

FOR SALE 3223 MILL ST, RENO, NV

---

AUTO DEALERSHIP OR INDUSTRIAL SITE

FOR SALE OR LEASE



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

RICHARD JOHNSON  
NV #B.58025  
775.823.8877 X201  
DICK@CHASE-JOHNSON.COM

# SALE OR LEASE



## OFFERING SUMMARY

Sale Price:	\$4,900,000
Building Size:	28,274 SF
Available SF:	33,962 SF
Lot Size:	3.602 Acres
Price / SF:	\$173.30
Cap Rate:	6.12%
NOI:	\$300,000
Zoning:	IC
Market:	Reno

## PROPERTY OVERVIEW

- \$25,000 month NNN lease signed in May 2020 - 1 year lease (\$300,000 year) Corporate signed lease.

## PROPERTY HIGHLIGHTS

- Located in heart Reno close to Reno-Tahoe International Airport, major roads and Freeways.
- • Large Pylon Sign
- • 380' frontage on Mill St.
- • 14 service bays
- • Above ground Hoist
- • Drive through service area bay
- • 750 SF storage building in rear of lot
- • Traffic count -26,300 cars per
- BUILDING INFORMATION
- Built: 1974

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

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM



# ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM  
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

FOR SALE 3223 MILL ST, RENO, NV

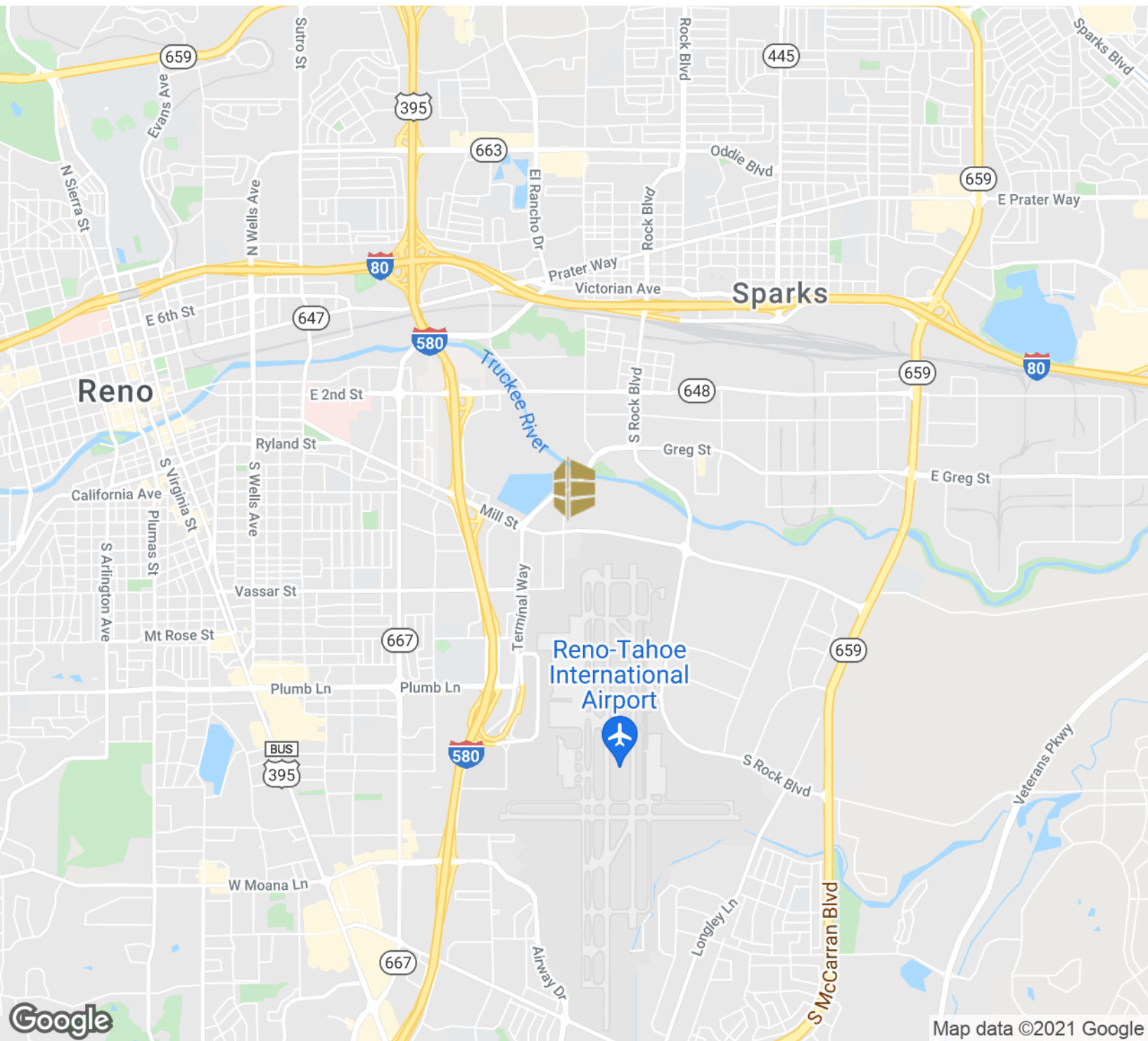
# ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM  
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

