

For Lease



LOGIC

Ground Lease Retail Opportunity



0 Vassar St.
Reno, NV 89502

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Listing Snapshot



Negotiable
Lease Rate



± 0.35 AC
Available Acreage



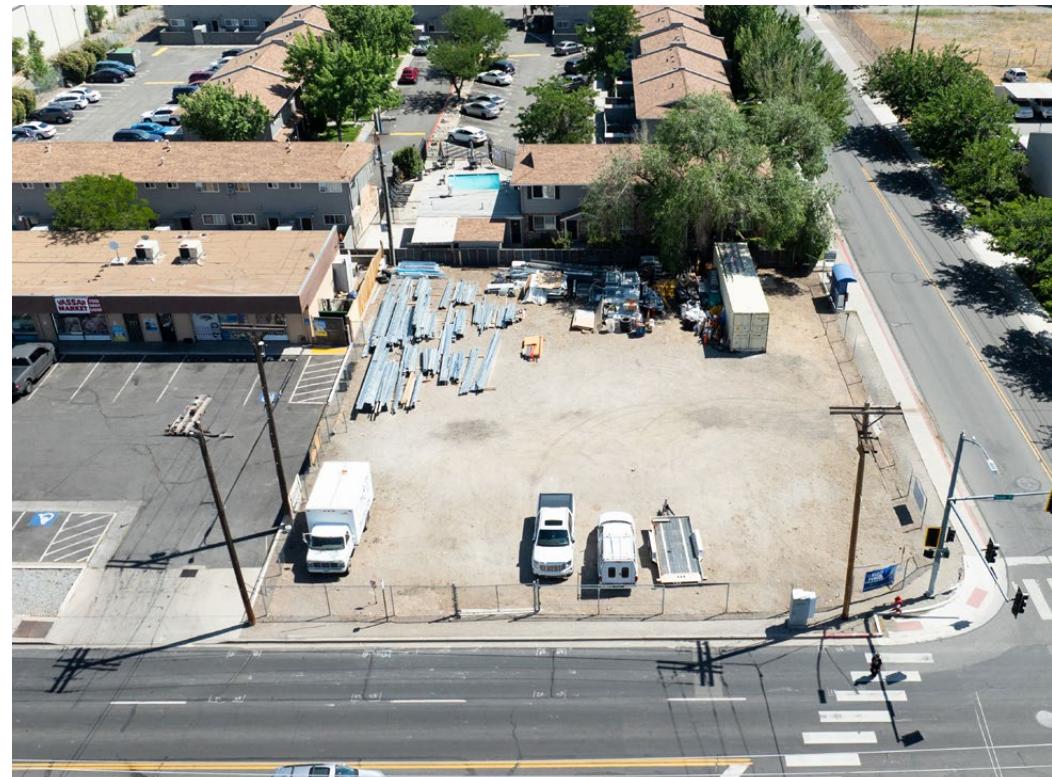
Ground Lease
Opportunity

Property Highlights

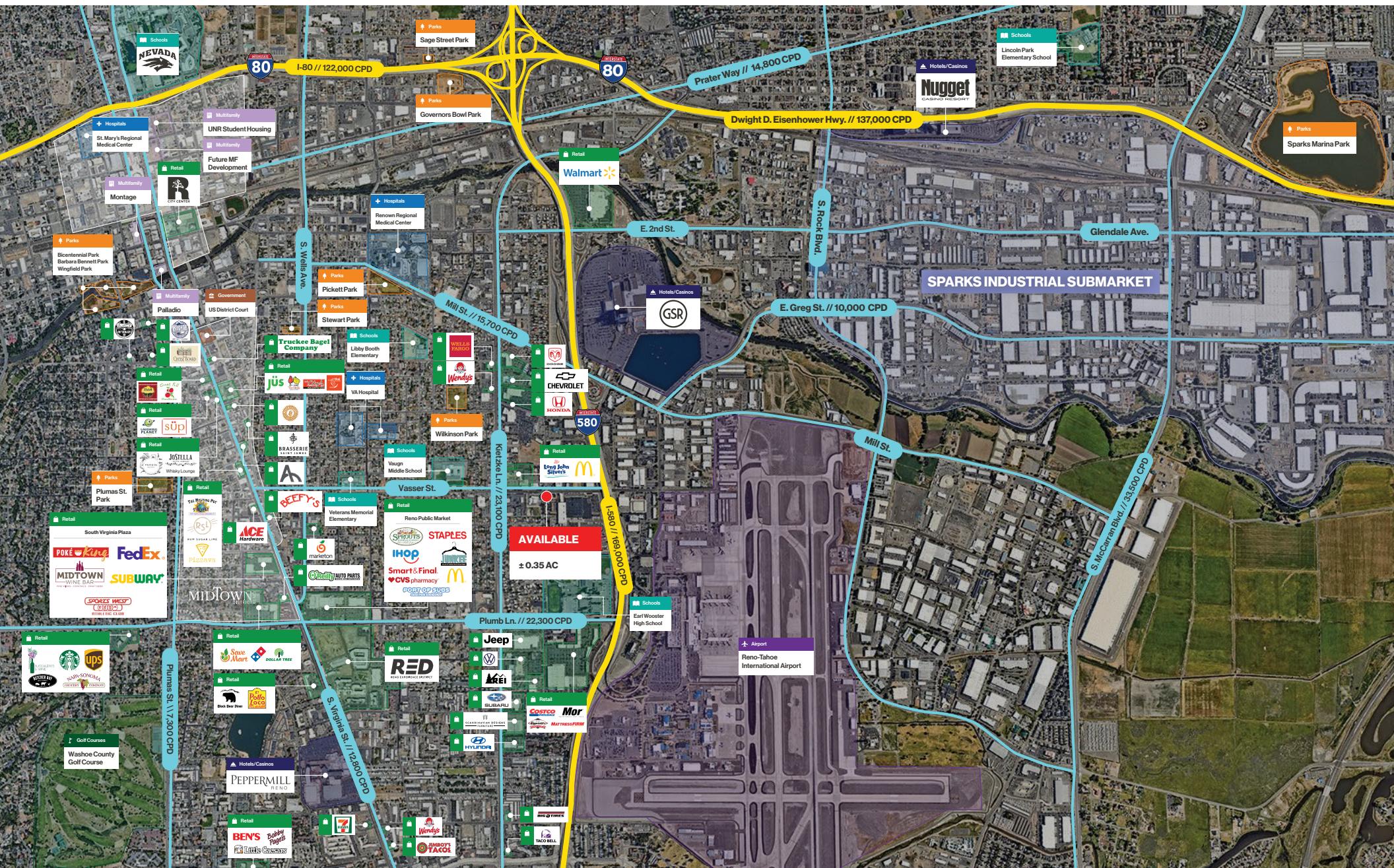
- Ground lease opportunity at the signalized intersection of Harvard Way and Vassar St.
- Project features over 100 LF of frontage along Vassar St. with traffic counts over 9,000 CPD
- Located in close proximity to the United States Postal Service mail Reno branch and Wooster High School creating increased traffic to the area daily
- Sewer, water, gas and electric readily available to the site
- High daytime population of more than 7,200 employees working within a 0.5-mile radius
- Multiple residential developments with just under 6,000 housing units within a 1-mile radius
- Surrounding business include Mesa Rim indoor climbing gym, Reno Guns & Range, Harley Davidson, Kawasaki of Reno, Arrow Automotive, Redken Academy, and the Social Security Administration

