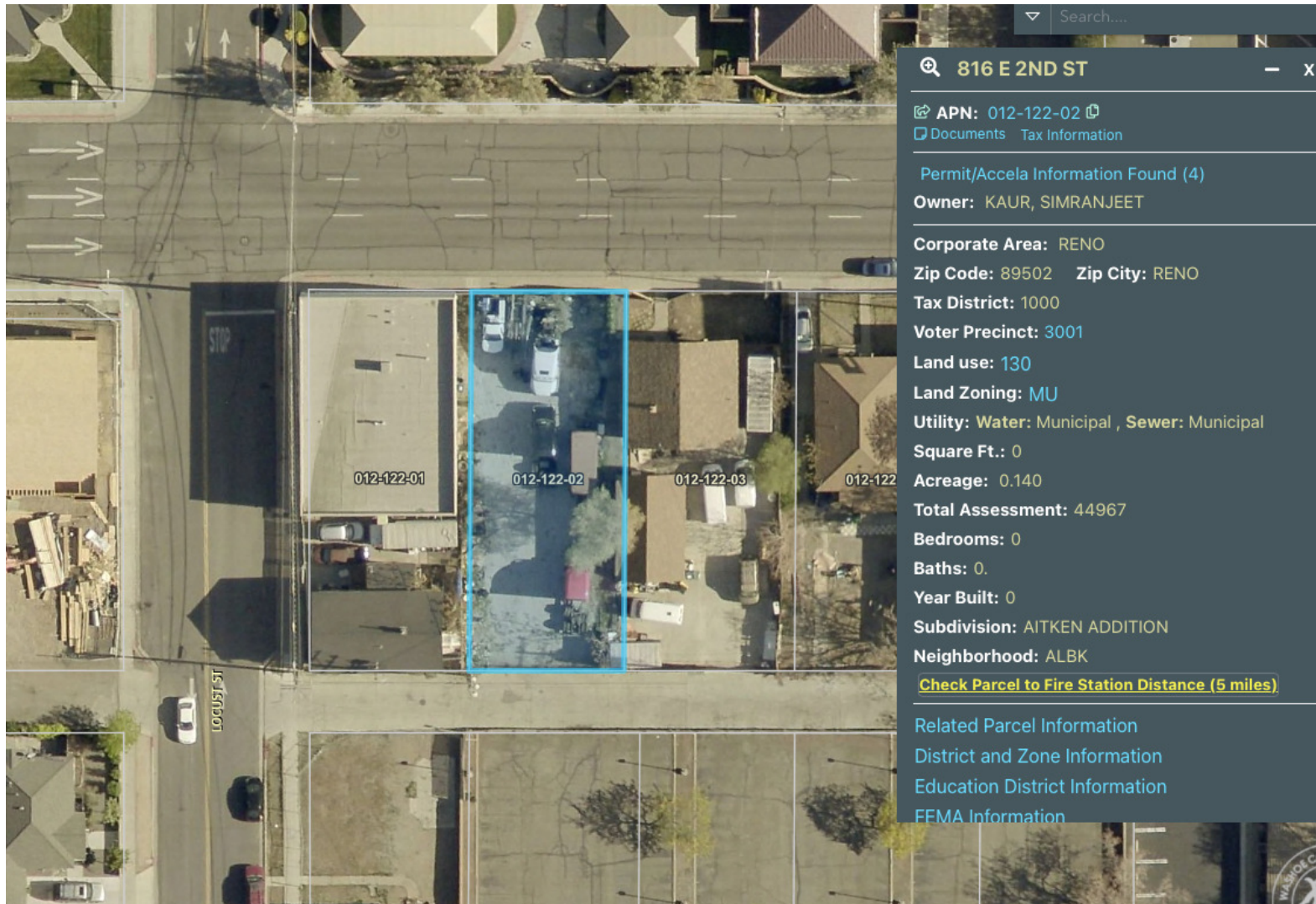
OFFERING SUMMARY

Sale Price:	\$500,000
Zoning	MU
Lot Size:	.140 acres / 6,127 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,220	58,085	101,925
Total Population	17,639	133,178	247,998
Average HH Income	\$62,334	\$77,909	\$93,168