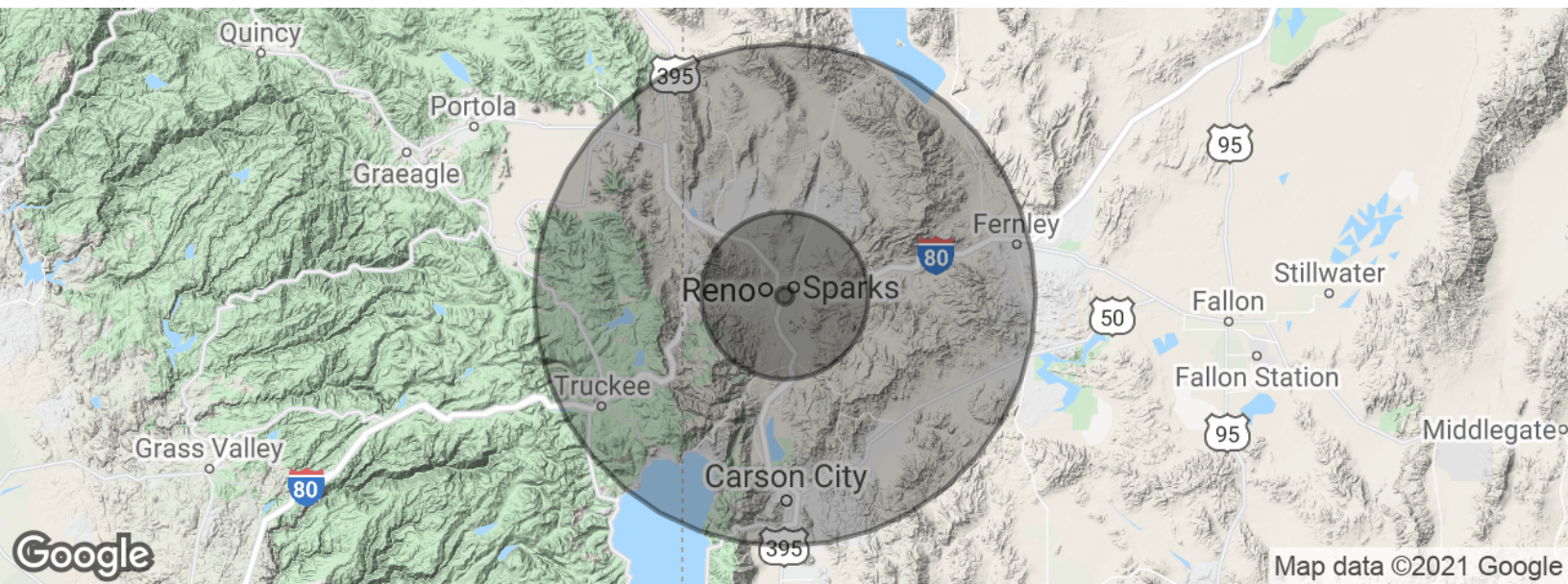


# LOCATION MAPS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM  
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total population	1,872	431,603	659,956
Median age	35.1	36.4	37.3
Median age (Male)	33.0	35.6	36.5
Median age (Female)	35.5	37.1	37.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	757	171,099	257,422
# of persons per HH	2.5	2.5	2.6
Average HH income	\$38,108	\$71,186	\$72,834
Average house value	\$166,482	\$363,263	\$358,709

\* Demographic data derived from 2010 US Census

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM  
 RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

# PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$4,900,000</b>
-------------------	--------------------

<b>LEASE RATE</b>	<b>\$25,000.00 PER MONTH</b>
-------------------	------------------------------

<b>PROPERTY INFORMATION</b>	
Property Type	Auto or Industrial
Property Subtype	Warehouse/Distribution
APN #	012-232-18

<b>LOCATION INFORMATION</b>	
Building Name	AUTO DEALERSHIP SITE FOR SALE OR LEASE
Street Address	3223 Mill St
City, State, Zip	Reno, NV 89502
County	Washoe
Market	Reno
Cross-Streets	Mill and Vassar

<b>PARKING &amp; TRANSPORTATION</b>
-------------------------------------

<b>UTILITIES &amp; AMENITIES</b>	
Central HVAC	Yes

<b>BUILDING INFORMATION</b>	
NOI	\$300,000.00
Cap Rate	6.12
Occupancy %	0.0%
Tenancy	Single
Number Of Floors	2
Free Standing	yes

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM  
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM

# MEET THE TEAM



**RYAN JOHNSON, CCIM**

Principal

775.232.8551

ryan@chase-johnson.com

NV #BS.1707



**RICHARD JOHNSON**

Principal

775.741.0829

dick@chase-johnson.com

NV #B.58025

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

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@CHASE-JOHNSON.COM