

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to present a rare investment opportunity: the Town and Country Center, a well-established retail center with upside located in Reno NV close to the vibrant Midtown District. Whether you're looking to expand your investment portfolio or capitalize on Reno's booming real estate market, the Town and Country Center offers steady cash flow, location-driven value, and long-term upside. Contact Johnson Group Commercial today for more information, financials, or to schedule a private tour.

PROPERTY HIGHLIGHTS

- Diverse Tenant Mix – Consistently strong occupancy featuring a variety of service, retail, and office tenants. Income-generating with value-add potential. Includes two standalone buildings—one equipped with a drive-thru! JUST REDUCED - Priced under appraisal!

OFFERING SUMMARY

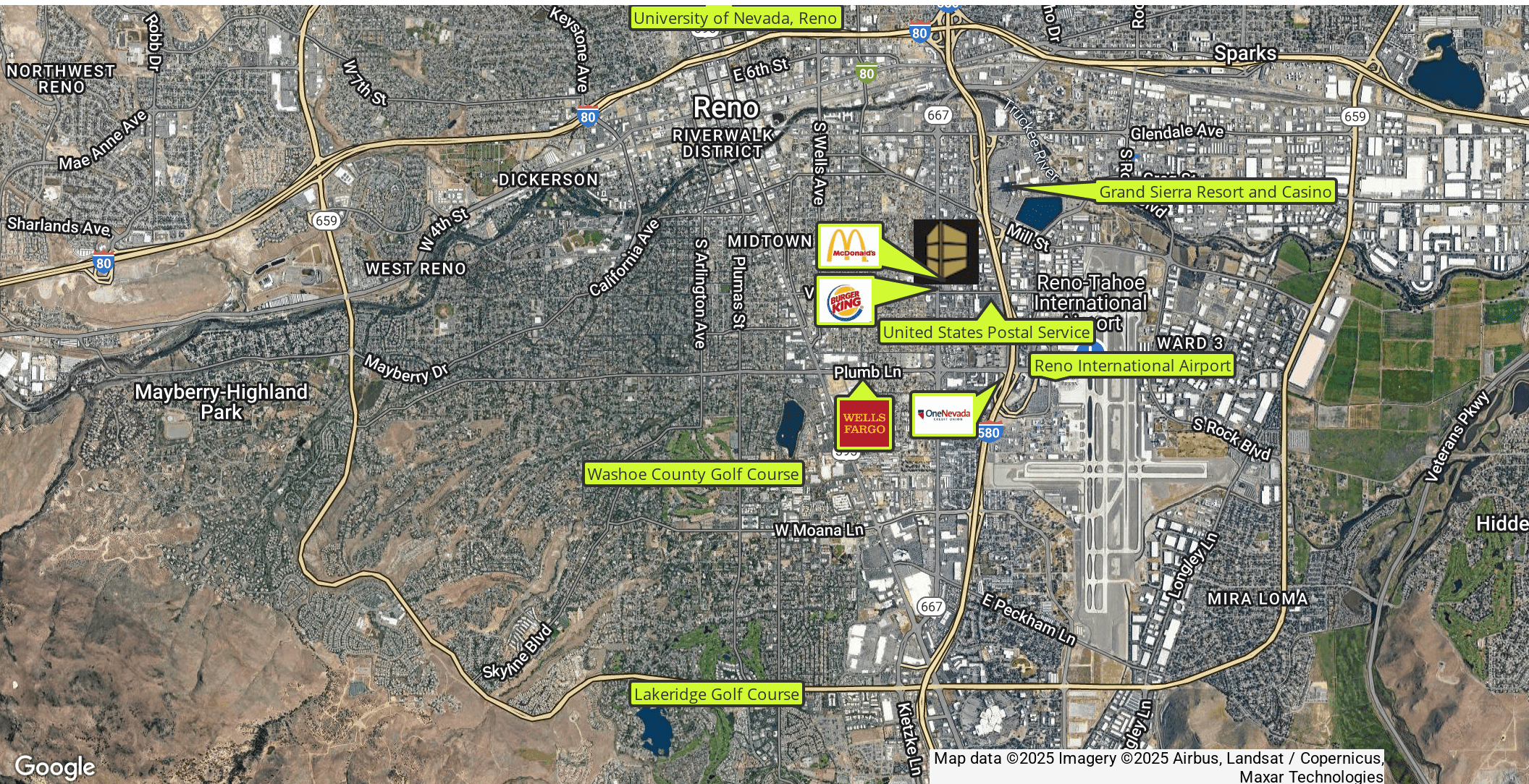
Sale Price:	\$6,900,000
Number of Units:	24
Lot Size:	4.162 Acres
Building Size:	41,256 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,482	56,626	102,486
Total Population	13,759	131,166	244,754
Average HH Income	\$74,591	\$77,077	\$91,862

