

For Sale

Strategic Commercial Opportunity in Reno, NV



515 Double Eagle Ct.
Reno, NV 89521

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Listing Snapshot



\$3,750,000
Sale Price



\$265 PSF
Price Per Square Foot



± 14,169 SF
Total Square Footage

Property Highlights

- Two-story office building in South Meadows
- Currently a two-tenant building
- Future owner-user opportunity with ability to occupy 51% by 3/1/26
- Visibility from Hwy. 395
- Parking: Four (4) spaces / ± 1,000 SF
- Features modern facade
- Surrounded by like-kind, upscale assets
- Ability to occupy the whole building by 8/31/26
- Contact broker for financial information

Demographics

	1-mile	3-mile	5-mile
2024 Population	8,512	60,183	125,977
2024 Average Household Income	\$113,828	\$140,438	\$129,138
2024 Total Households	3,620	22,631	47,987







Hotels / Casinos

Hilton Garden Inn

Hotels / Casinos

extended STAY AMERICA

Retail

South Meadows Promenade

SPROUTS FARMERS MARKET **Starbucks**

CHASE **Marshalls**

Retail

Village at Double Diamond

Smith's FOOD & DRUG STORES

Bank of America

WALGREENS **CVS** **Wal-Mart** **Home Depot**

SUBJECT

±14,169 SF

Gateway Dr.

