

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                                    |                  |
|------------------------------------|------------------|
| Sale Price:                        | Subject To Offer |
| Building Size:                     | 57,308 SF        |
| Available SF:                      | 57,308 SF        |
| Lot Size:                          | 8.6 Acres Approx |
| Sell Building Or Building And Land | -                |
| Year Built:                        | 2008             |
| Zoning:                            | PUD              |
| Market:                            | Reno             |
| Submarket:                         | South Meadows    |

## PROPERTY OVERVIEW

Chase-Johnson Commercial is pleased to present the opportunity to acquire South Meadows Industrial building and land for future development. A 57,308 sq ft industrial building that includes a potential approximate 6000 square foot restaurant (no restaurant equipment included). The building and land is near the corner of Double Diamond Parkway and South Meadows Parkway and close to the new Department of Motor Vehicles (DMV). Located near the new Southeast Connector, a main thoroughfare connecting Sparks, NV and South Reno. Building (57,308 sq ft) and Land (approx. 8.6 acres)

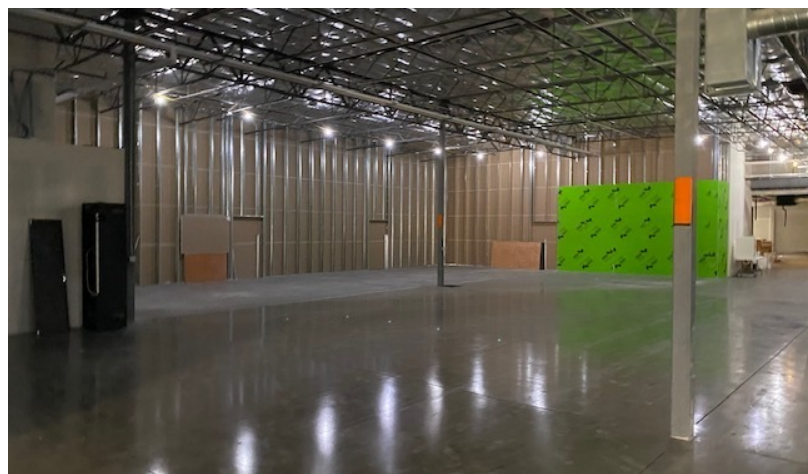
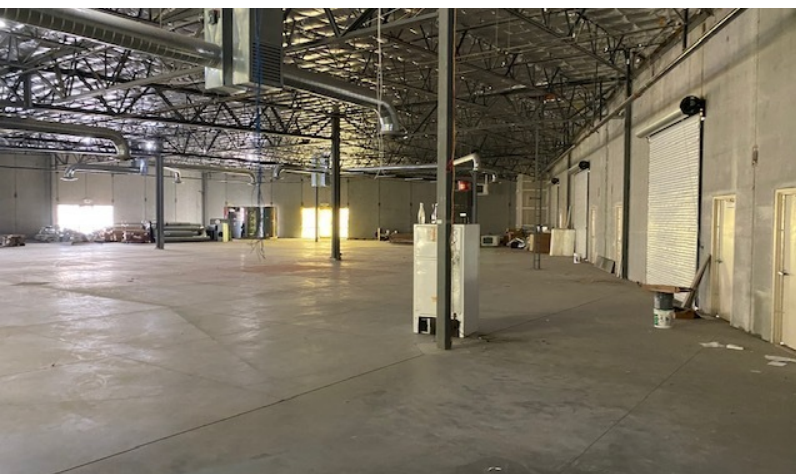
## PROPERTY HIGHLIGHTS

- Very close Proximity to Double Diamond Athletic Club and the new DMV
- Located Next to the future Sports Dome (estimated completion 2021)
- Can Purchase Building (57,308 sq ft) and Development Land (approx. 8.6 acres -new parcel being created now)

