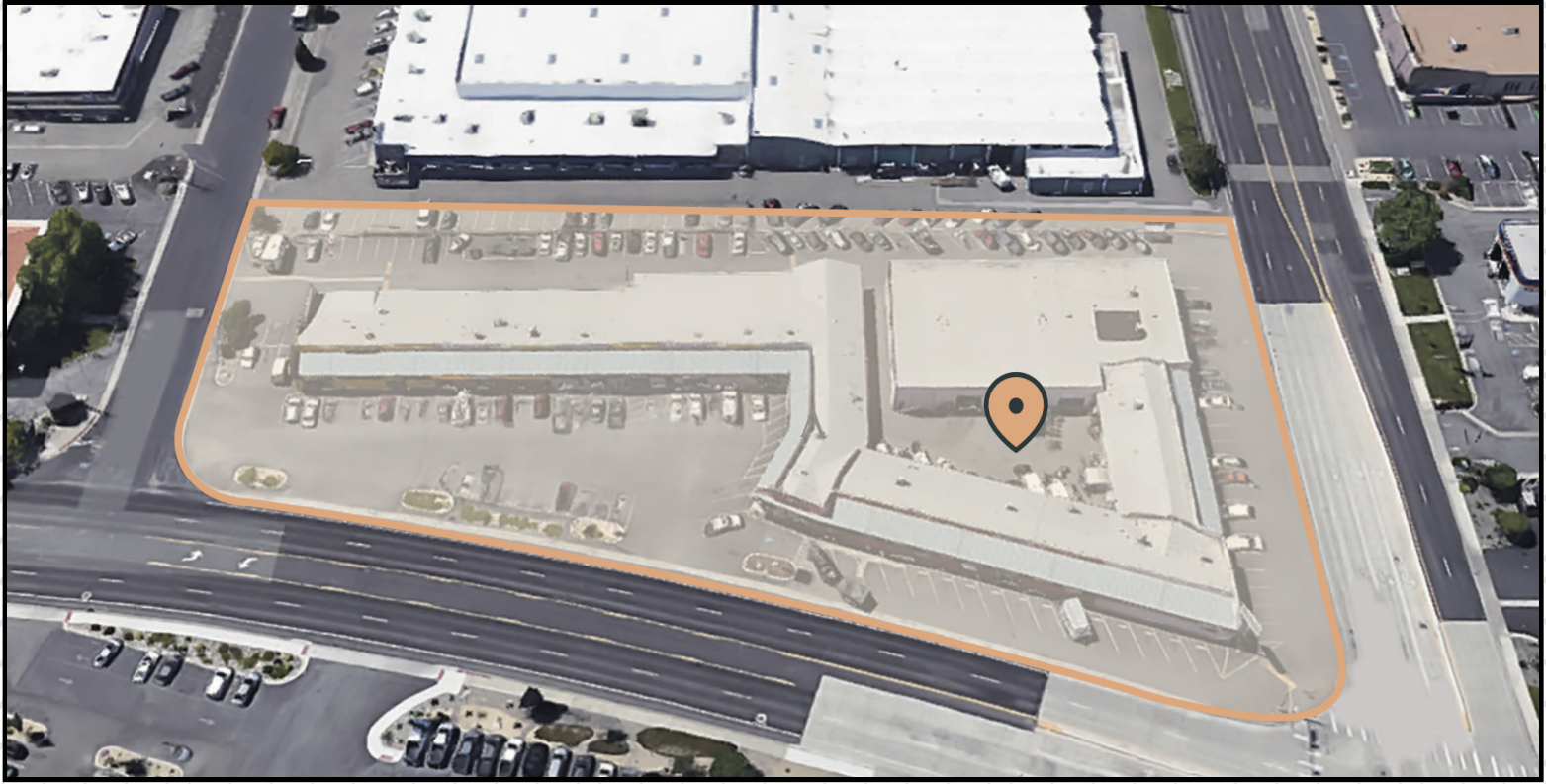


RETAIL/COMMERCIAL FOR SALE | \$9,250,000



COMPASS
COMMERCIAL

3000 MILL ST. RENO, NV 89502



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PLAZA DETAILS



COMPASS
COMMERCIAL

- ❖ APN: 013-322-15
- ❖ Zoning: MU - Mixed Used
- ❖ Seller Financing Available
- ❖ 39,048 SF Retail/Commercial Plaza
- ❖ Built in 1971
- ❖ 1.00 Acre Parcel
- ❖ Property is 100% leased with 15 tenants
- ❖ Large pylon sign with excellent visibility for tenants
- ❖ Only 1.3 miles to Reno-Tahoe International Airport
- ❖ ±21,500 VPD Traffic count along Mill St. Terminal Way
- ❖ Premier Tenants include:
 - Reno Motorsports
 - Dunseath Key Co.
 - Full Belly Deli

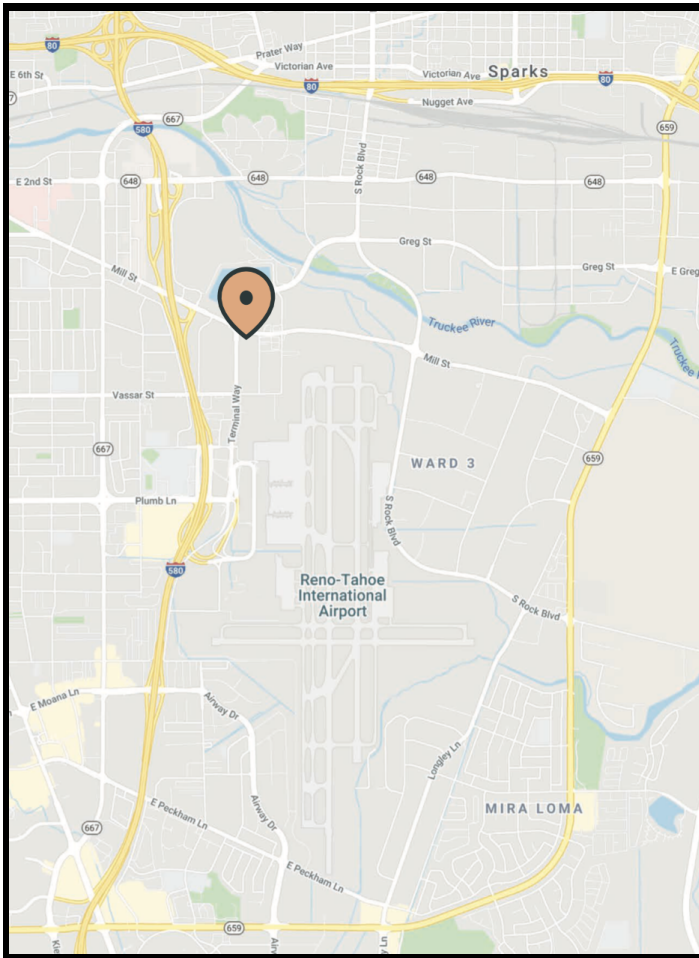


TRADE & LOCATOR MAP



COMPASS
COMMERCIAL

The City of Reno continues to rebound from the effects of the Great Recession. Property values are increasing, the population is growing, and Reno has been named one of the ten most livable mid-sized cities in the United States for 2014. While Reno's economy for most of the 20th century was primarily centered on gaming and entertainment, it is now diversifying into a much broader base with spans healthcare, entrepreneurial startups, and technology-based industries. Reno's economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Approximately 25% of the workforce is employed in the fields of construction, manufacturing, transportation, communications, public utilities, and finance related services. Nevada has no corporate or personal income tax, and is a right-to-work state. In 2005, Inc. magazine named Reno No. 1 on its list of the "Best Places to Do Business in America," based on job growth figures among 274 metropolitan areas. Over \$30 million dollars of City and one billion dollars in private/other public, investment has been made in downtown Reno to modernize and beautify infrastructure and facilities.



Average
Household Size

2.4

246,210
Population

37.2

Median Age

\$55,302

Median Household
Income

BUSINESS



12,488
Total Businesses



182,747
Total Employees



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