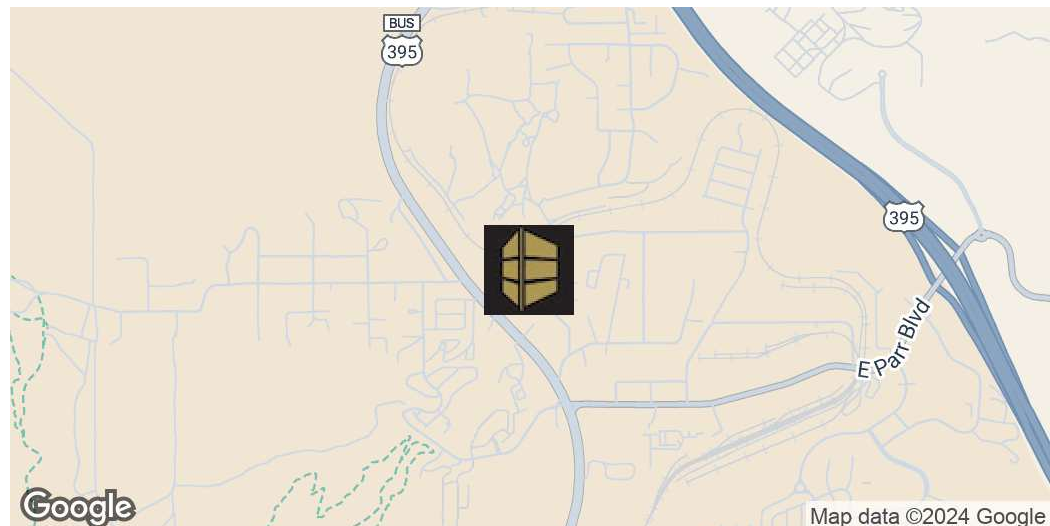
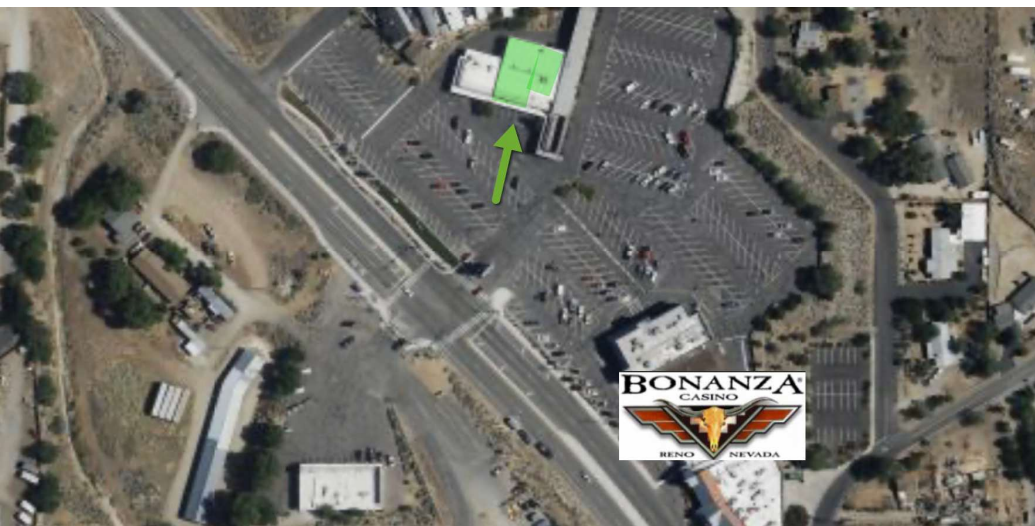


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is please to announce the opportunity to lease retail space at 4794 N. Virginia St. Designed to elevate your business, this location offers abundant parking for both tenants and visitors, ensuring a hassle-free experience. Enjoy convenient freeway access, making commuting a breeze for employees and clients. With its close proximity to the University of Nevada, collaborative opportunities abound. The well-maintained facilities and high visibility provide the perfect setting for enhanced business exposure. Additionally, benefit from competitive rental rates, ensuring exceptional value compared to the market. Experience the ideal blend of convenience, functionality, and affordability at this outstanding property.

