

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.34 Acres
Current House Is Approx 2222 Sq Ft	
Zoning:	MU UNR
Market:	UNIVERSITY

PROPERTY OVERVIEW

Chase-Johnson Commercial is please to present 1678 N VIRGINIA. For Sale or Lease located at the University of Nevada Reno with approx 24,000 students. Currently has a 2222 sq ft house on just over 1/3 acre lot!  
The property is in OPPORTUNITY ZONE and could potentially be housing, retail, daycare, office, school, etc.

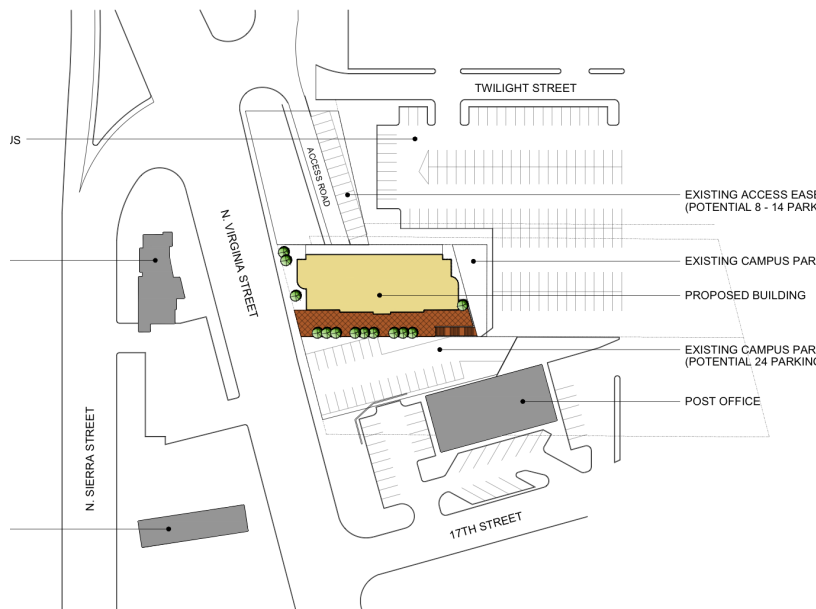
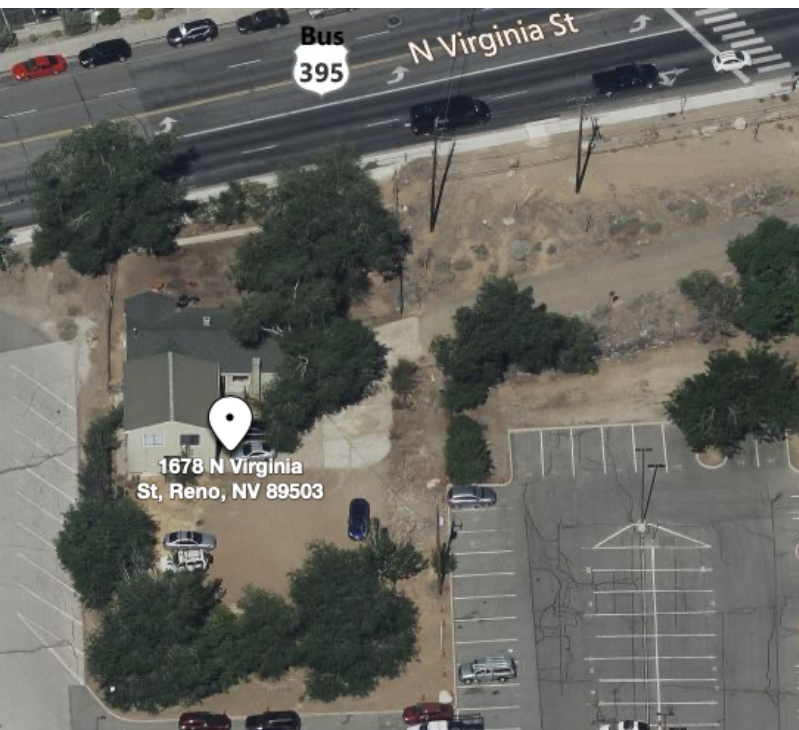
PROPERTY HIGHLIGHTS

- Virtually on Campus at University of Nevada Reno
- Located in the OPPORTUNITY ZONE
- One of very few remaining sites at Campus
- - The parcel is located in the Public Facilities (PF) zoning district. You can review the Table of Allowed Uses through the link [https://library.municode.com/nv/reno/codes/land\\_development\\_code?nodeId=CH18.03USRE\\_ART2TAALUS\\_18.03.206TAALUS](https://library.municode.com/nv/reno/codes/land_development_code?nodeId=CH18.03USRE_ART2TAALUS_18.03.206TAALUS)
- Potential allowed uses - duplex, four-plex, medical facility, school, daycare, general office, urban farm, parking lot, etc

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RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

# ADDITIONAL PHOTOS

## UNIVERSITY OF NEVADA CAMPUS



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# COMPS



	<u>LOCATION</u>	<u>SQ FT LAND</u>	<u>SALE PRICE</u>	<u>Price/SQ FT</u>
<b>A.</b>	1659 N VIRGINIA (003-150-28)	25,300	\$ 2,100,000.00	\$ 83.00
<b>B-1.</b>	1650 N SIERRA (003-150-27)	9,932	\$ 3,100,000.00	\$ 107.83
<b>B-2.</b>	1655 N VIRGINIA (003-150-23)	8,102		
<b>B-3.</b>	1642 N SIERRA (003-150-26)	10,714		
<b>C.</b>	1651 N VIRGINIA (003-150-25)	71,371	\$ 7,000,000.00	\$ 98.08
<b>D.</b>	1625 N VIRGINIA (003-150-22)	23,610	\$ 1,975,000.00	\$ 83.65
<b>E.</b>	1617 N VIRGINIA (003-150-20)	113,256	\$ 10,000,000.00	\$ 88.30
	<b>TOTAL:</b>	<b>262,285</b>	<b>\$ 24,175,000.00</b>	<b>AVE: \$92.17</b>