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# WAREHOUSE



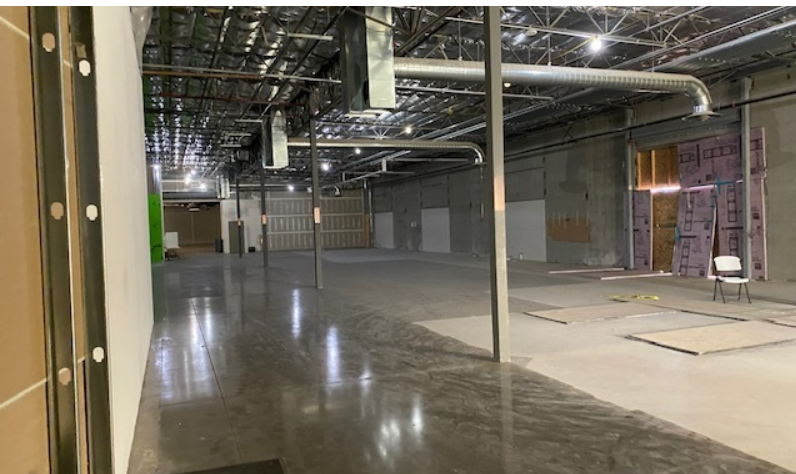
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# RESTAURANT



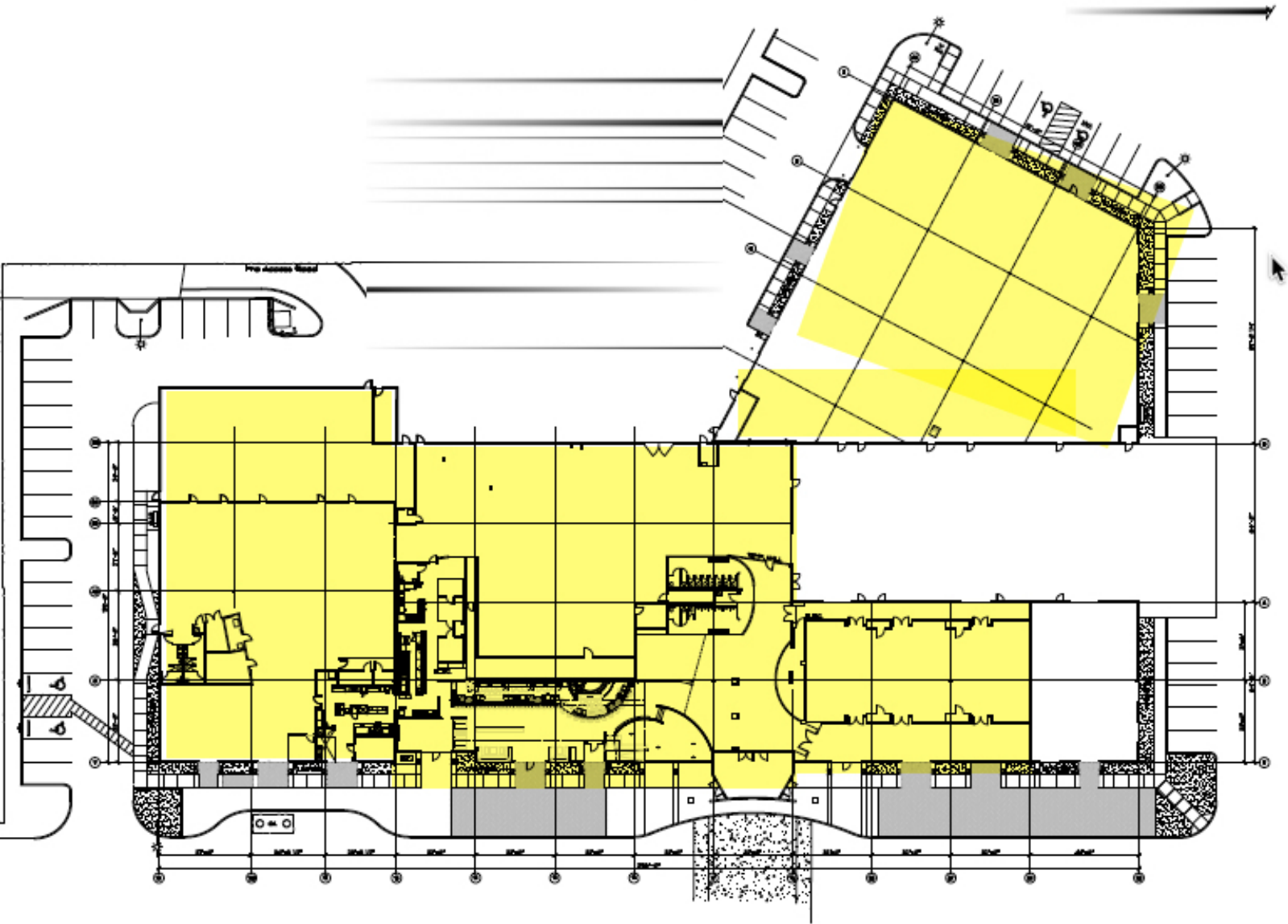
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# ADDITIONAL PHOTOS