Martin Luther King Jr. Memorial Hwy. // 162,000 CPD

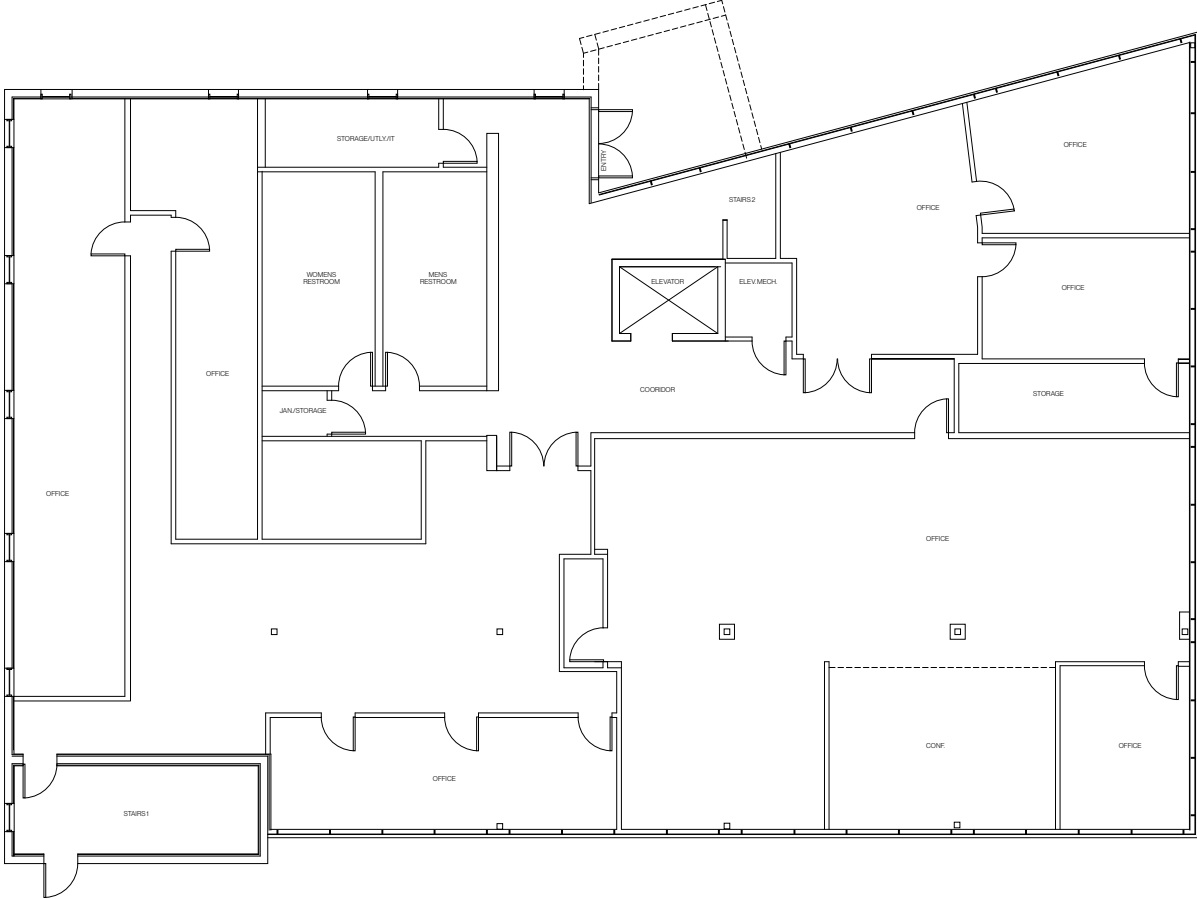




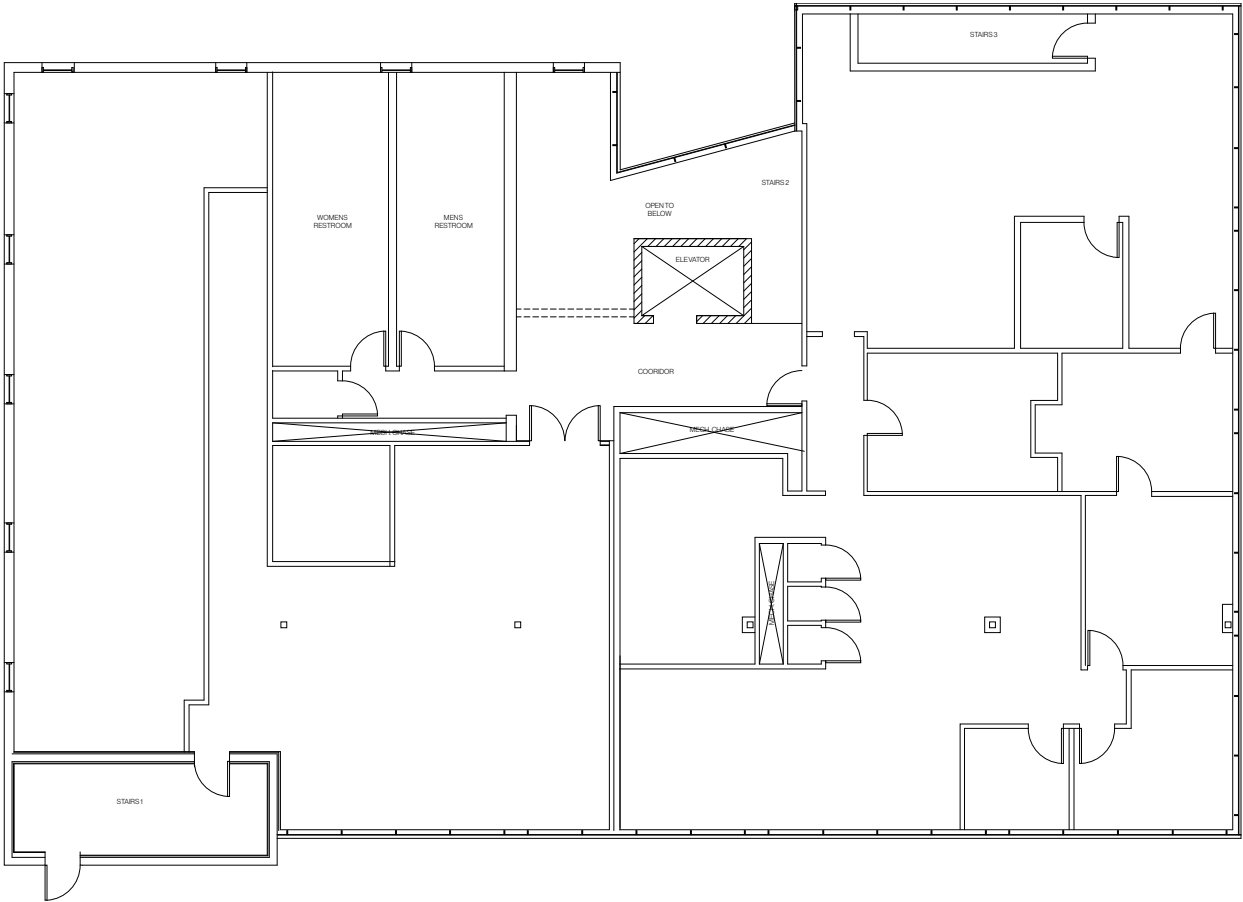
Double Eagle Ct.



Floor Plan | First Floor



Floor Plan | Second Floor



Property Photos



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For inquiries please reach out to our team.

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