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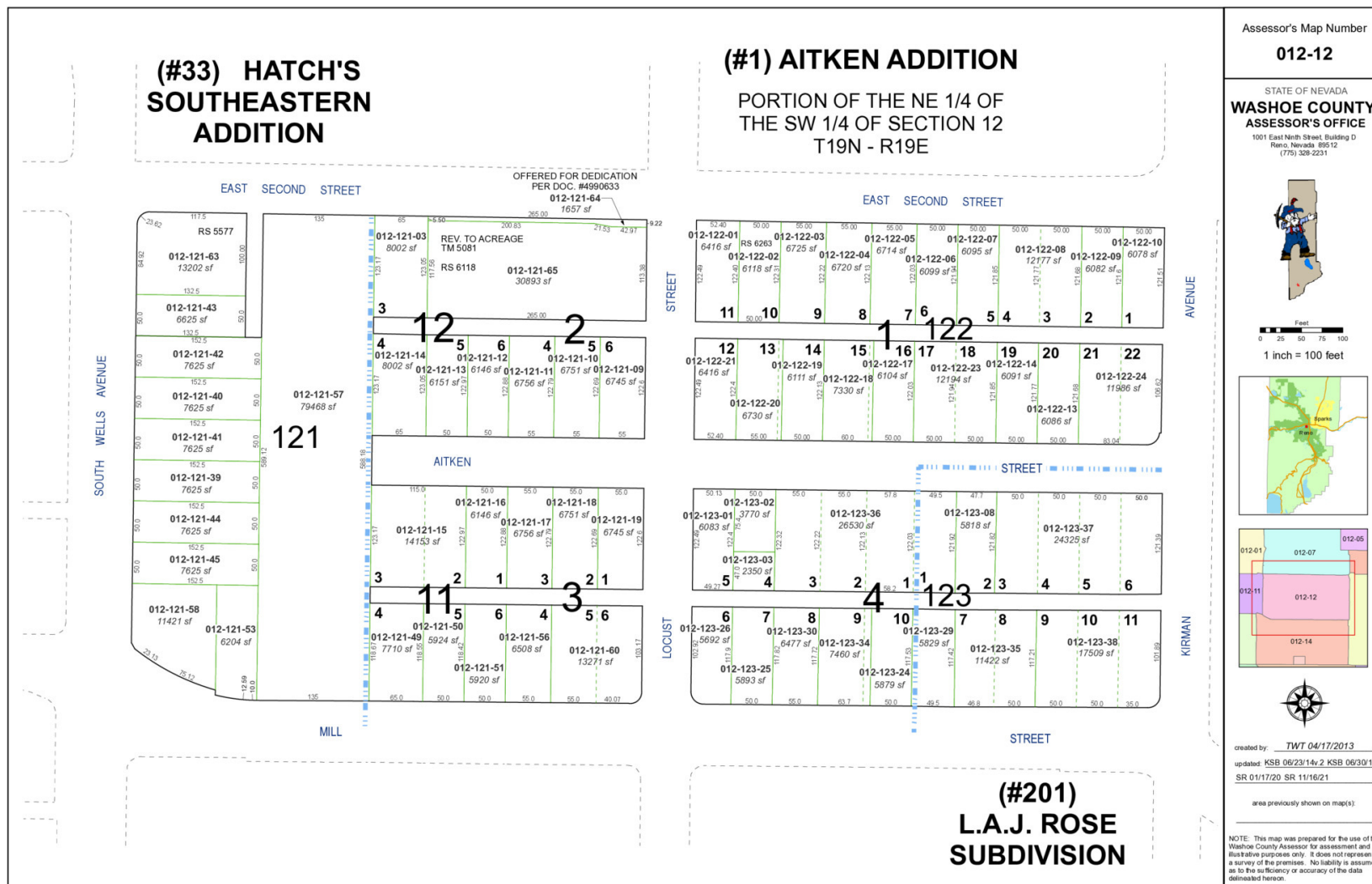
## ADDITIONAL PHOTOS



