

For Lease

E. Patriot Blvd. & I-580



SUBJECT

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80 E. Patriot Blvd.
Reno, NV 89511


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Listing Snapshot



\$1.45 PSF NNN
Lease Rate



± 5,500 SF
Available Square Footage



\$0.34
Estimated NNN Cost

Property Highlights

- Previous photography studio space
- Four (4) parking spaces per ± 1,000 SF
- South Virginia frontage with ± 26,000 CPD
- Monument signage available
- Freeway visibility with building signage
- Central location allowing easy access across the Reno/Sparks market

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 7,235 | 62,673 | 145,021 |
| 2024 Average Household Income | \$110,860 | \$131,059 | \$128,780 |
| 2024 Total Households | 3,234 | 26,856 | 61,332 |

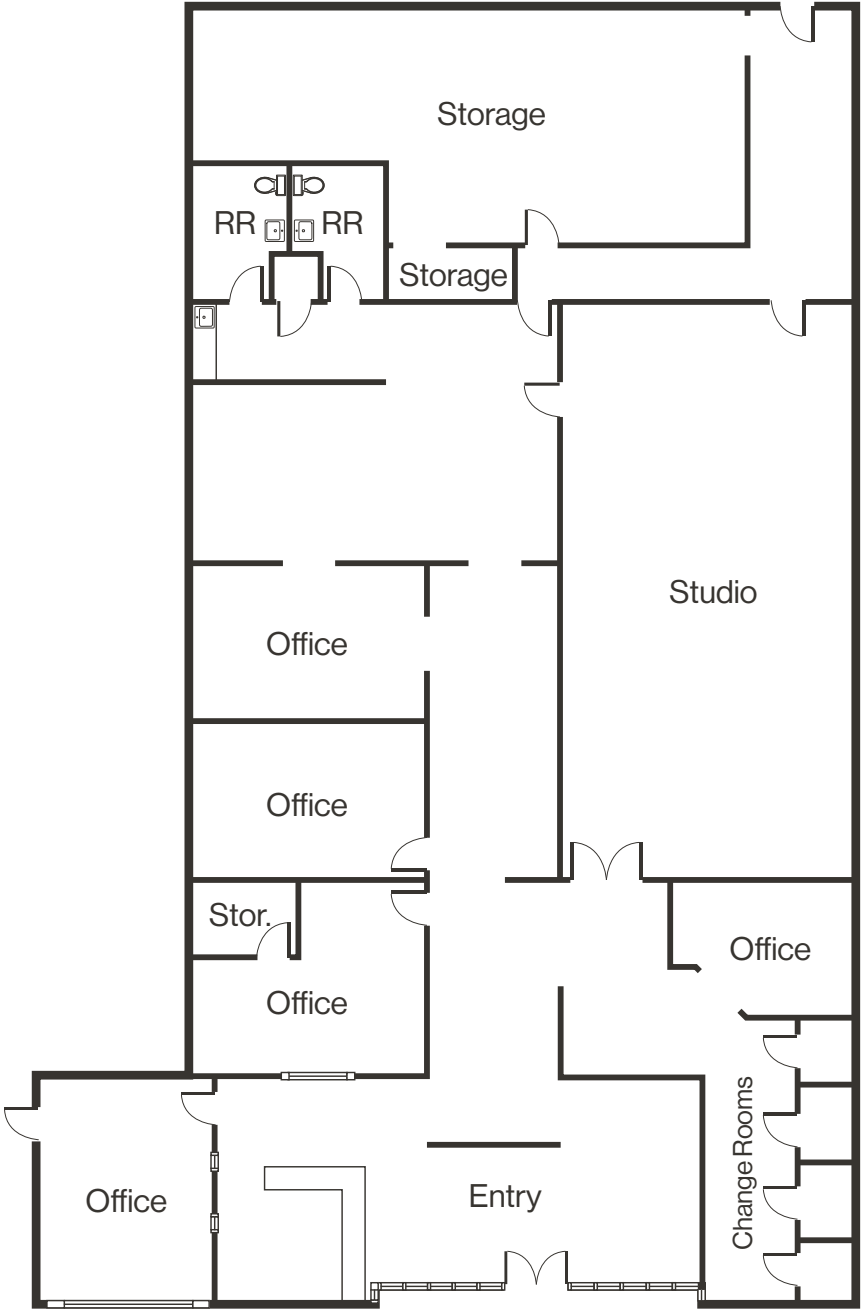






Floor Plan | Suite D | ± 5,500 SF

- Power: 225 Amp, 208V, 3-Phase
- Five (5) offices
- Open area
- Two (2) private restrooms
- Kitchen
- Large storage area



Property Photos



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For inquiries please reach out to our team.

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