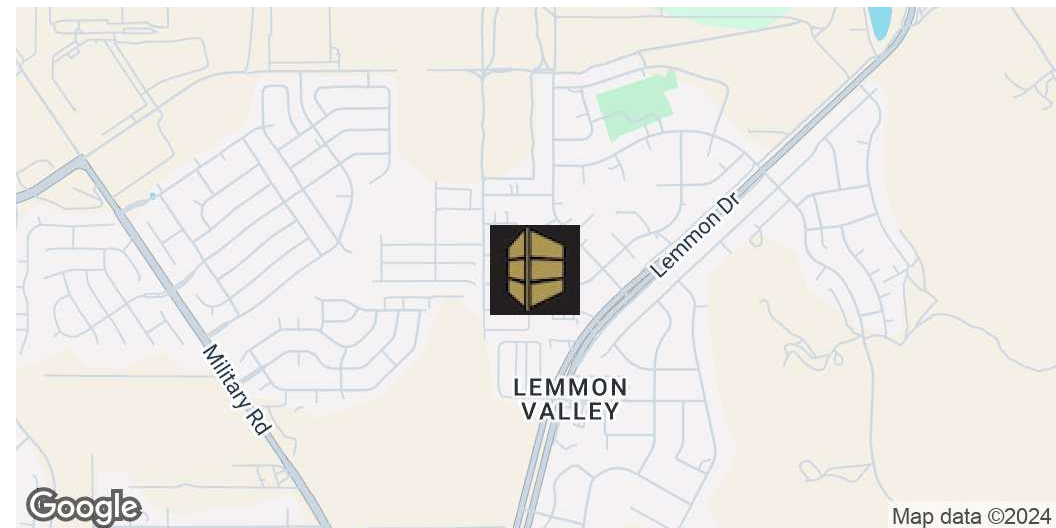


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to offer for lease Lemmon Valley Shopping Center. Located at 9345 Lemmon Drive in Reno, is situated in the rapidly expanding North Valleys submarket, an area experiencing significant residential, industrial, and commercial growth. The shopping center boasts a diverse mix of tenants, including Hometown Cafe, Deal Food Mart & Gas Station, Wayside Bar, Lemmon Valley Hair Design, and All Fur Love Grooming. With limited retail space available in the immediate vicinity, Lemmon Valley Shopping Center stands as the prime destination for retailers looking to serve the growing number of nearby households and capitalize on the area's development boom. With convenient access to major transportation routes, this property offers unparalleled visibility and exposure. Don't miss the chance to elevate your business in this sought-after commercial space. Schedule a viewing today and envision the endless possibilities that await at 9345 Lemmon Dr.

OFFERING SUMMARY

Lease Rate:	\$0.50 - 1.50 SF/month (MG; Ground)
Number of Units:	3
Available SF:	2,112 - 6,000 SF
Lot Size:	170,755 SF
Building Size:	19,316 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,011	11,394	20,642
Total Population	5,953	32,848	61,700
Average HH Income	\$93,960	\$95,648	\$93,281

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FOR LEASE 9345 LEMMON DR, RENO, NV

ADDITIONAL PHOTOS



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LOCATION MAP



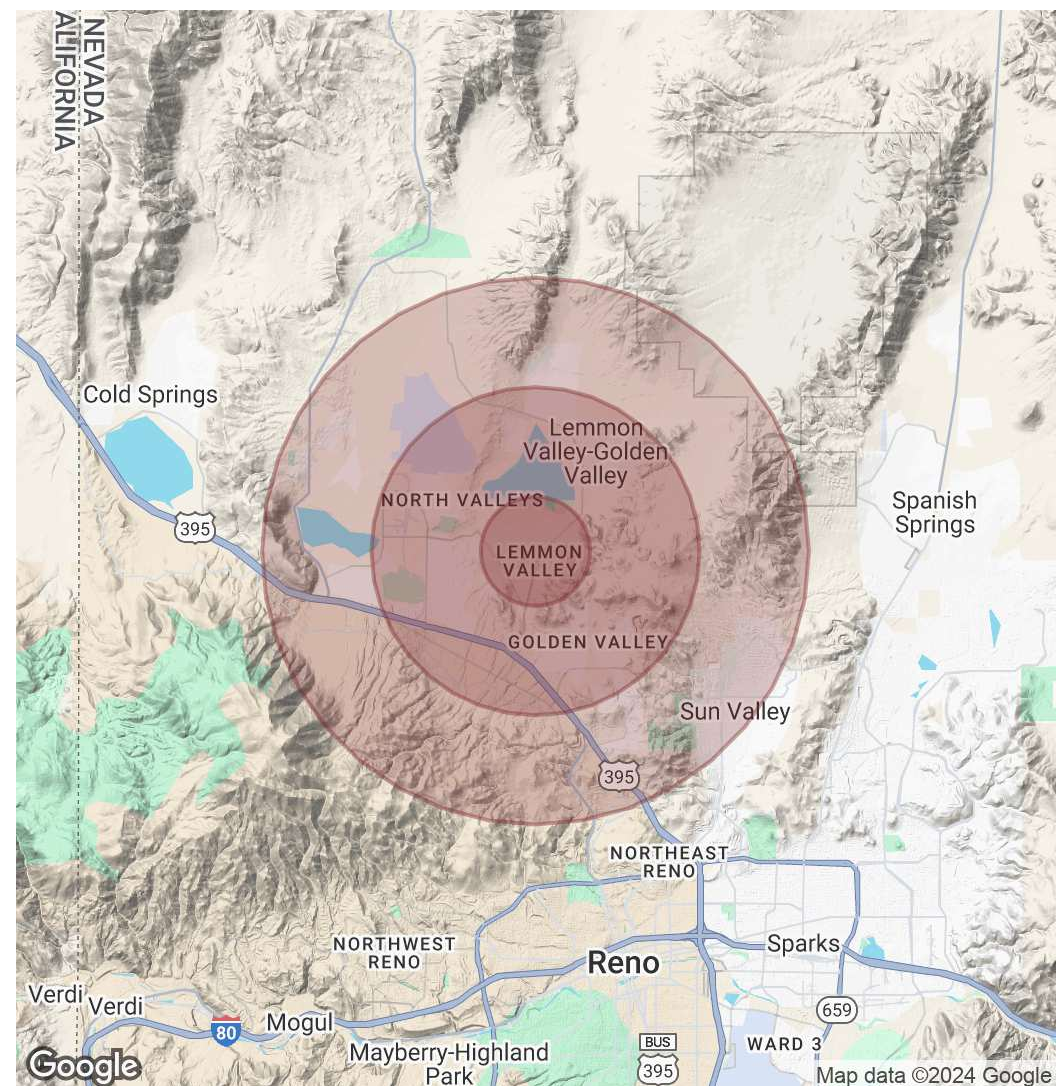
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,953	32,848	61,700
Average Age	38	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,011	11,394	20,642
# of Persons per HH	3	2.9	3
Average HH Income	\$93,960	\$95,648	\$93,281
Average House Value	\$498,015	\$451,307	\$425,448

Demographics data derived from AlphaMap



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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 \$575 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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