

OFFERING MEMORANDUM

400 UNIVERSITY TERRACE

RENO, NV 89503



EXECUTIVE OVERVIEW

DOWNTOWN
RENO

UNIVERSITY TERRACE



UNR



PREMIER OFFERING LOCATED NEAR UNR CAMPUS

400 University Terrace is a prime investment opportunity with a trophy location in the University of Nevada core. This investment sale also includes 0.200 acres of vacant land, sold together.

INTERIOR AMENITIES

- Private studio with bathrooms
- Walk to balcony or patio
- Shared kitchen with stove, refrigerator, sink, cabinets and countertops, eating area
- Shared furnished living room with flatscreen television
- Upgraded high-speed WIFI with router in each quad

EXTERNAL AMENITIES

- Walking distance to UNR
- Abundant on-site parking
- Carports
- Mature landscaping throughout
- Secured dual entry
- French doors or sliders for patio or balcony

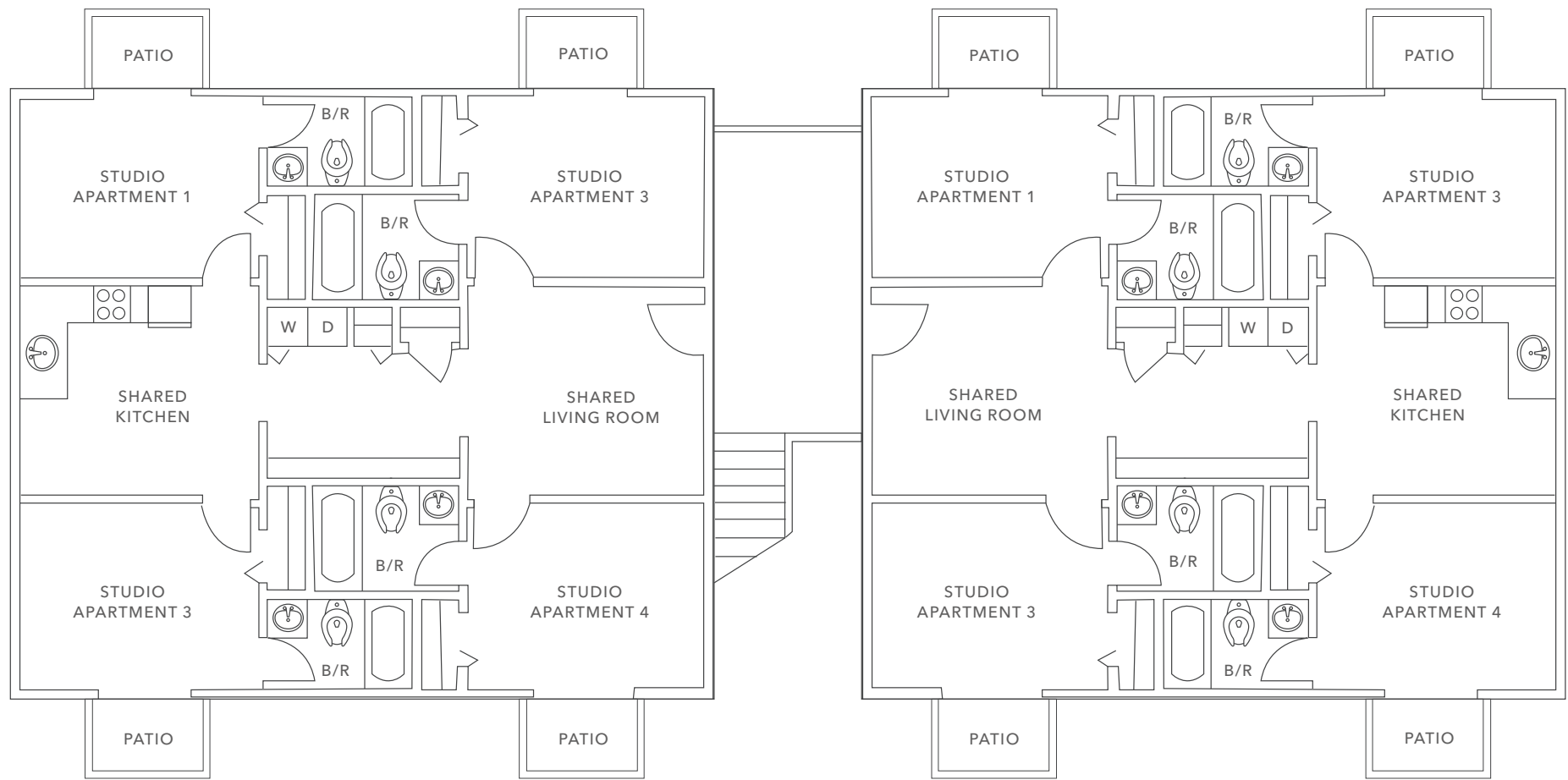


PROPERTY ADDRESS (MULTIFAMILY)	400 University Terrace
PROPERTY ADDRESS (VACANT LAND)	0 Nevada Street
COMBINED SALES PRICE	\$1,985,000
TOTAL SF (ALL UNITS)	4,784 SF
TOTAL SF (VACANT LAND)	8,712 SF
UNITS	16
NO. OF FLOORS	2
MILES FROM THE UNR CAMPUS	1.1 miles

PROPERTY OVERVIEW



STUDIO FLOOR PLAN



RENO DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	22,804	135,848	240,466
2030 PROJECTION	23,906	137,929	241,872
2020 CENSUS	19,590	130,769	236,168
PROJECTED GROWTH 2025 - 2030	1,102	2,081	1,406
MEDIAN AGE	34.7	35.5	36.5