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

LOCATION MAP



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET
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ASSESSORS PAGE



Owner: KORDESTANI, GEORGE H & NANCY L

Corporate Area: RENO

Zip Code: 89502 **Zip City:** RENO

Tax District: 1000

Voter Precinct: 3007

Land use: 400

Land Zoning: GC

Utility: **Water:** Municipal , **Sewer:** Municipal

Square Ft.: 41256

Acreage: 4.162

Total Assessment: 1325477

Bedrooms: 0

Baths: 0.

Year Built: 1974

Subdivision: Not Available

Neighborhood: AMAQ

[Check Parcel to Fire Station Distance \(5 miles\)](#)

[Related Parcel Information](#)

[District and Zone Information](#)

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
1158 Kietzke	Loan Max	1,220 SF	2.96%	\$25.10	\$30,624	9/14/26
1160 Kietzke	Alaskan Fish bar	2,550 SF	6.18%	\$30.59	\$78,000	5/31/29
1535 Vassar	Lily's Decore	5,400 SF	13.09%	\$7.11	\$38,400	MTM
1537 Vassar	Ministry	2,300 SF	5.57%	\$6.52	\$15,000	MTM
1539 Vassar	Vassar Lounge	1,220 SF	2.96%	\$9.84	\$12,000	MTM
1539 Vassar #101	Office	300 SF	0.73%	\$16.00	\$4,800	MTM
1539 Vassar #102	Office	500 SF	1.21%	\$12.00	\$6,000	MTM
1539 Vassar #103	Office	500 SF	1.21%	\$12.00	\$6,000	MTM
1539 Vassar #201	Church	1,500 SF	3.64%	\$12.00	\$18,000	MTM
1539 Vassar #202	Auto Sales	550 SF	1.33%	\$17.45	\$9,600	11/15/26
1539 Vassar #203	Manager Apt	1,700 SF	4.12%	\$7.06	\$12,000	MTM
1545 Vassar	Vassar Lounge	800 SF	1.94%	\$35.00	\$28,000	MTM
1555 Vassar	Salad Bar	900 SF	2.18%	\$21.33	\$19,200	MTM
1565 Vassar	Beauty Salon	1,350 SF	3.27%	\$13.33	\$18,000	8/31/29
1567 Vassar	Cashco Finance	1,000 SF	2.42%	\$21.20	\$21,200	MTM
1575 Vassar	Cafe De Manilla	6,060 SF	14.69%	\$9.90	\$60,000	1/31/28
1577 Vassar	Tattoo Studio	1,400 SF	3.39%	\$12.00	\$16,800	MTM
1585 Vassar	Music Store	1,400 SF	3.39%	\$10.07	\$14,100	2/28/27
1595 Vassar	Bakery Shop	1,800 SF	4.36%	\$20.00	\$36,000	2/14/29
1601 Vassar	Taco Los Campesions	3,750 SF	9.09%	\$16.00	\$60,000	8/31/25
1605 Vassar	Botanica San Simon	600 SF	1.45%	\$30.00	\$18,000	MTM
1607 Vassar	United Finance	450 SF	1.09%	\$26.67	\$12,000	12/31/25