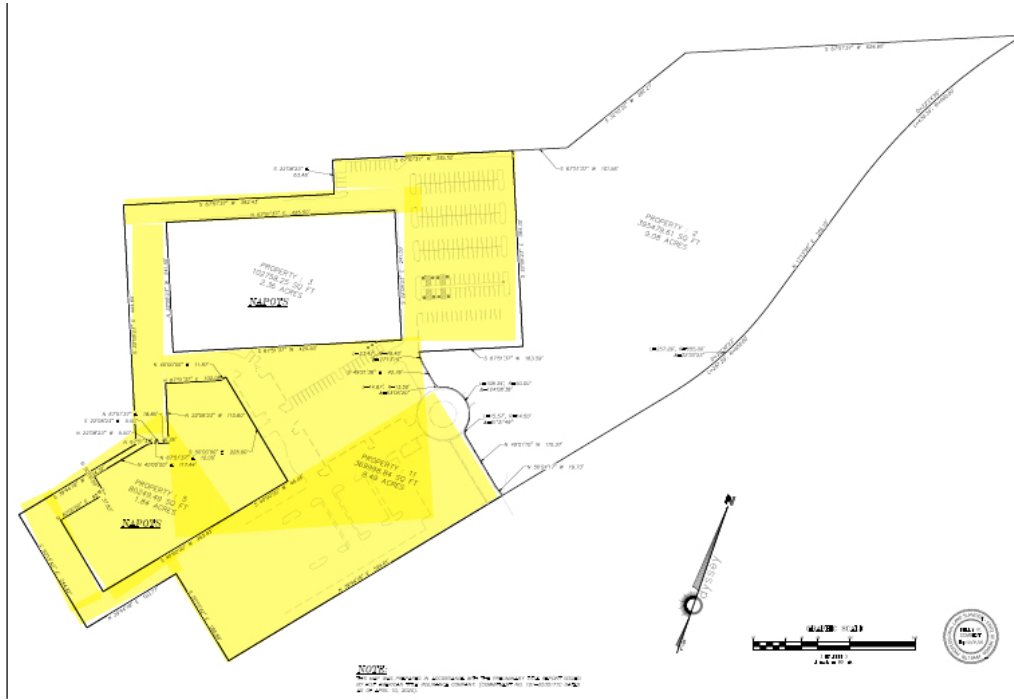
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# FLOOR PLANS



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

SITE PLAN - SHOWING ENTIRE SITE (PARCELS 163-240-12 AND 163-240-14). WITH HIGHLIGHTED HOW YOU MIGHT BUY THE LAND AND BUILDING SEPARATE.



