

For Lease

Retail

16,500 SF



## 34 W 2nd Street

Reno, Nevada 89501

### Property Highlights

- 16,500 Square feet with drive-thru available for lease.
- Located in downtown Reno at W 2nd Street and North Sierra Intersection.
- Easy access to the on and off ramps of US Interstate 80.
- Services the Riverwalk District, Midtown and Downtown as well as Old Southwest communities.
- Substantial daytime employment and office demographics with 26,000 daytime population.
- Located within walking distance of the downtown office corridor just south of this building.
- Traffic generators in the area include Riverwalk District, Reno Aces Baseball Field, National Bowling Stadium, Silver Legacy, Eldorado, Cal Neva, Sands Regency, Circus Circus, The Montage, Palladio, Cinemark Movie Theater, and Harrahs.
- Dense residential demographics: 132,194 people within a 3 mile radius.
- On-site parking and sign visibility from W 2nd Street and North Sierra Street.

### OFFERING SUMMARY

<b>Available SF</b>	16,500 SF
<b>Lease Rate</b>	\$9.00 SF/yr (NNN)

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	16,478	\$41,034
<b>3 Miles</b>	132,194	\$53,948
<b>5 Miles</b>	232,060	\$59,587

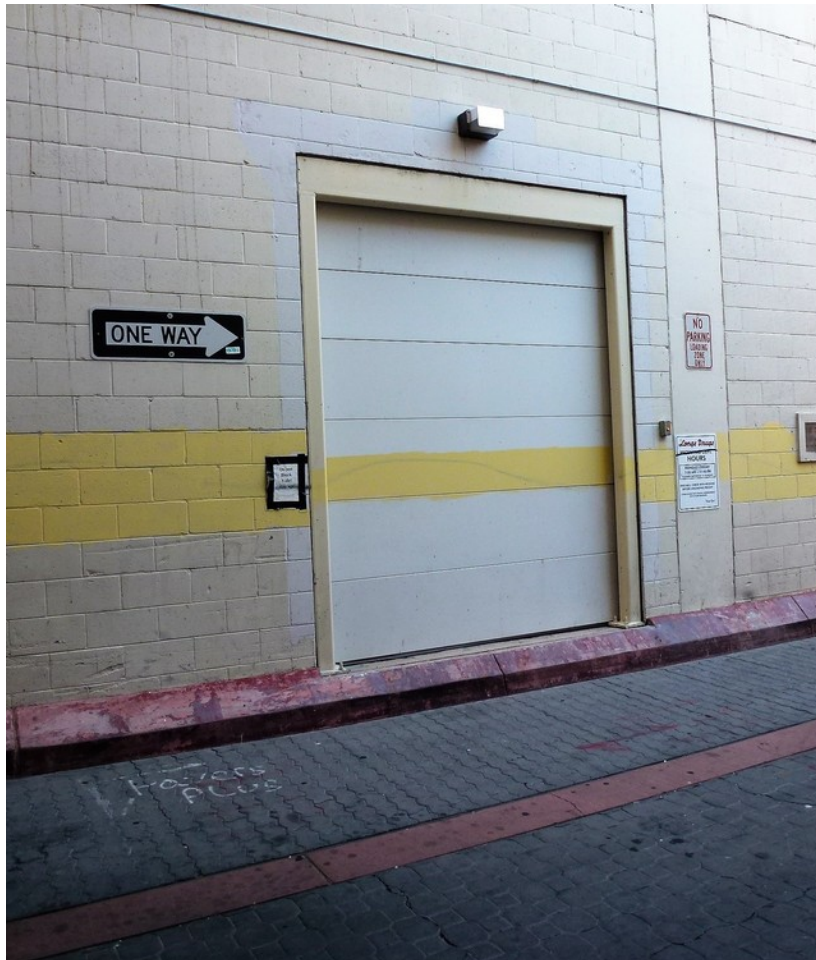
For more information

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# Additional Photos

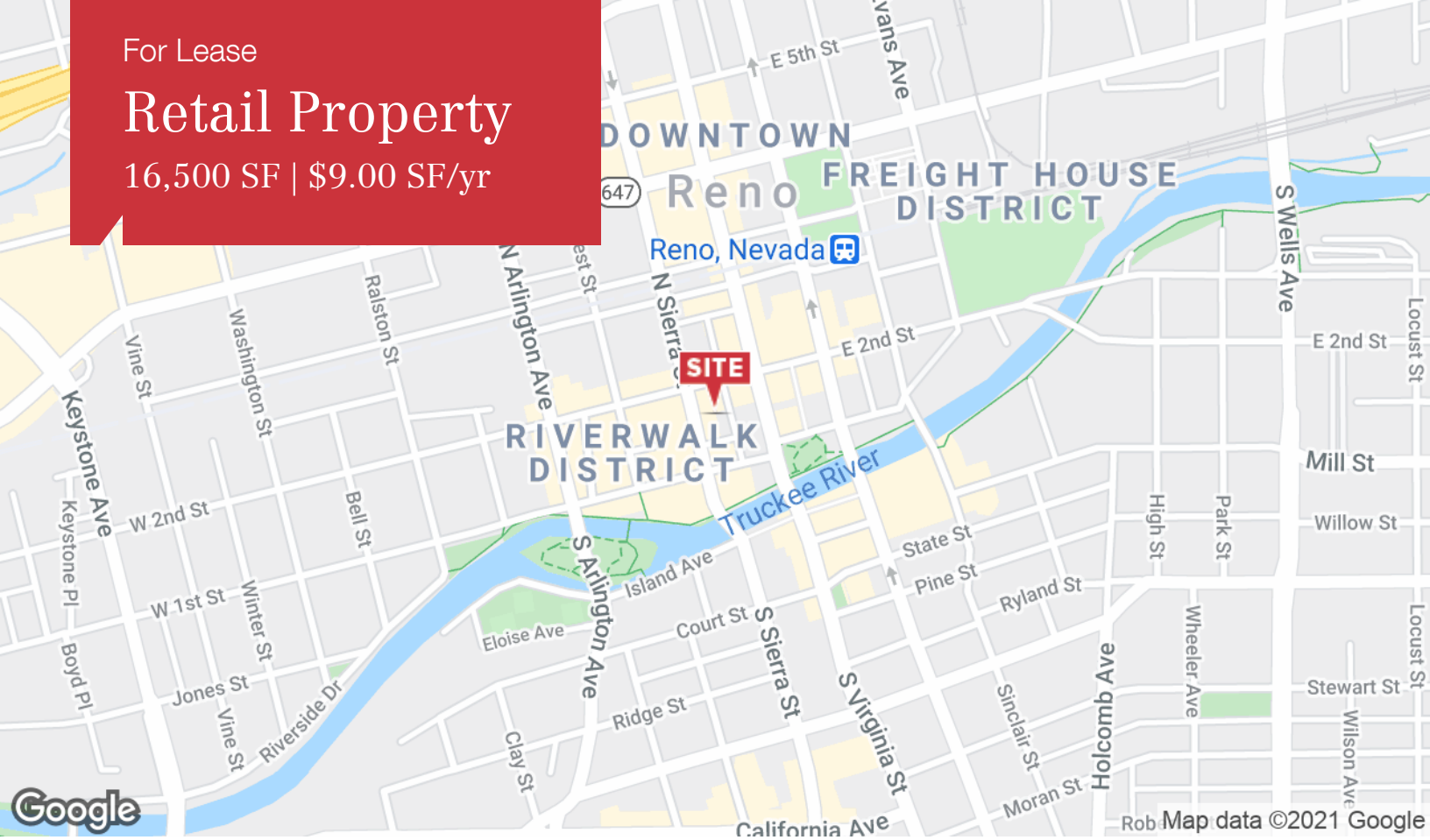




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# Retail Property

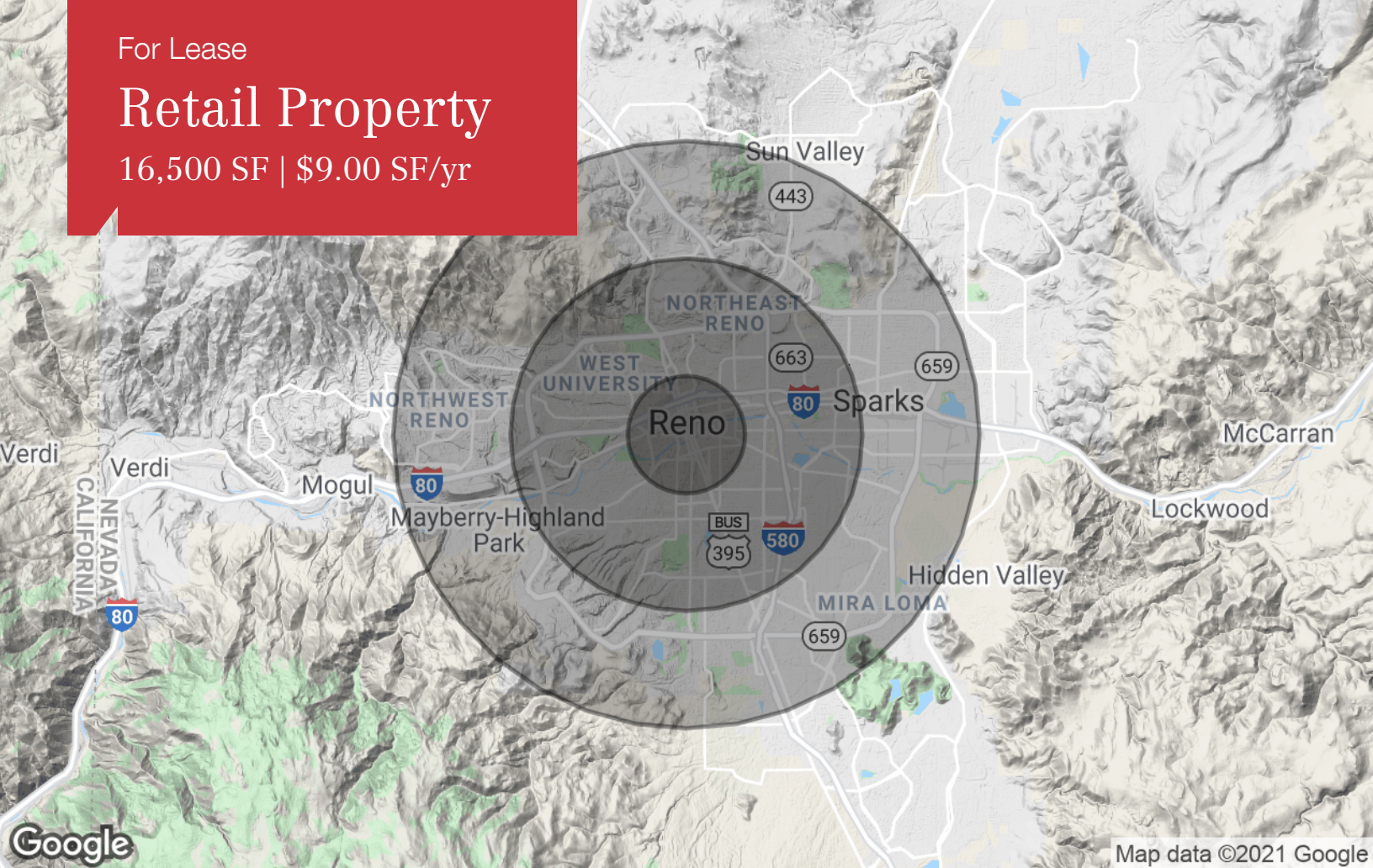
16,500 SF | \$9.00 SF/yr



For Lease

# Retail Property

16,500 SF | \$9.00 SF/yr



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	16,478	132,194	232,060
MEDIAN AGE	38.3	34.7	35.3
MEDIAN AGE (MALE)	38.3	33.8	34.3
MEDIAN AGE (FEMALE)	37.8	35.5	36.1
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	8,806	55,626	95,144
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$41,034	\$53,948	\$59,587
AVERAGE HOUSE VALUE	\$210,576	\$301,832	\$325,690
<b>Race</b>			
% WHITE	82.2%	77.9%	79.8%
% BLACK	3.8%	4.1%	3.2%
% ASIAN	7.4%	5.8%	5.6%
% HAWAIIAN	0.5%	0.9%	0.7%
% INDIAN	1.2%	1.7%	1.6%
% OTHER	5.4%	10.5%	9.8%
<b>Ethnicity</b>			
% HISPANIC	15.4%	27.9%	27.8%

\* Demographic data derived from 2010 US Census