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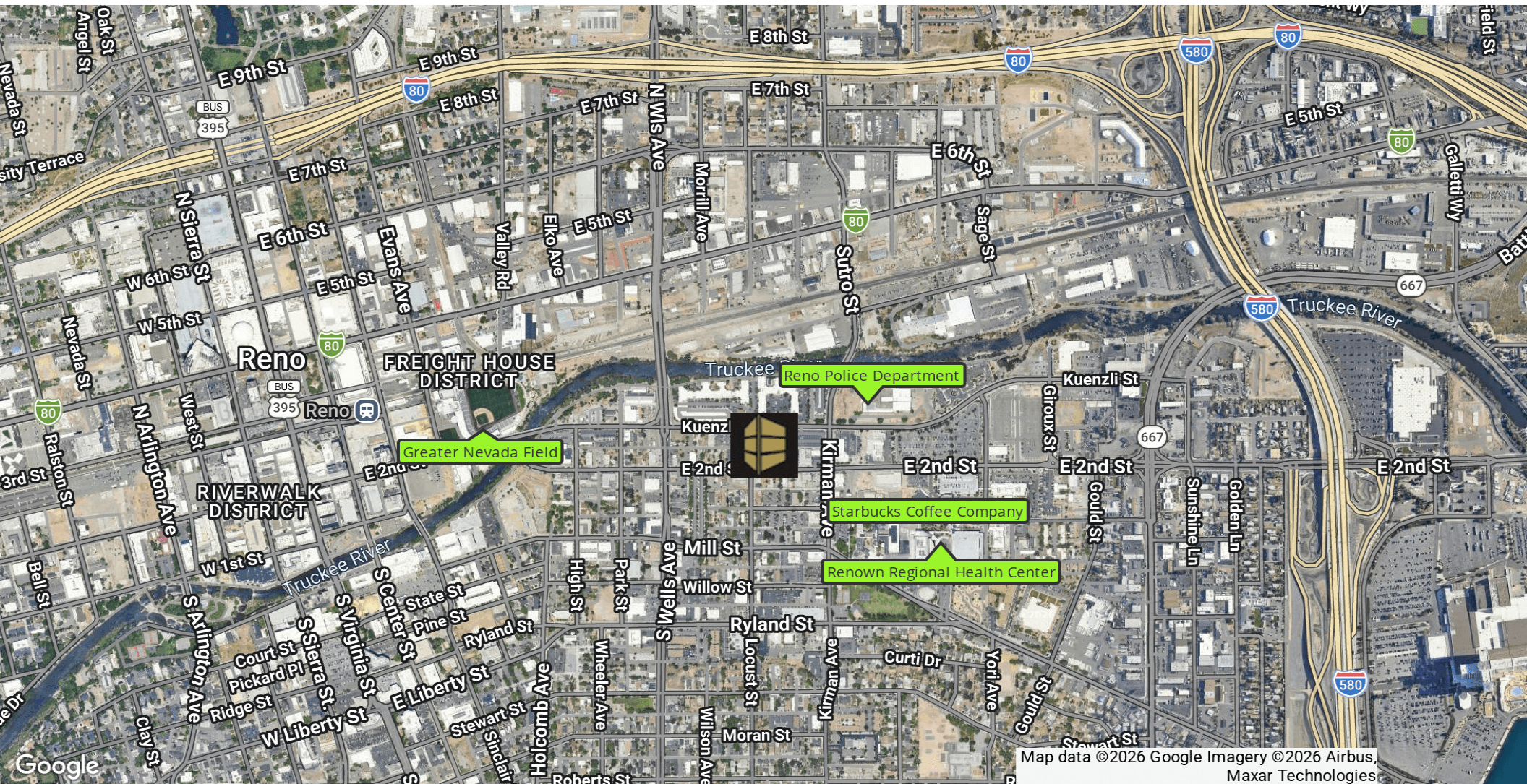
# PARCEL MAP



