

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Chase-Johnson Commercial is pleased to announce the opportunity to purchase or lease an 8000 sq ft PAD (plus portion of parking to be defined in Due Diligence) in South Meadows area of Reno NV. Great site for retail or potential drive thru. This pad could accommodate a multi-tenant building with a drive through, or a single-tenant, freestanding restaurant or numerous other uses. Located near the new DMV and right next to the new SWIFT SPORTS DOME in South Reno. Located near the intersection of South Meadows & Double Diamond Pkwy with close proximity to I-395 or Veterans Extensions.

## PROPERTY HIGHLIGHTS

- located across the street from the new DMV and right next door to the new RENO SPORTS DOME
- convenient location near I-580 and the new Veterans Extension
- great site for retail or potential drive thru
- PORTION OF APN: 142 240 17

## OFFERING SUMMARY

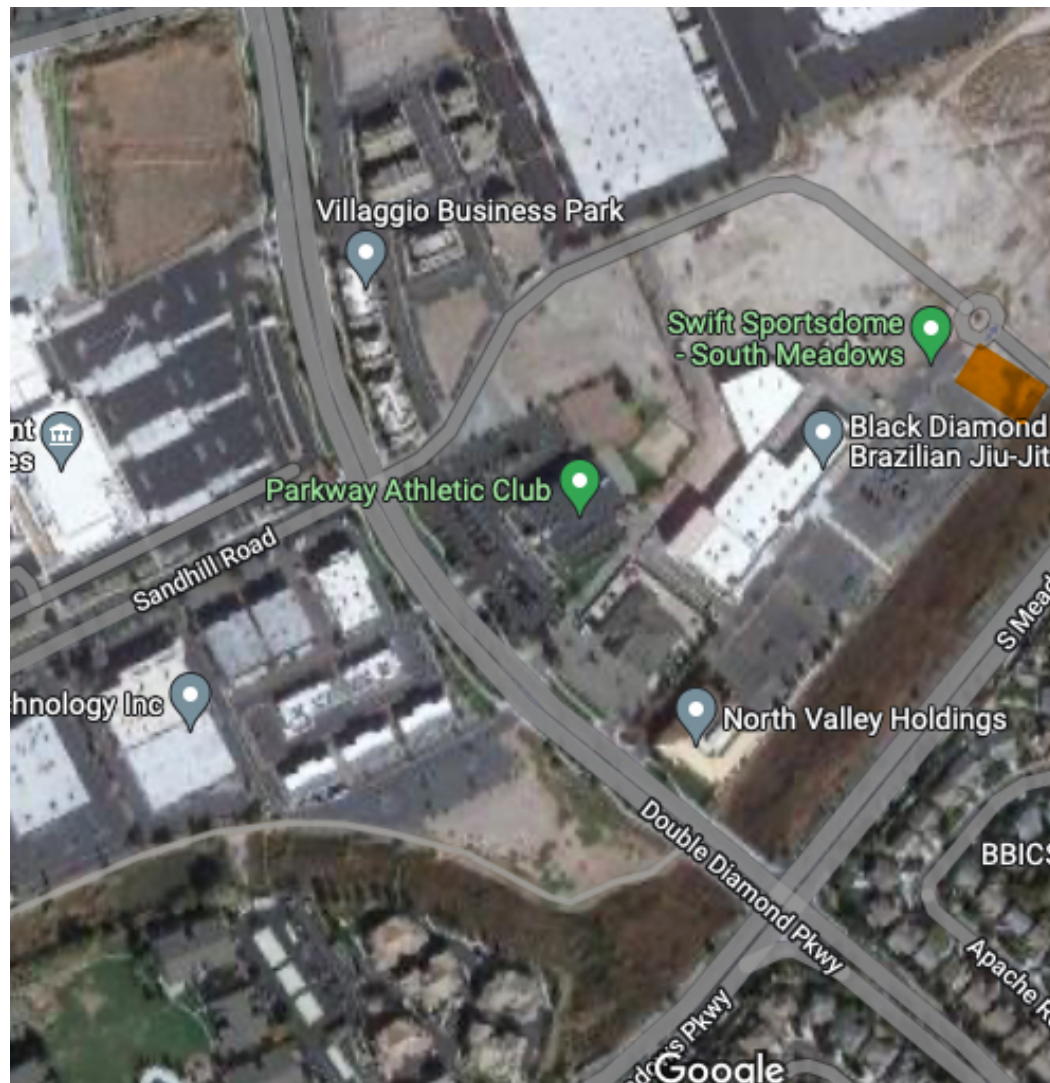
|               |                            |
|---------------|----------------------------|
| Sale Price:   | \$975,000                  |
| Lease Rate:   | \$72,000.00 per year (NNN) |
| Available SF: | 8,000 - 22,000 SF          |
| Lot Size:     | 8,000 SF                   |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 1,165     | 4,130    | 7,823     |
| Total Population  | 2,591     | 9,143    | 17,098    |
| Average HH Income | \$85,022  | \$95,279 | \$100,479 |