PROPERTY HIGHLIGHTS

- Abundant parking available for tenants and visitors
- Convenient freeway access
- Proximity to the University of Nevada

OFFERING SUMMARY

Lease Rate:	\$1.60 SF/yr (MG)
Available SF:	4,050 - 5,675 SF
Lot Size:	7.42 Acres
Building Size:	13,900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	725	2,336
Total Population	729	1,950	6,846
Average HH Income	\$103,089	\$103,387	\$95,042

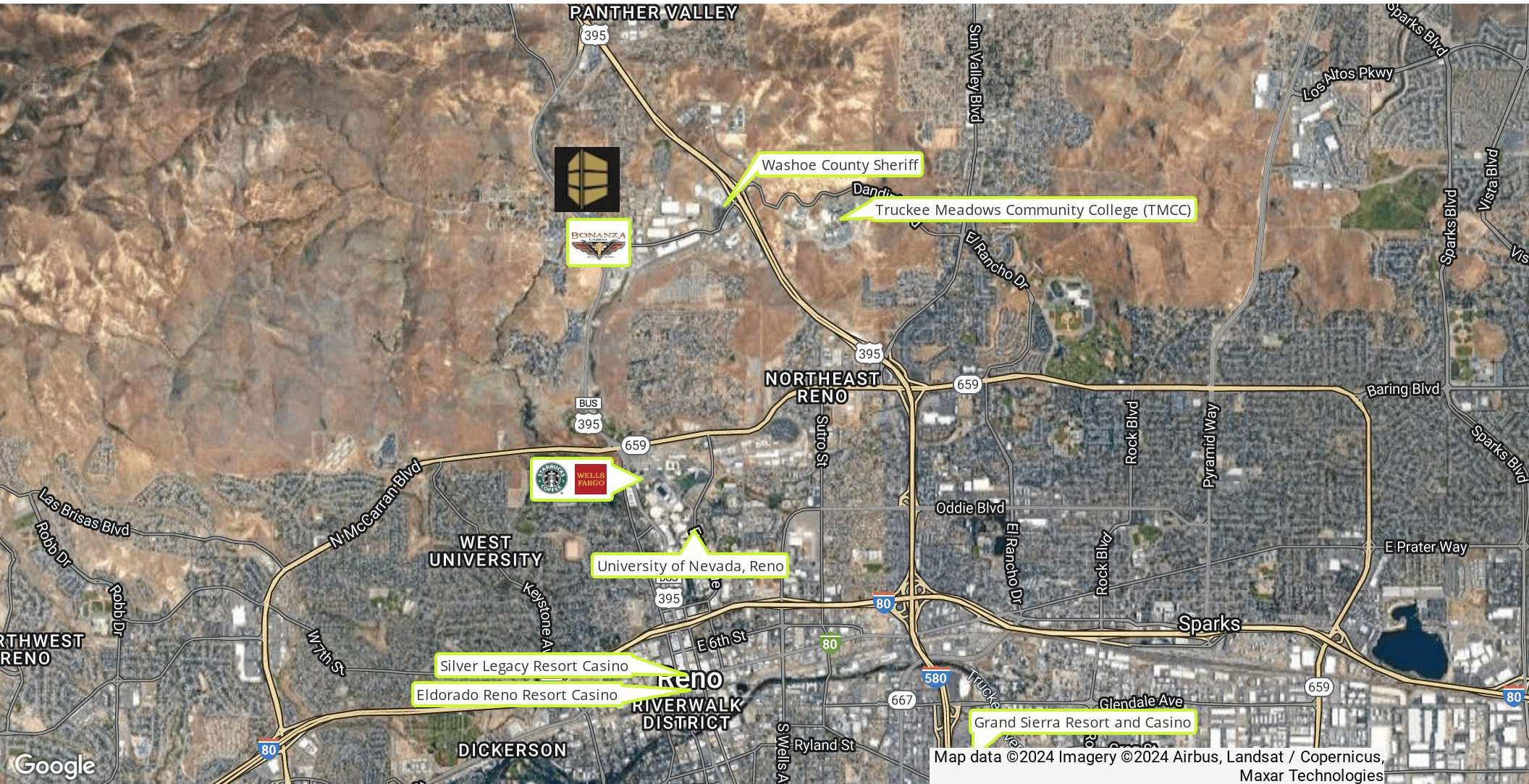
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