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## LOCATION MAP



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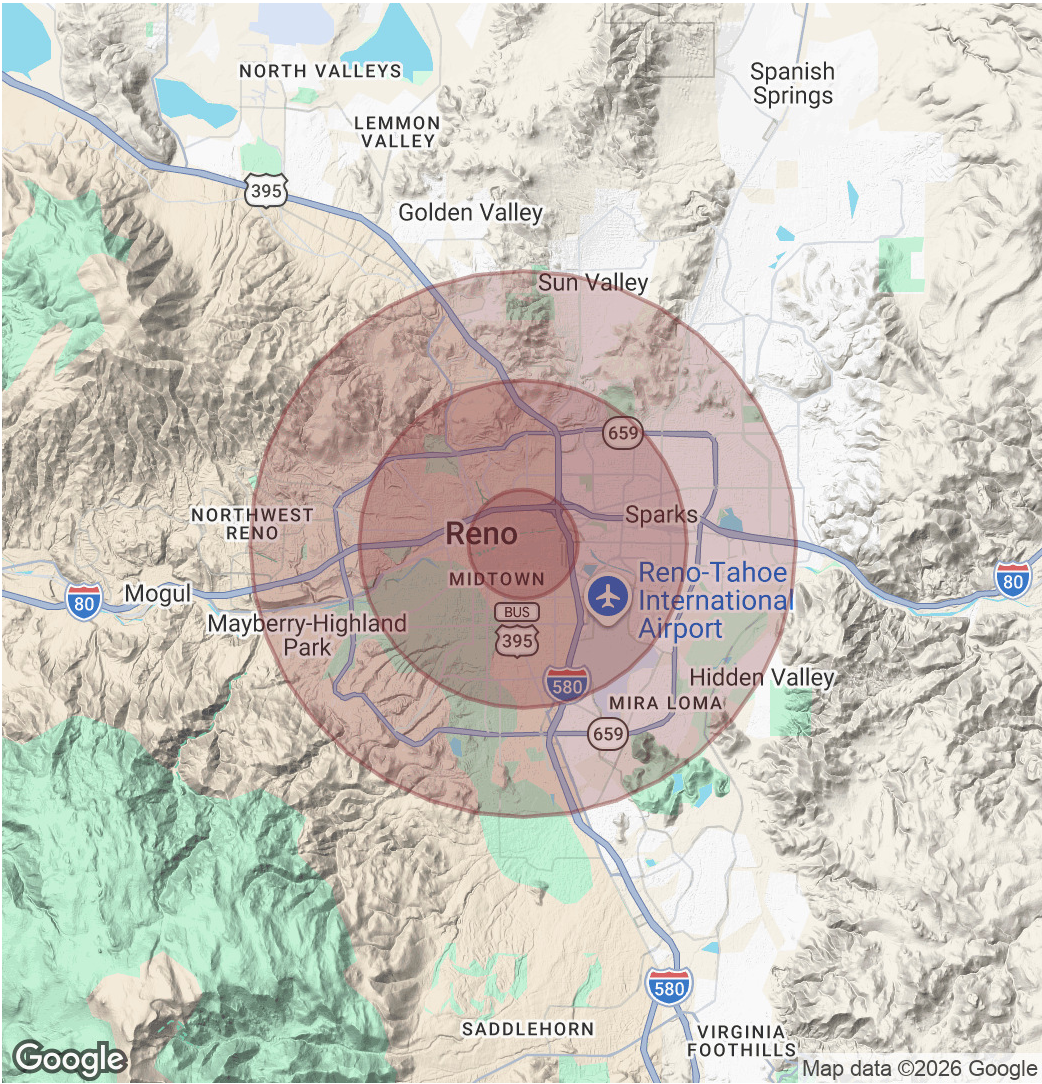


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,639	133,178	247,998
Average Age	40.2	36.6	37.3
Average Age (Male)	39.3	36.1	36.7
Average Age (Female)	40.8	37.6	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,220	58,085	101,925
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$62,334	\$77,909	\$93,168
Average House Value	\$332,467	\$429,342	\$470,661

2023 American Community Survey (ACS)



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## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

### PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner  
2018, 2019, 2020 and 2021 Summit Award Winner.

### EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems  
CCIM certification earned May 2007

### MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter  
CCIM for over 15 years

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