

# INDUSTRIAL PROPERTY FOR LEASE

## Southwest Commerce Center (Sublease)

895 E PATRIOT BLVD  
RENO, NV 89511



### OFFERING SUMMARY

<b>Building SqFt</b>	8,000 SqFt
<b>Year Built</b>	1997
<b>Parcel ID</b>	025-491-14
<b>Zoning Type</b>	INDUSTRIAL
<b>County</b>	Washoe
<b>Frontage</b>	11.00 Ft
<b>Coordinates</b>	39.459363,-119.777994

### PROPERTY OVERVIEW

Highly desirable Industrial suite for Lease. 8,000s/ft property located in Southwest Commerce Center. 10 Parking spots for visitors, employees, and fleet vehicles. quick-access loading bay and 12x10 drive-in door. Zoned for distribution, storage or light manufacturing workloads.

Available Space- 8,000/sf  
Office Space- 2,156/sf  
Dock-High Doors- 1  
Drive- in Door- 1

### PROPERTY HIGHLIGHTS

- Property features over 2,100s/f. of office space with access to executive offices, conference room, restrooms and a showroom, as well as 5,844/sf of climate-controlled warehousing and storage space with full sprinkler coverage.

Remax Gold Commercial  
10795 Double R BLVD  
reno, NV 89511  
Office: 7755445239

Ryan Puliz  
Mobile: 7755445329  
ryanpuliz@puliz.com  
License #: S.0185641

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#105	--	Negotiable	NNN	8,000 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,952	52,587	102,684
2010 Population	7,706	60,641	121,950
2023 Population	8,750	70,405	150,839
2028 Population	8,821	73,037	156,120
2023-2028 Growth Rate	0.16 %	0.74 %	0.69 %
2023 Daytime Population	21,633	99,855	211,928

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	314	2,623	5,905
\$15000-24999	112	1,177	2,665
\$25000-34999	256	2,531	4,902
\$35000-49999	678	3,461	6,642
\$50000-74999	823	5,299	9,529
\$75000-99999	525	3,851	7,484
\$100000-149999	629	5,203	11,993
\$150000-199999	329	2,484	7,095
\$200000 or greater	353	3,025	8,239
Median HH Income	\$ 67,941	\$ 73,260	\$ 82,200
Average HH Income	\$ 101,121	\$ 107,344	\$ 119,395

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,653	21,777	43,597
2010 Total Households	3,476	24,646	50,963
2023 Total Households	4,019	29,653	64,456
2028 Total Households	4,108	31,168	67,296
2023 Average Household Size	2.13	2.36	2.32
2023 Owner Occupied Housing	1,383	13,635	34,052
2028 Owner Occupied Housing	1,474	14,478	35,560
2023 Renter Occupied Housing	2,636	16,018	30,404
2028 Renter Occupied Housing	2,634	16,691	31,736
2023 Vacant Housing	194	1,979	4,620
2023 Total Housing	4,213	31,632	69,076

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### ABOUT RENO

Reno ( REE-noh) is a city in the northwest section of the U.S. state of Nevada, along the Nevada–California border, about 22 miles (35 km) north from Lake Tahoe, known as "The Biggest Little City in the World". It is the county seat and most populous city of Washoe County sitting in the High Eastern Sierra foothills, in the Truckee River valley, on the eastern side of the Sierra Nevada. The Reno metro area (along with the neighboring city Sparks) occupies a valley colloquially known as the Truckee Meadows, it is the 81st most populous city in the United State...



#### CITY OF RENO

County	Washoe
Incorporated	3/15/1903

#### AREA

City	111.7 sq mi
Land	108.9 sq mi
Water	2.8 sq mi
Elevation	4505 ft

#### POPULATION

Population	264,165
Rank	82
Density	2,426.54 sq mi
Urban	446,529

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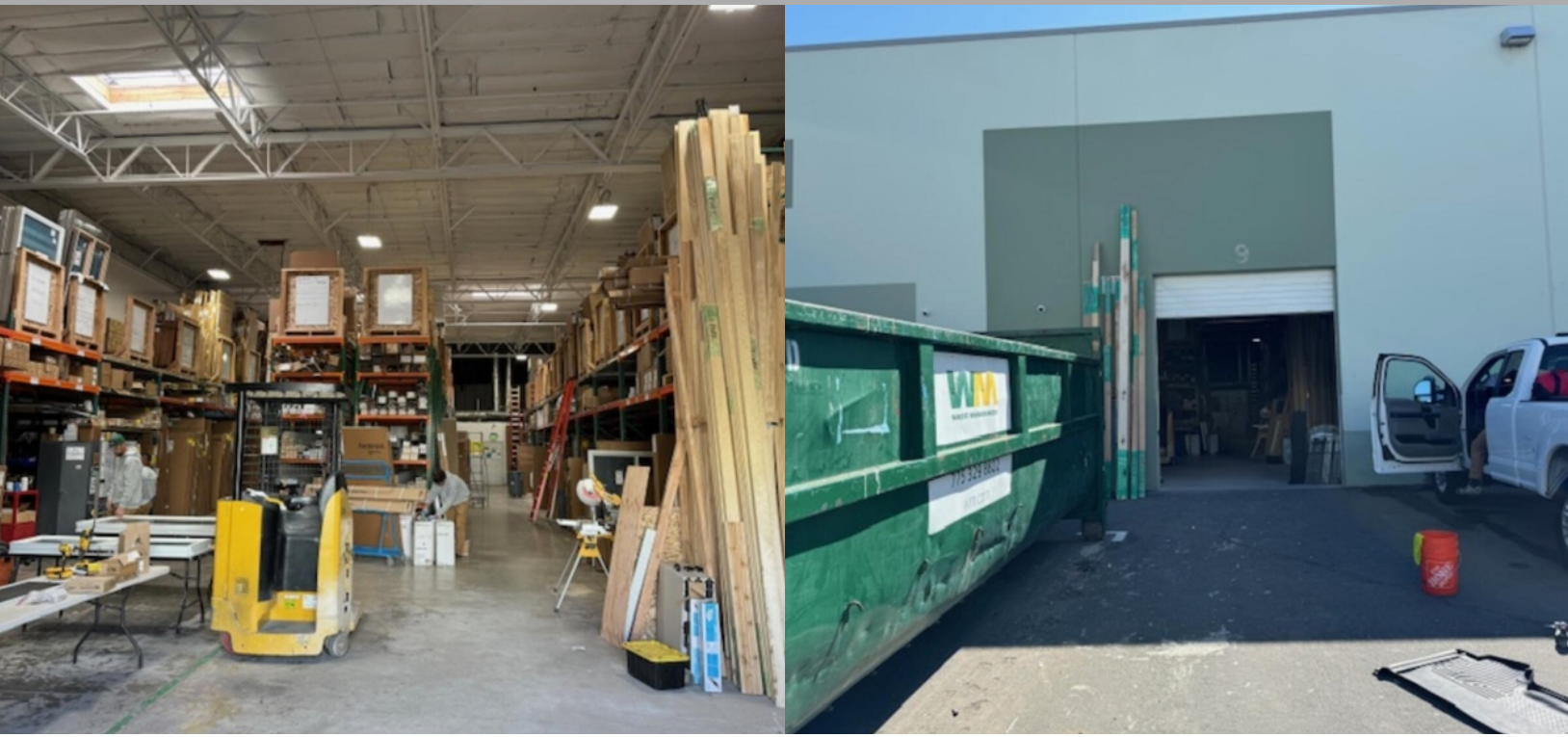
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