

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to offer for sale a NNN-leased building to Visionary Partners NV, LLC - Pritchett Eye Care Associates, centrally located in Reno NV. This approximately 3,245 sq ft property, complete with a basement, has undergone recent upgrades and provides convenient on-site parking. It offers excellent accessibility to the University of Nevada, downtown Reno, and Interstate 80, making it an ideal investment opportunity.

PROPERTY HIGHLIGHTS

- Healthcare office building, currently being occupied by Visionary Partners NV, LLC - Pritchett Eye Care Associates - Keystone
- NNN LEASE - current term expires 3/31/30
- Newer roof approx. 2 years old
- Zoning: PO

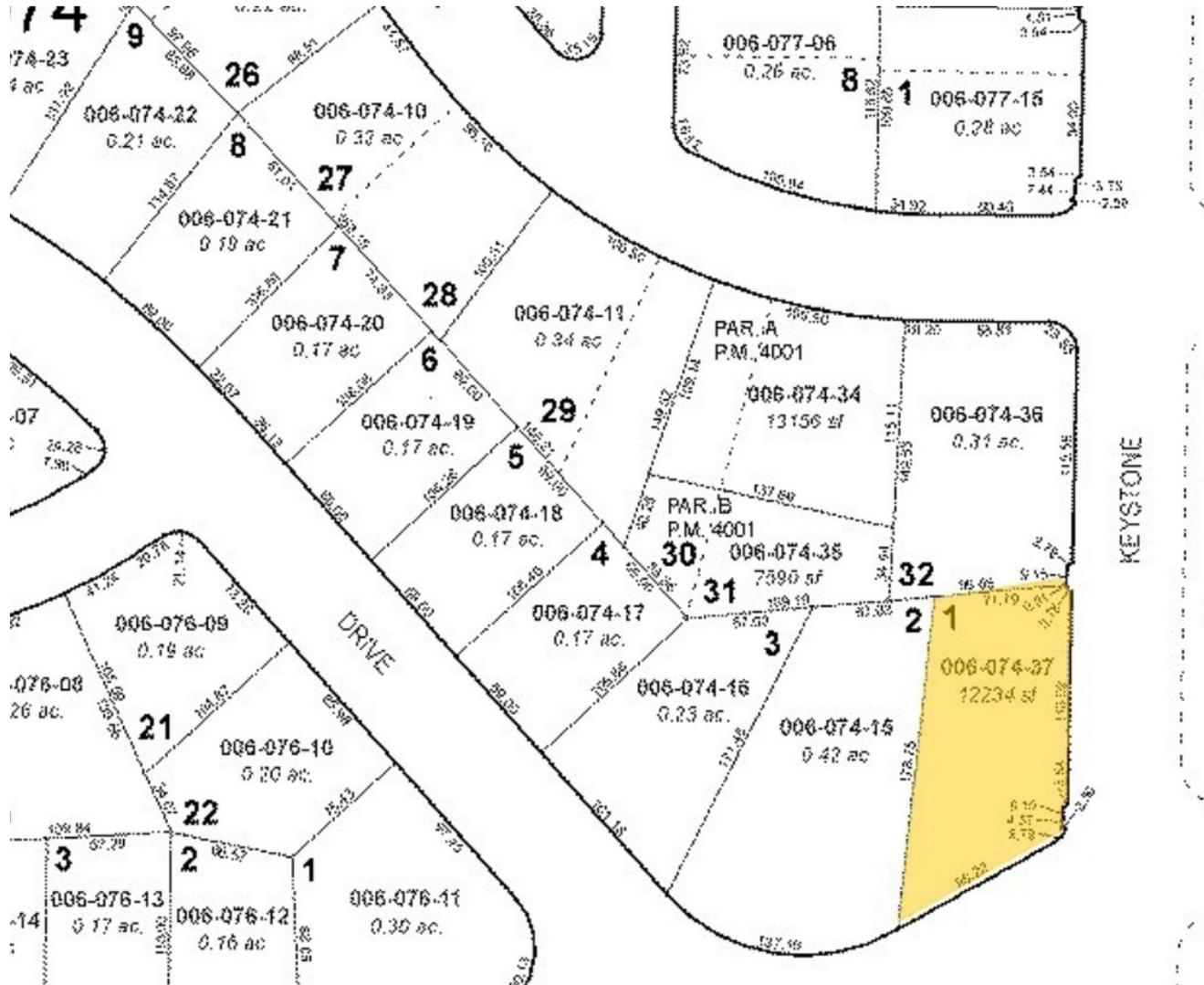
OFFERING SUMMARY

Sale Price:	\$1,224,000
Lot Size:	0.281 Acres
Building Size:	3,245 SF
NOI:	\$76,460.04
Cap Rate:	6.25%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,778	53,284	95,437
Total Population	18,598	122,765	230,393
Average HH Income	\$90,613	\$87,466	\$92,739