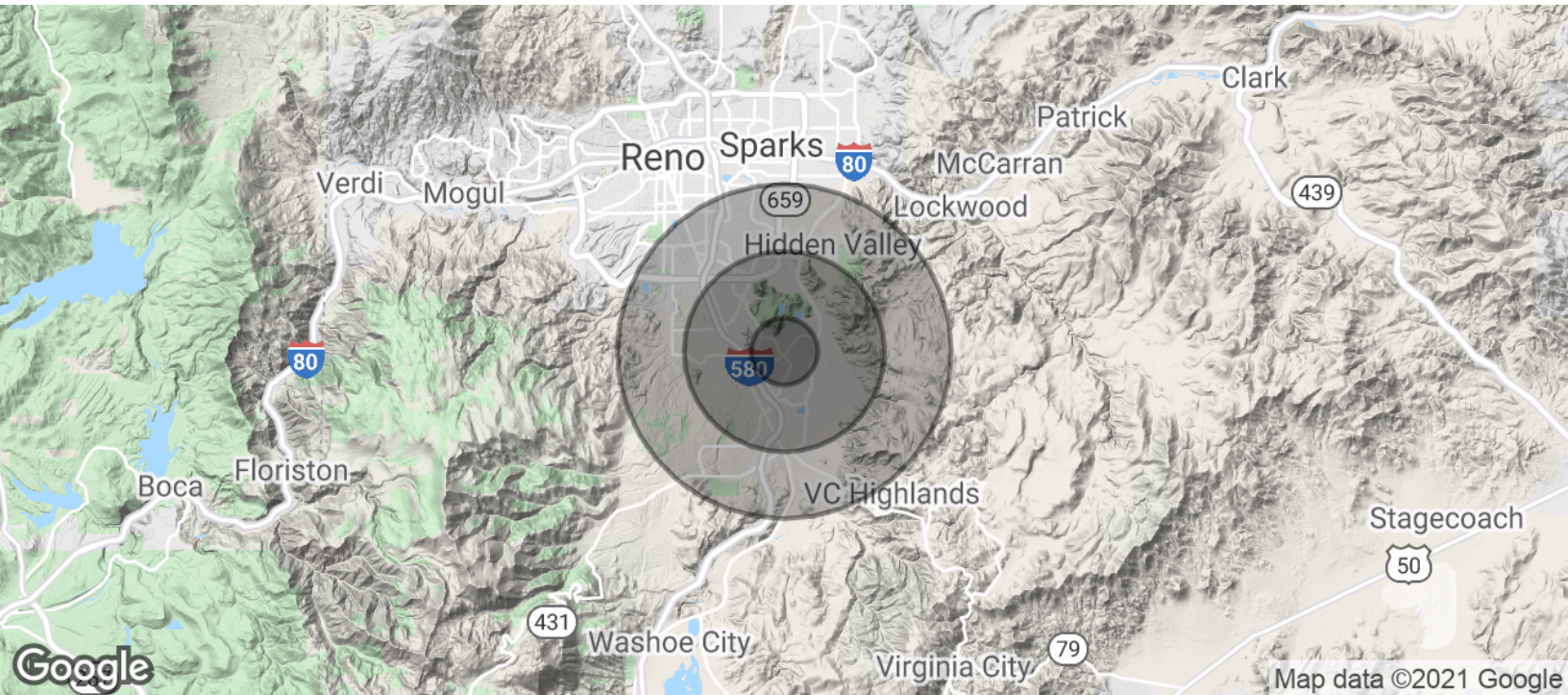
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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 5,354         | 44,235         | 83,901         |
| Average age                    | 38.1          | 37.6           | 37.4           |
| Average age (Male)             | 38.2          | 36.8           | 36.5           |
| Average age (Female)           | 37.9          | 38.1           | 37.9           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 2,310         | 18,285         | 33,839         |
| # of persons per HH            | 2.3           | 2.4            | 2.5            |
| Average HH income              | \$88,812      | \$85,647       | \$82,989       |
| Average house value            | \$351,032     | \$351,612      | \$377,906      |

\* Demographic data derived from 2010 US Census

# MEET THE TEAM



**RYAN JOHNSON, CCIM**

Principal

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# ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

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## PROFESSIONAL BACKGROUND

Has personally brokered over \$325,000,000 in real estate investment sales.  
4 time COSTAR Power Broker Award Winner  
2018, 2019 & 2020 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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