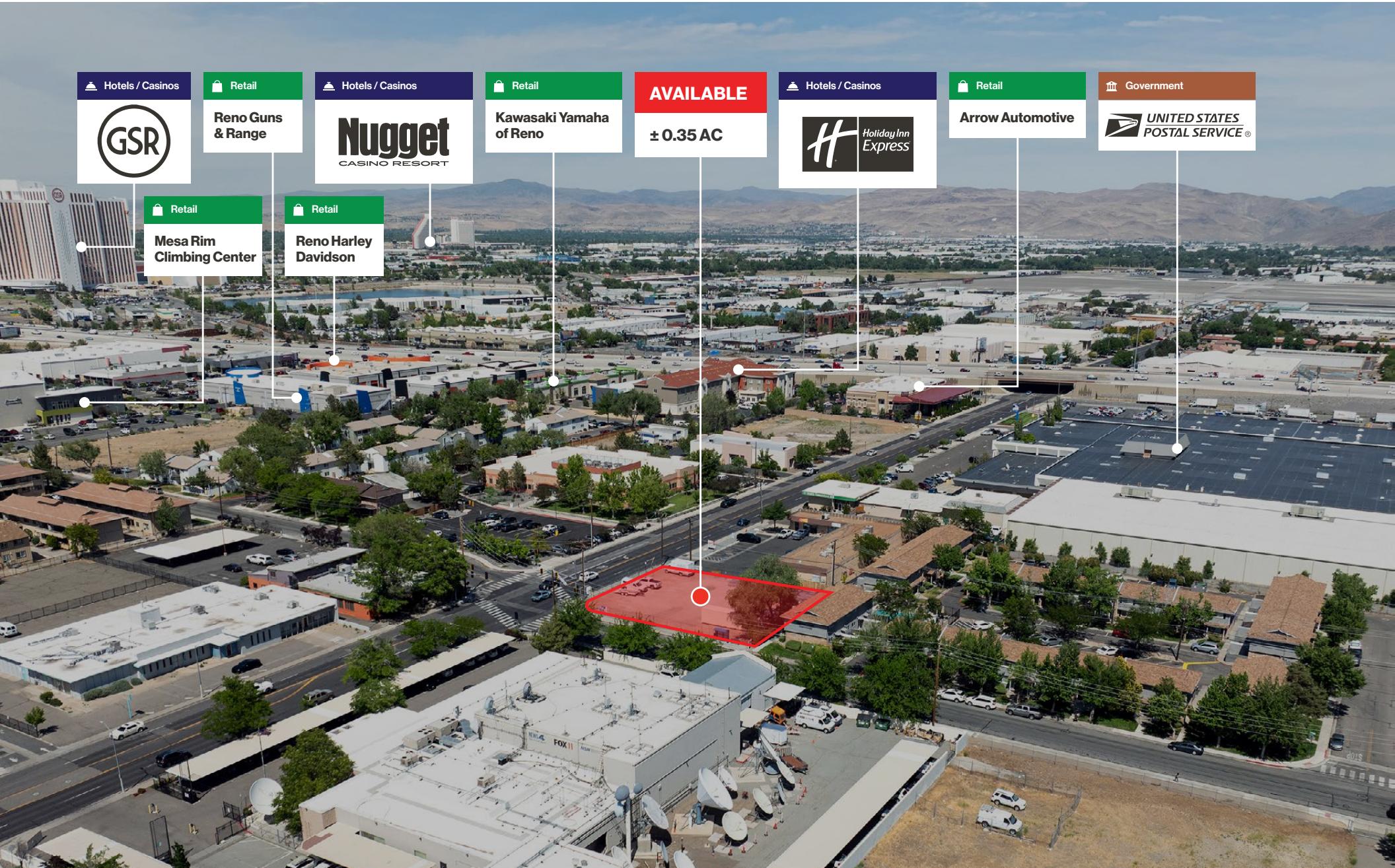
Demographics

	1-mile	3-mile	5-mile
2024 Population	15,060	132,862	248,096
2024 Average Household Income	\$76,837	\$80,243	\$95,099
2024 Total Households	6,154	57,730	104,450



