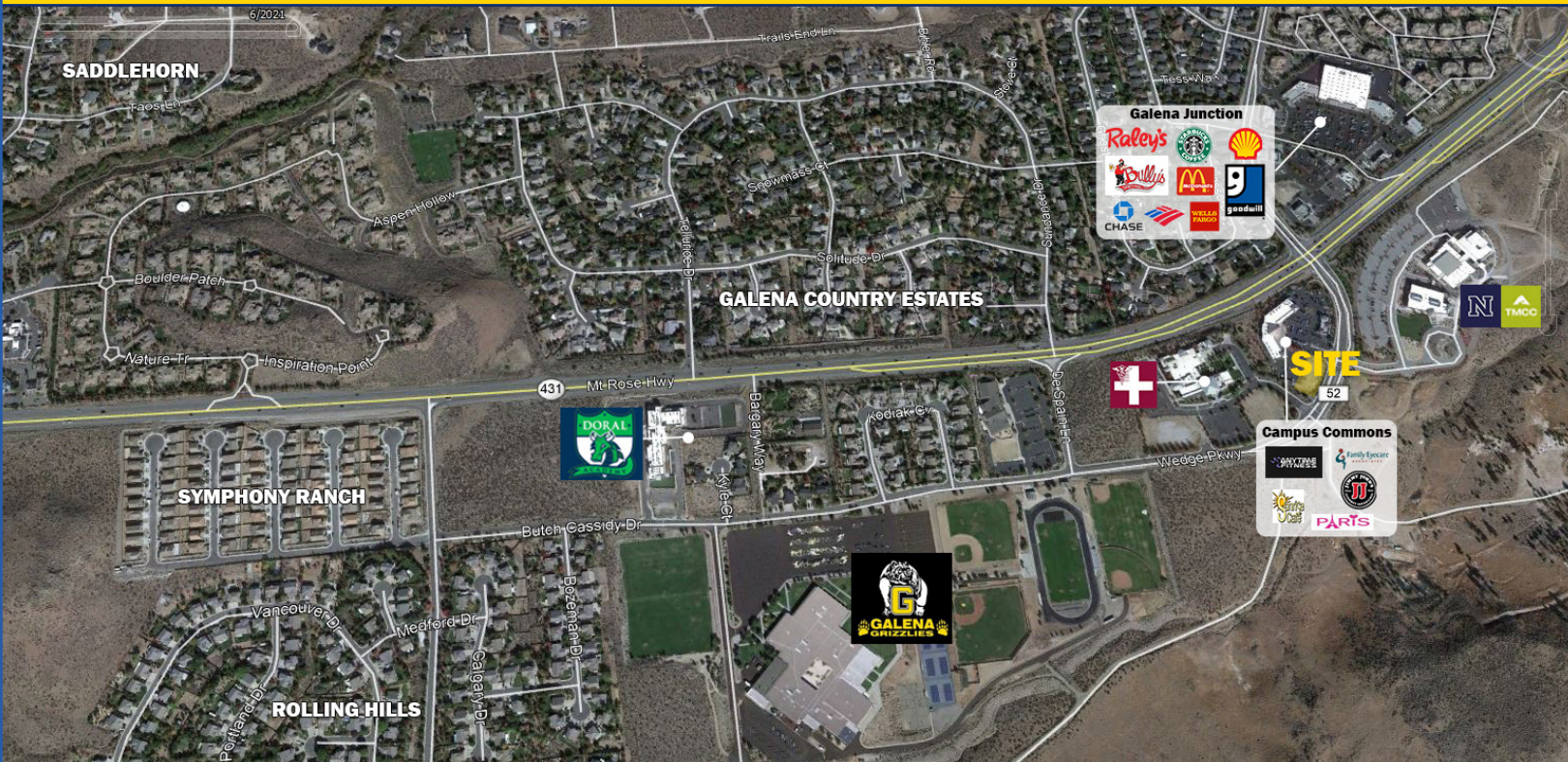


## BUILD-TO-SUIT RETAIL/OFFICE BUILDING/LAND LEASE



### PROPERTY SNAPSHOT

- Customize to your needs! Approximately 4,000 Sq. Ft of retail or office space available
- **Price Negotiable!**
- Perfect location for a medical spa, yoga center, health/wellness provider, restaurant or specialty retailer
- High visibility with 20,000 CPD on Mt. Rose Highway
- Median household income of \$113,708 within a 3 mile radius
- 11,082 households with 27,871 population within a 3 mile radius
- Located across from UNR/TMCC Redfield Campus
- Zoned Mixed Use (MU)



**SEAN FRENCH**  
Associate  
sfrench@archcrestnv.com  
C: 775.997-8555  
NV Lic S.0185456

**KEVIN ANNIS, SIOR, CCIM**  
Broker/Principal  
kannis@archcrestnv.com  
C: 775.742.2539  
NV Lic B.1000617 LLC

**MELANIE STEWART**  
Transaction & Marketing Coordinator  
mstewart@archcrestnv.com  
P: 775.852.9800 x 205  
NV Lic S.0061263

**775.852.9800**  
WWW.ARCHCRESTNV.COM