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

LOCATION MAP



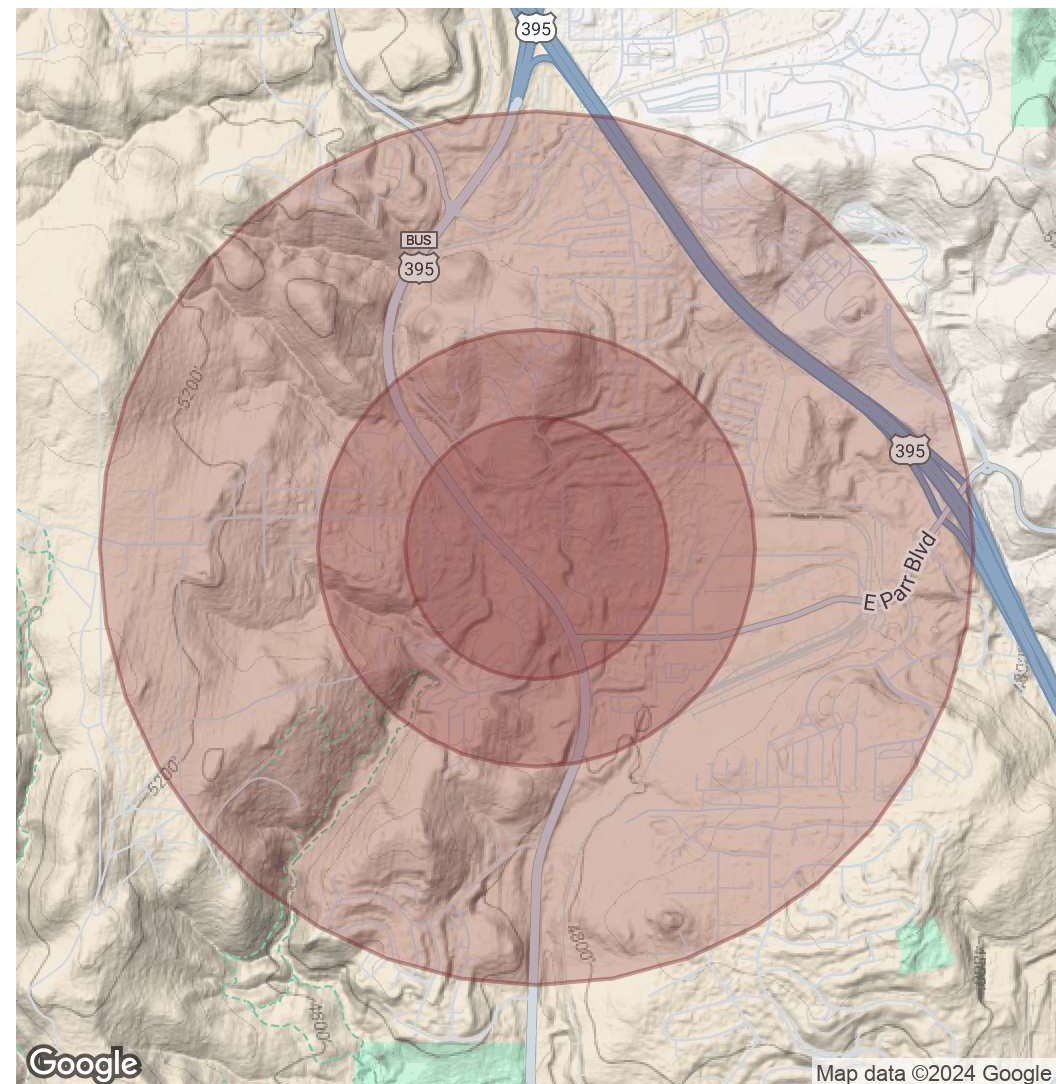
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	729	1,950	6,846
Average Age	37	37	36
Average Age (Male)	37	37	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	725	2,336
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$103,089	\$103,387	\$95,042
Average House Value	\$386,257	\$410,215	\$438,683

Demographics data derived from AlphaMap



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

ADVISOR BIO 1



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 \$575 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

5255 Longley Lane Suite 105
Reno, NV 89511
775.823.8877

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