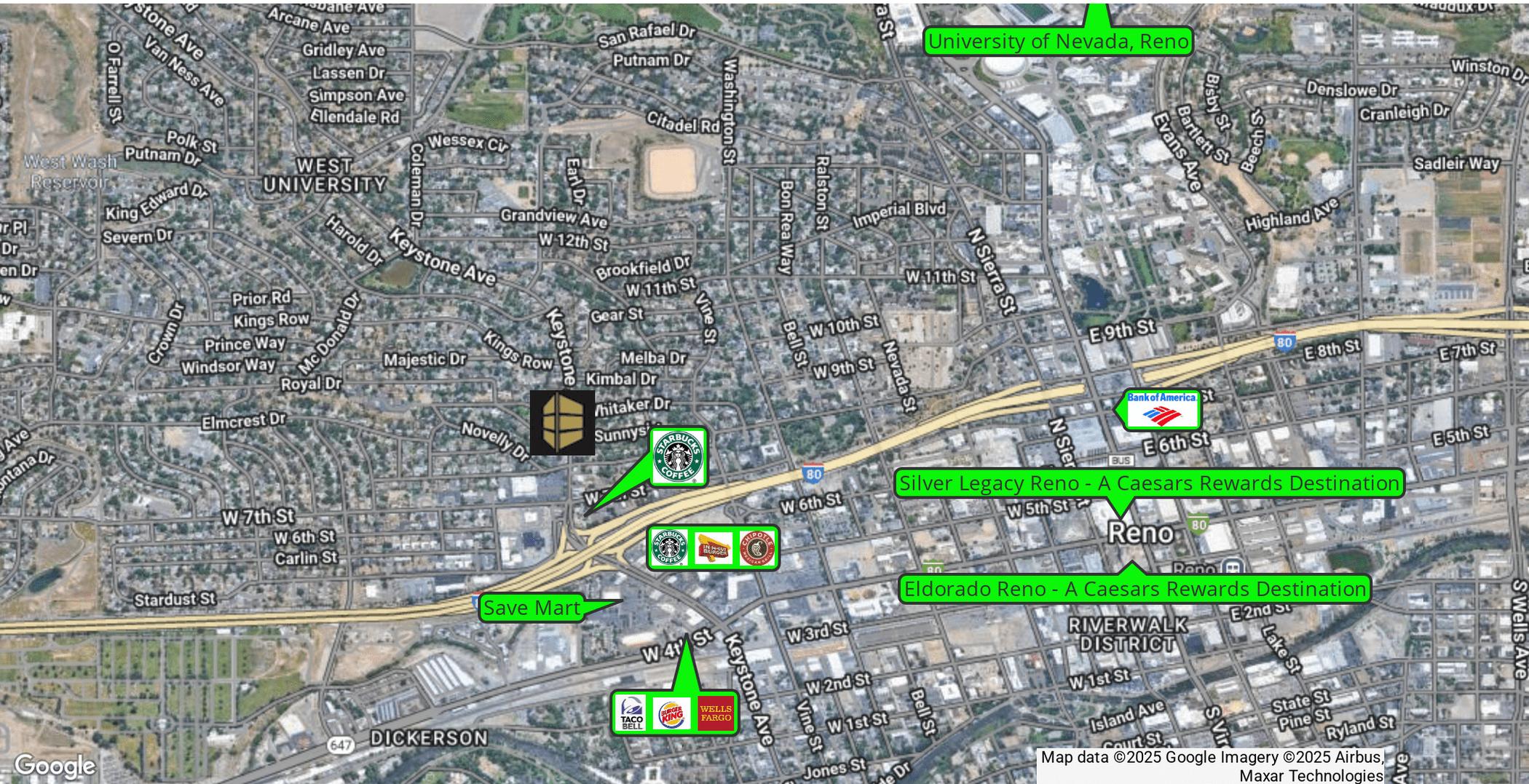
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ADDITIONAL PHOTOS