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# RETAILER MAP

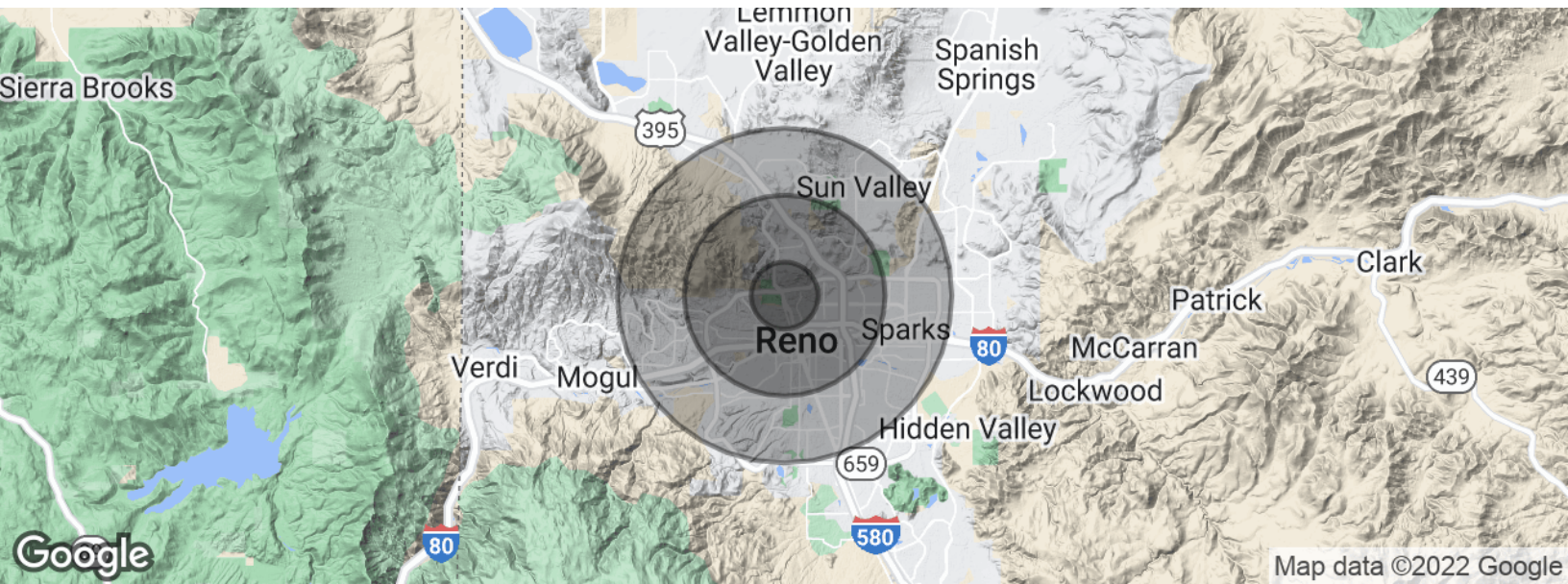


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,943	103,292	221,203
Median age	27.9	34.3	34.8
Median age (Male)	26.5	32.9	33.8
Median age (Female)	29.1	35.5	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,555	42,929	89,369
# of persons per HH	2.8	2.4	2.5
Average HH income	\$52,902	\$52,120	\$57,933
Average house value	\$318,415	\$247,314	\$303,635

\* Demographic data derived from 2010 US Census

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# NORTHERN NEVADA OVERVIEW



## BUSINESS FRIENDLY

- RANKED IN TOP 10 STATES FOR BEST BUSINESS TAX CLIMATE.
- RANKED IN TOP 10 STATES FOR BUSINESS INCENTIVES.
- 100 COMPANIES HAVE RELOCATED HERE IN 3 YEARS.
- COST OF LIVING .9% LOWER THAN NATIONAL AVG.
- RANKED IN TOP 100 PLACES TO LIVE.
- RANKED IN 35 BEST CITIES FOR MILLENNIALS TO WORK.
- AVERAGE COMMUTE 22 MIN
- RANKED AS ONE OF THE 14 BEST STARTUP CITIES IN AMERICA.
- SUPPORT FOR ENTREPRENEURS FROM EDUCATION, MENTORSHIP AND FUNDING.

## TECHNOLOGY INFRASTRUCTURE

- MAJOR DATA CENTERS: SWITCH, APPLE, EBAY, RACKSPACE.
- RESEARCH COLLABORATION.
- HOME TO MICROSOFT, INTUIT, SIERRA NEVADA CORP, APPLE, GOOGLE, SWITCH, BLOCK CHAIN and Numerous Others.
- "SUPER-LOOP" FIBER NETWORK

## TAX ADVANTAGES

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO FRANCHISE TAX

### TIER 1 University

- UNIVERSITY OF NEVADA RENO IS A TIER 1 SCHOOL AND HOME TO MORE THAN 20,000 STUDENTS.

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# ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

ryan@chase-johnson.com

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

## PROFESSIONAL BACKGROUND

Has personally brokered over \$425,000,000 in real estate investment sales.

4 time COSTAR Power Broker Award Winner

2018, 2019 & 2020 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

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