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM



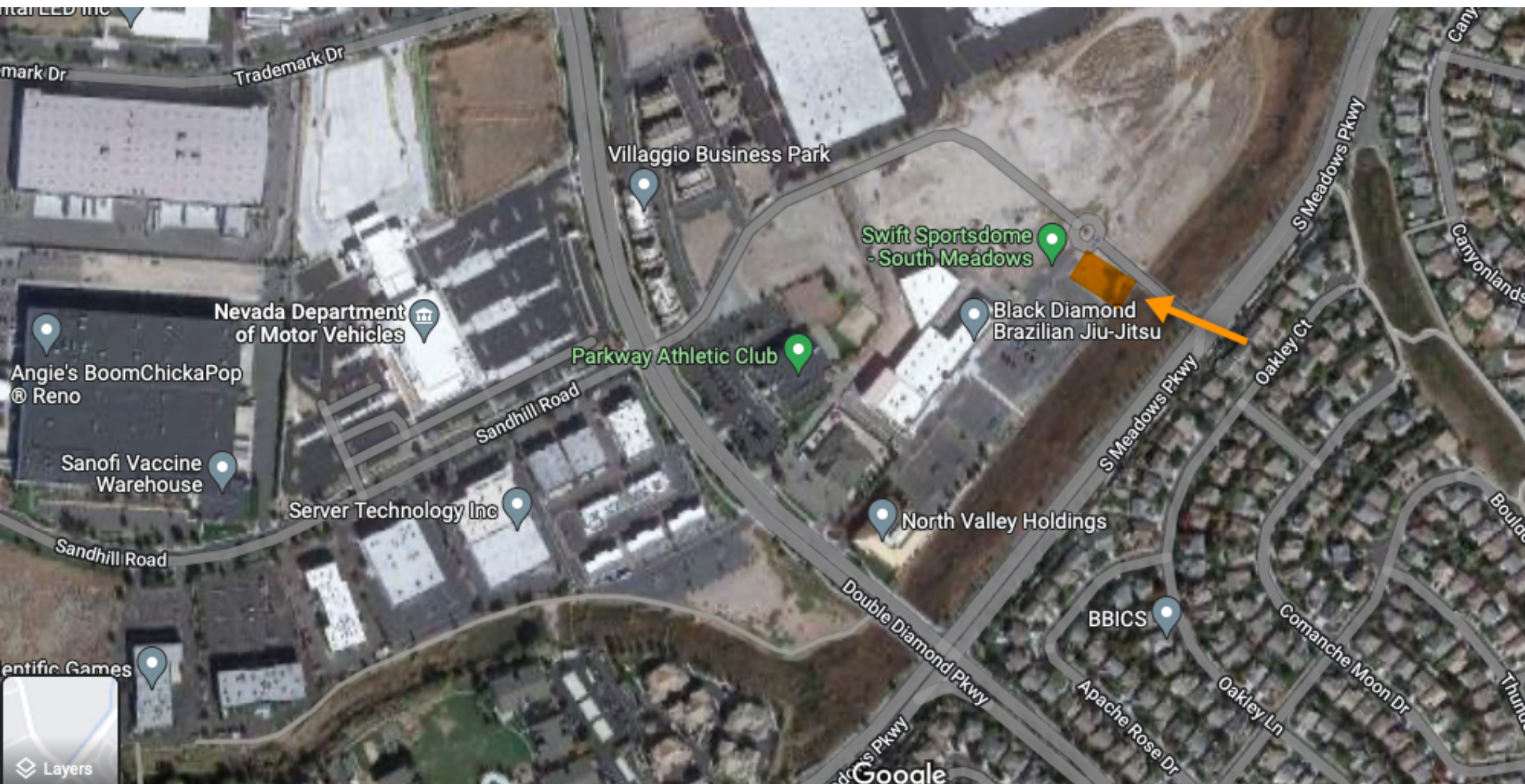
# ADDITIONAL PHOTOS



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# SITE PLANS



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# LOCATION MAP



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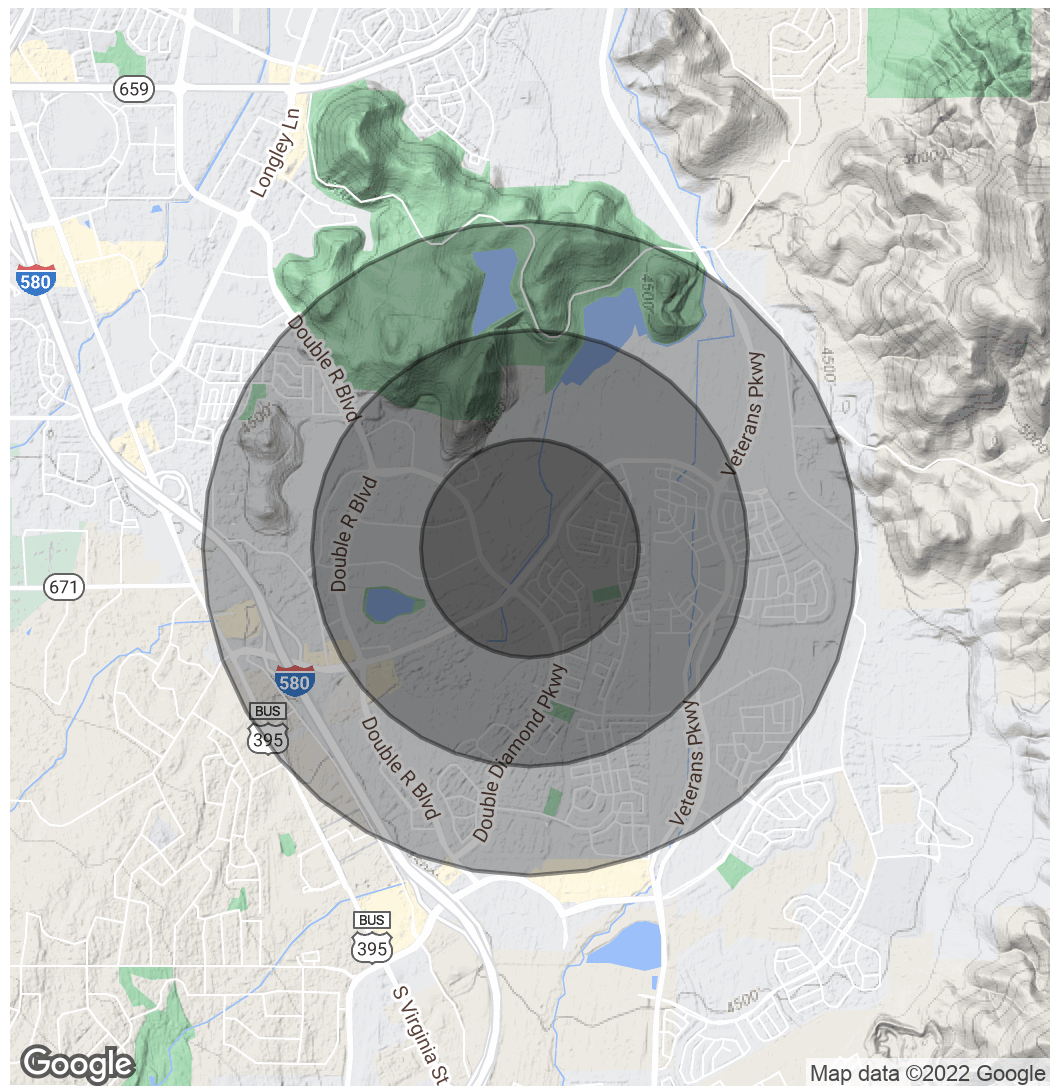
# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 2,591     | 9,143  | 17,098    |
| Average Age          | 39.9      | 40.3   | 41.6      |
| Average Age (Male)   | 38.8      | 39.4   | 41.2      |
| Average Age (Female) | 40.7      | 40.9   | 42.1      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,165     | 4,130     | 7,823     |
| # of Persons per HH | 2.2       | 2.2       | 2.2       |
| Average HH Income   | \$85,022  | \$95,279  | \$100,479 |
| Average House Value | \$307,825 | \$325,997 | \$331,760 |

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

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NV #BS.1707

### PROFESSIONAL BACKGROUND

Has personally brokered over \$430,000,000 in real estate investment sales.

4 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

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