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LOCATION MAP



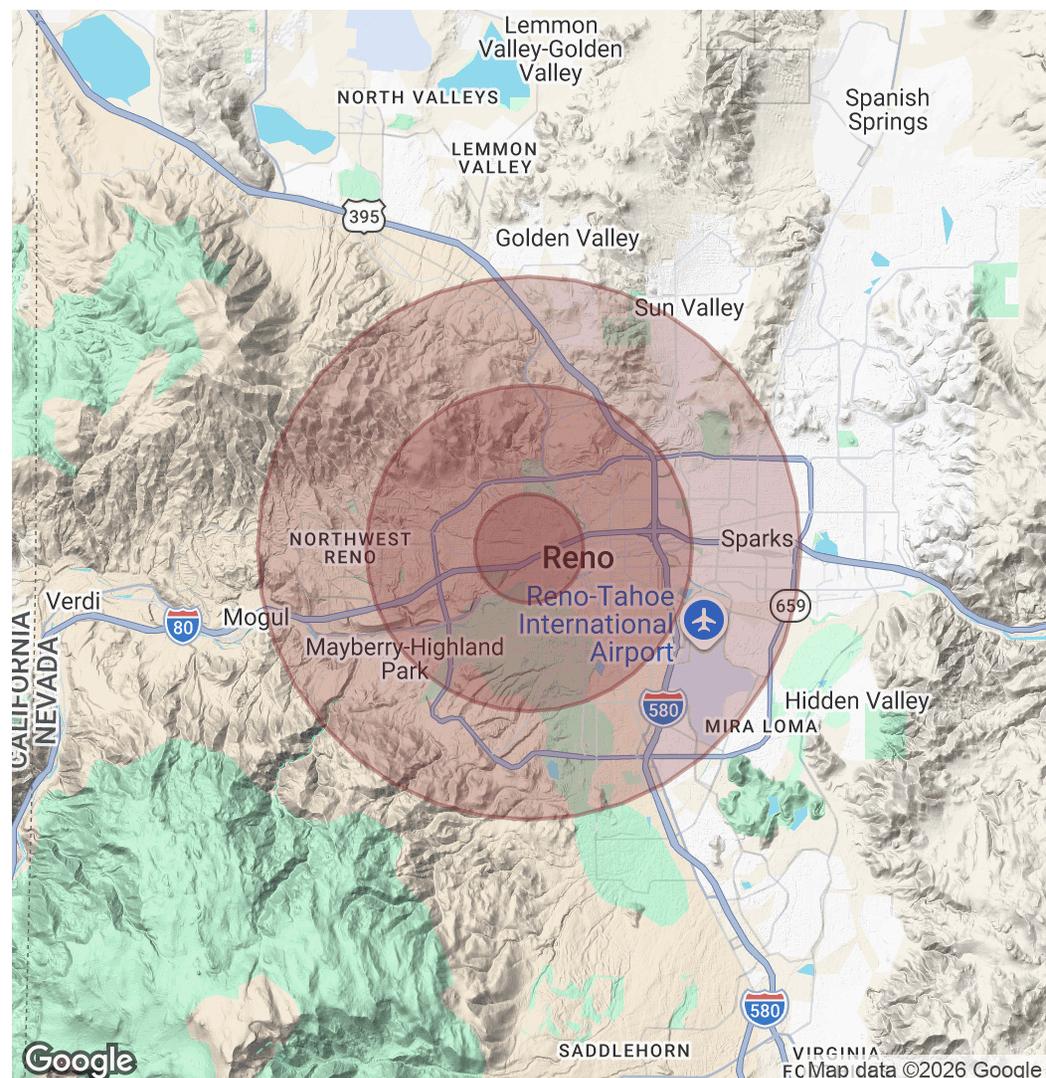
Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,598	122,765	230,393
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,778	53,284	95,437
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$90,613	\$87,466	\$92,739
Average House Value	\$595,822	\$539,511	\$513,464

Demographics data derived from AlphaMap



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ADVISOR BIO



RYAN JOHNSON, CCIM

Principal

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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

JOHNSON GROUP COMMERCIAL

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