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,719	59,882	101,786
2030 PROJECTED	11,476	61,707	103,993
2020 CENSUS	9,171	55,351	95,984
GROWTH 2025 - 2030	758	1,825	2,207
OWNER-OCCUPIED VALUE	\$481,025	\$491,946	\$508,853
RENTER-OCCUPIED RENT	\$1,238	\$1,308	\$1,358

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$74,597	\$87,187	\$102,123
2025 MEDIAN HH INCOME	\$54,575	\$69,194	\$80,060
2025 EST. PER CAPITA INCOME	\$35,844	\$38,742	\$43,428

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,437	5,711	10,672
TOTAL EMPLOYEES	19,044	65,525	121,482

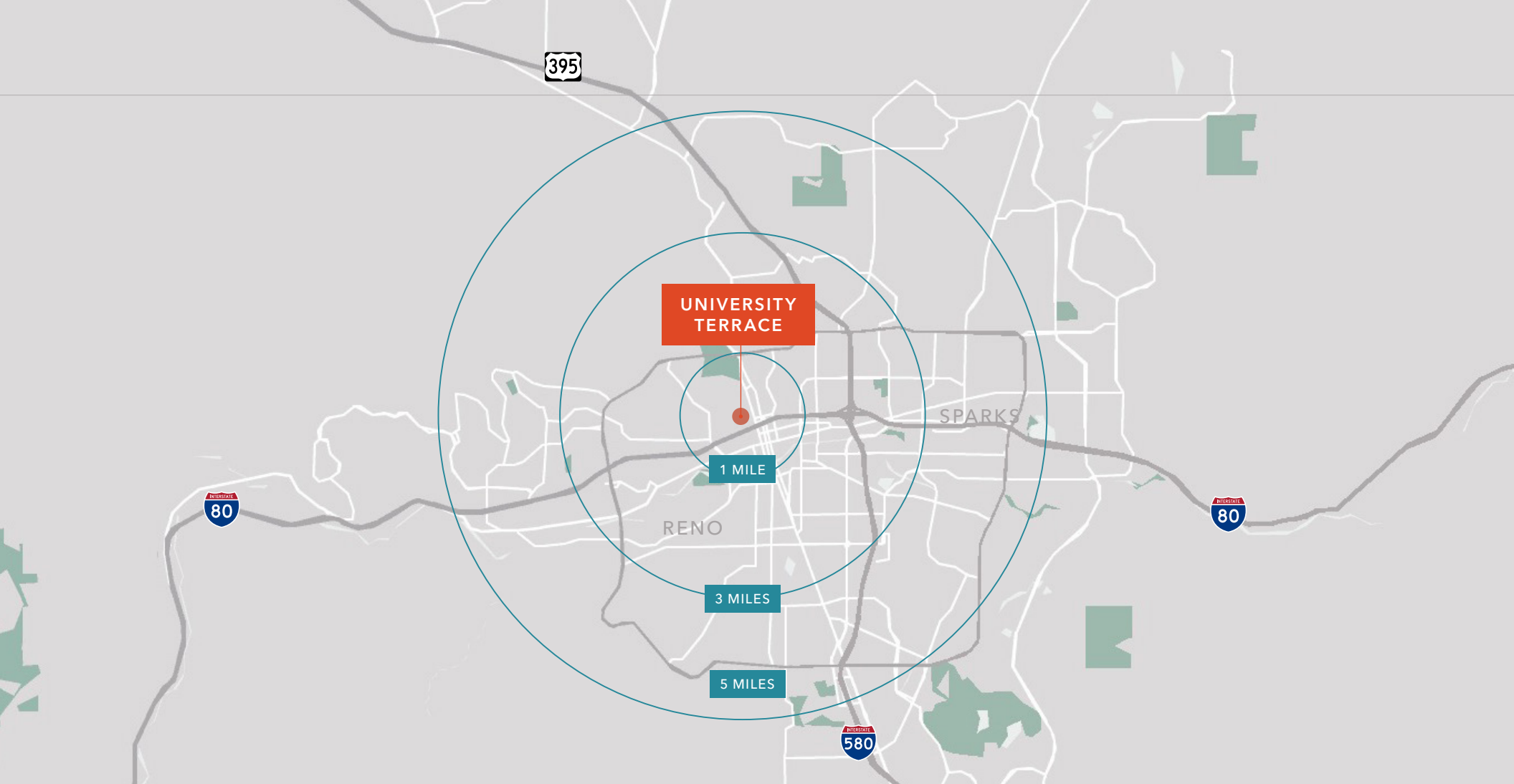
RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	66.6%	61.9%	61.2%
BLACK OR AFRICAN AMERICAN	5.7%	4.8%	4.1%
AMERICAN INDIAN OR ALASKA NATIVE	1.0%	1.6%	1.4%
ASIAN	8.7%	6.8%	6.7%
HAWAIIAN OR PACIFIC ISLANDER	0.5%	0.8%	0.7%
OTHER RACE	6.9%	12.0%	13.2%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.1%	7.3%	7.6%
HIGH SCHOOL DIPLOMA	25.6%	24.9%	24.5%
SOME COLLEGE	23.4%	23.4%	22.6%
ASSOCIATE	4.8%	7.0%	7.4%
BACHELOR'S	18.7%	18.3%	18.3%
GRADUATE	17.0%	12.3%	12.3%w

Data Source: ©2023, Sites USA



NEARBY

20+

RESTAURANTS WITHIN
DRIVING DISTANCE

12+

RETAILERS AT JOE CROWLEY
STUDENT UNION

1.1 MI

DISTANCE FROM WIEGAND
FITNESS CENTER

1.1 MI

DISTANCE FROM UNIVERSITY
OF NEVADA



KIDDER MATHEWS



Exclusively listed by

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