



**PRICE REDUCTION!**  
**\$850,000**

📍 1580 GEIGER GRADE  
RD., RENO, NV 89521

**TURNKEY SOUTH RENO  
PRESCHOOL FOR SALE**

# PASSIONATE ABOUT EARLY CHILDHOOD EDUCATION?

A rare opportunity awaits! This well-established and highly regarded early childhood education center is now available for sale. With a long-standing reputation for excellence, this thriving preschool is known for delivering exceptional care and education, supported by a team of compassionate and dedicated staff.



## NEW ADDITONS

- Landscaping
- Parking Lot repair
  - Sealed and stripped, painted interior and exterior
- Painted Cabinets
  - Added 3 sinks and cabinets
- Installed new flooring
- New Front door - with keyless entry and magnetron lock system
- Replaced water heater
- Added gutters
- New playground equipment
  - Shade Structure, Jungle Gym, Playground Boarders and Rubber Mulch

## PROPERTY HIGHLIGHTS

- Turnkey child care facility
- Large Fenced outdoor play yard with shade structure
- Ample parking
- Convenient South Reno location
- Oversized lot providing opportunity for expansion
- All fixtures, furniture, equipment, and curriculum are now included in the sale of the property.



# LOCATION

Located in a growing neighborhood in Southeast Reno, the 1,896 SF facility has been recently updated and features a spacious, fully equipped playground. The oversized lot provides ample room for future expansion, offering the potential for increased enrollment and additional revenue streams.

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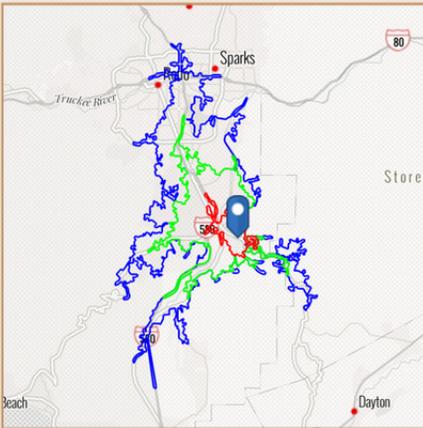


# DEMOGRAPHIC INSIGHTS

## BENCHMARK DEMOGRAPHICS

1580 Geiger Grade Rd, Reno, Nevada, 89521

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



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AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States		
	5 mins	10 mins	15 mins	Counties Washoe County	CBSAs Reno, NV Metropolitan Statistical Area	Nevada	USA	
0 - 4	5.91%	5.45%	5.57%	5.39%	5.36%	5.49%	5.39%	
5 - 9	6.80%	6.17%	5.94%	5.66%	5.67%	5.79%	5.75%	
10 - 14	7.10%	6.20%	6.05%	5.83%	5.84%	6.04%	5.98%	
15 - 19	6.53%	5.55%	5.97%	6.36%	6.32%	6.22%	6.47%	
20 - 34	17.10%	18.50%	20.31%	21.30%	20.68%	20.22%	20.33%	
35 - 54	28.65%	27.05%	25.48%	24.75%	24.62%	26.21%	25.20%	
55 - 74	21.40%	22.77%	22.56%	22.67%	23.23%	22.37%	22.82%	
75+	6.51%	8.35%	8.04%	8.00%	8.27%	7.66%	8.05%	
<b>HOUSEHOLD INCOME</b>								
<\$15,000	5.2%	4.0%	6.8%	6.3%	6.5%	7.2%	8.3%	
\$15,000-\$24,999	1.8%	2.3%	4.3%	4.1%	4.2%	5.5%	5.9%	
\$25,000-\$34,999	4.0%	3.6%	5.6%	5.4%	5.6%	6.6%	6.3%	
\$35,000-\$49,999	4.1%	5.8%	8.1%	8.4%	8.7%	9.7%	9.8%	
\$50,000-\$74,999	8.7%	11.4%	15.6%	16.0%	16.3%	16.9%	15.6%	
\$75,000-\$99,999	12.0%	13.5%	14.3%	14.5%	14.4%	13.7%	12.5%	
\$100,000-\$149,999	21.0%	21.0%	17.7%	19.5%	19.8%	18.9%	17.8%	
\$150,000-\$199,999	19.5%	16.4%	11.2%	10.6%	10.4%	9.4%	9.8%	
\$200,000+	23.7%	22.1%	16.5%	15.1%	14.1%	12.0%	14.0%	
<b>KEY FACTS</b>								
Population	12,239	62,321	129,286	520,104	588,069	3,303,677	339,887,819	
Daytime Population	7,779	61,093	165,650	519,197	577,242	3,288,380	338,218,372	
Employees	6,220	32,530	66,022	263,257	291,622	1,607,495	167,630,539	
Households	4,592	25,518	52,963	207,711	234,168	1,270,466	132,422,916	
Average HH Size	2.66	2.43	2.42	2.47	2.48	2.57	2.50	
Median Age	39.9	40.8	39.5	39.0	39.5	39.4	39.6	
<b>HOUSING FACTS</b>								
Median Home Value	658,001	657,890	625,434	576,235	547,066	460,995	370,578	
Owner Occupied %	68.7%	60.1%	52.2%	60.5%	62.5%	60.3%	64.2%	
Renter Occupied %	31.3%	39.9%	47.8%	39.5%	37.5%	39.7%	35.8%	
Total Housing Units	4,944	27,227	56,705	223,522	251,774	1,370,075	146,800,552	
<b>INCOME FACTS</b>								
Median HH Income	\$133,217	\$119,834	\$90,172	\$89,987	\$88,260	\$80,950	\$81,624	
Per Capita Income	\$60,472	\$64,423	\$53,727	\$50,016	\$48,495	\$42,691	\$45,360	
Median Net Worth	\$498,540	\$389,266	\$195,967	\$258,091	\$259,870	\$200,811	\$228,144	

## INTEREST? LET'S GET IN TOUCH



**RICCI RODRIGUEZ-ELKINS**  
**MANAGING DIRECTOR COMMERCIAL SERVICES**  
**BS. 146909.MGR**



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