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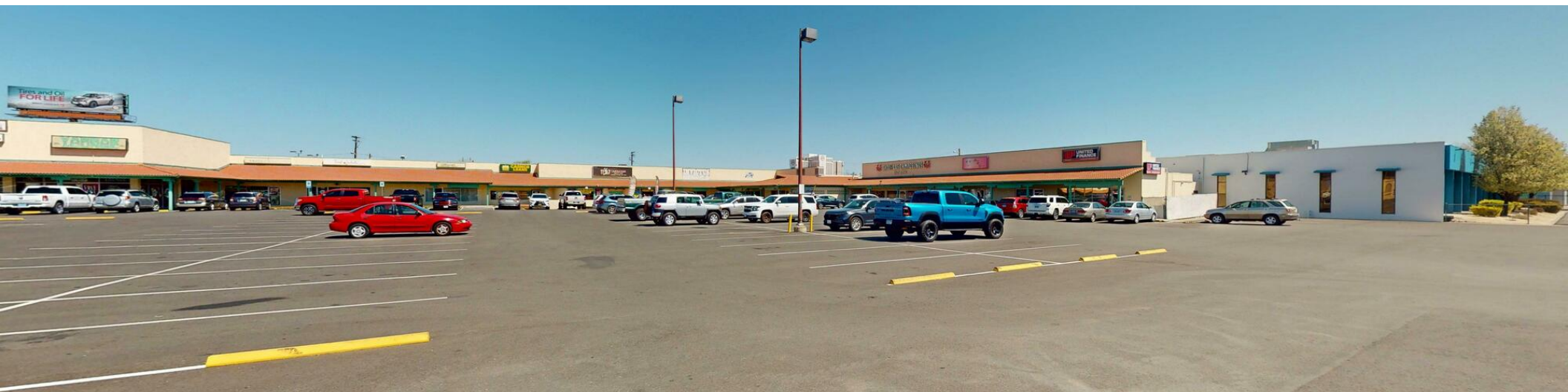
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
1609 Vassar	United Finance	800 SF	1.94%	\$22.50	\$18,000	12/31/25
1587 Vassar	Dance Studio	3,000 SF	7.27%	\$11.30	\$33,900	04/02/26
TOTALS		41,050 SF	99.48%	\$404.98	\$585,624	
AVERAGES		1,710 SF	4.15%	\$16.87	\$24,401	

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FOR SALE 1565 VASSAR ST, RENO , NV

RETAIL CENTER AND 2 STAND ALONE BUILDINGS



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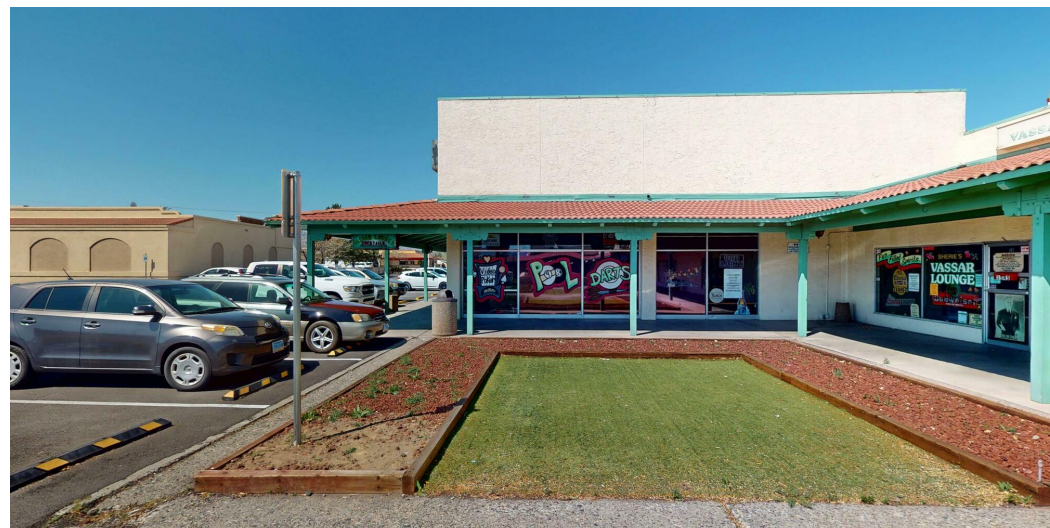
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ADDITIONAL PHOTOS