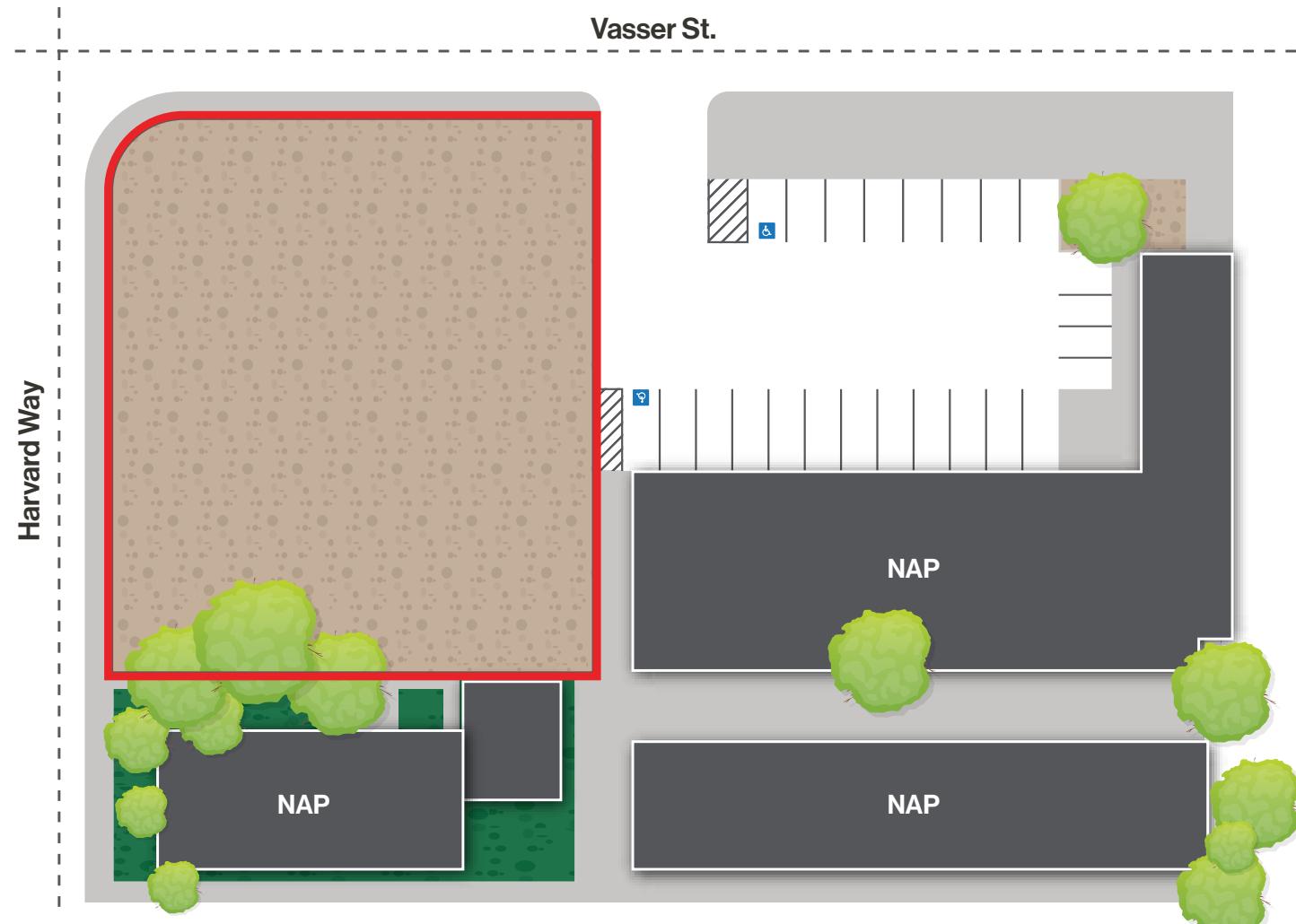
Aerial





Site Plan

Subject NAP



LOGIC Commercial Real Estate

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