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COMMON AREA AND BACK OF RETAIL CENTER



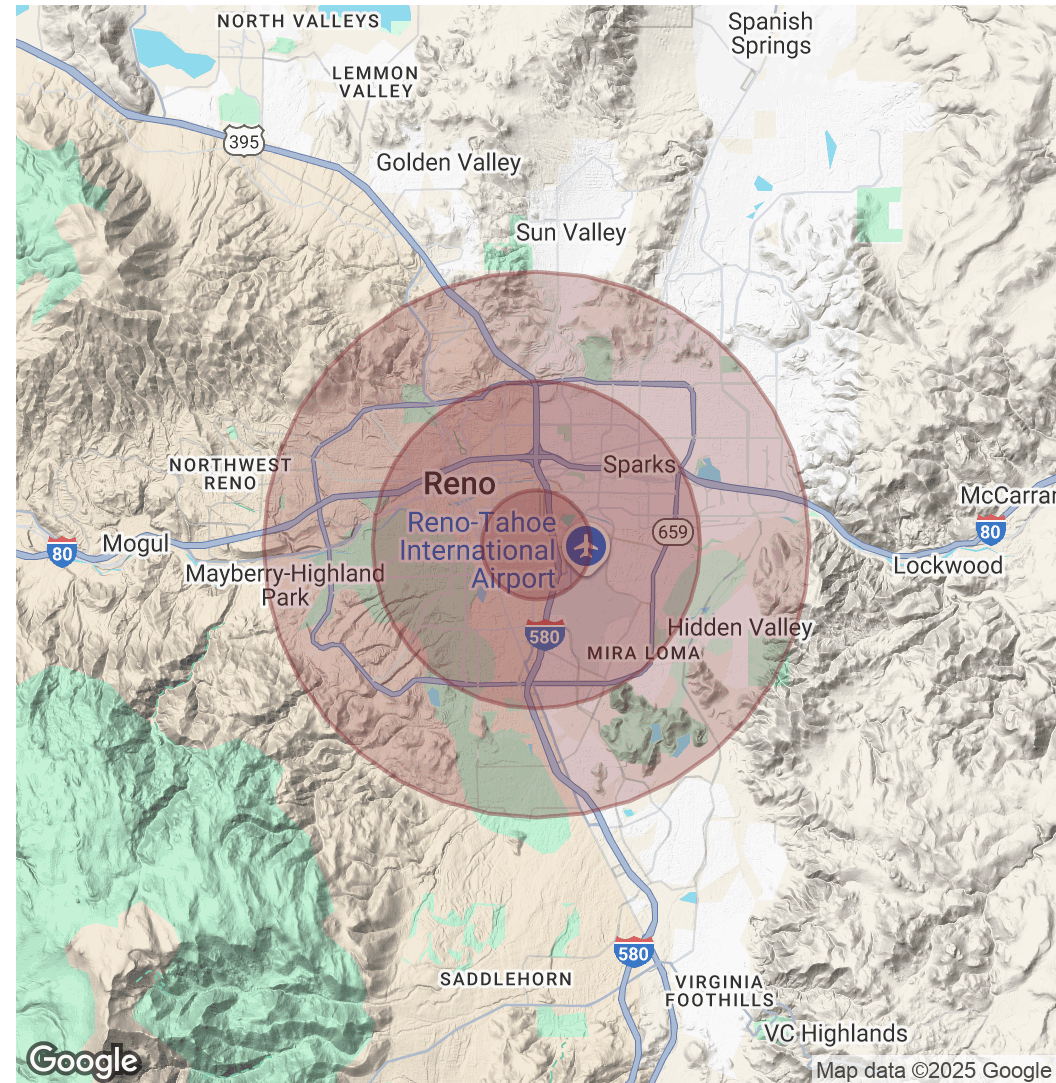
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,759	131,166	244,754
Average Age	38	39	40
Average Age (Male)	39	38	39
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,482	56,626	102,486
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$74,591	\$77,077	\$91,862
Average House Value	\$376,932	\$461,117	\$521,187

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RICHARD JOHNSON

Principal & Broker of Record

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ADVISOR BIO 2



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

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