

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (MG) \$.20 SF CAM
Building Size:	19,264 SF
Available SF:	2,455 SF FOR LEASE
Lot Size:	3.86 Acres
Number Of Units:	7
Year Built:	2011
Renovated:	2011
Zoning:	IC
Market:	Reno
Submarket:	Airport

PROPERTY OVERVIEW

Great Retail, Medical and Professional Office Center on the Corner of Longley and McCarran. 2455 sq ft for lease,

Current space is shared reception area with 7 private office rooms / exam rooms for lease. One was a X-RAY ROOM and two were used as doctor offices with the remaining being used as exam rooms.

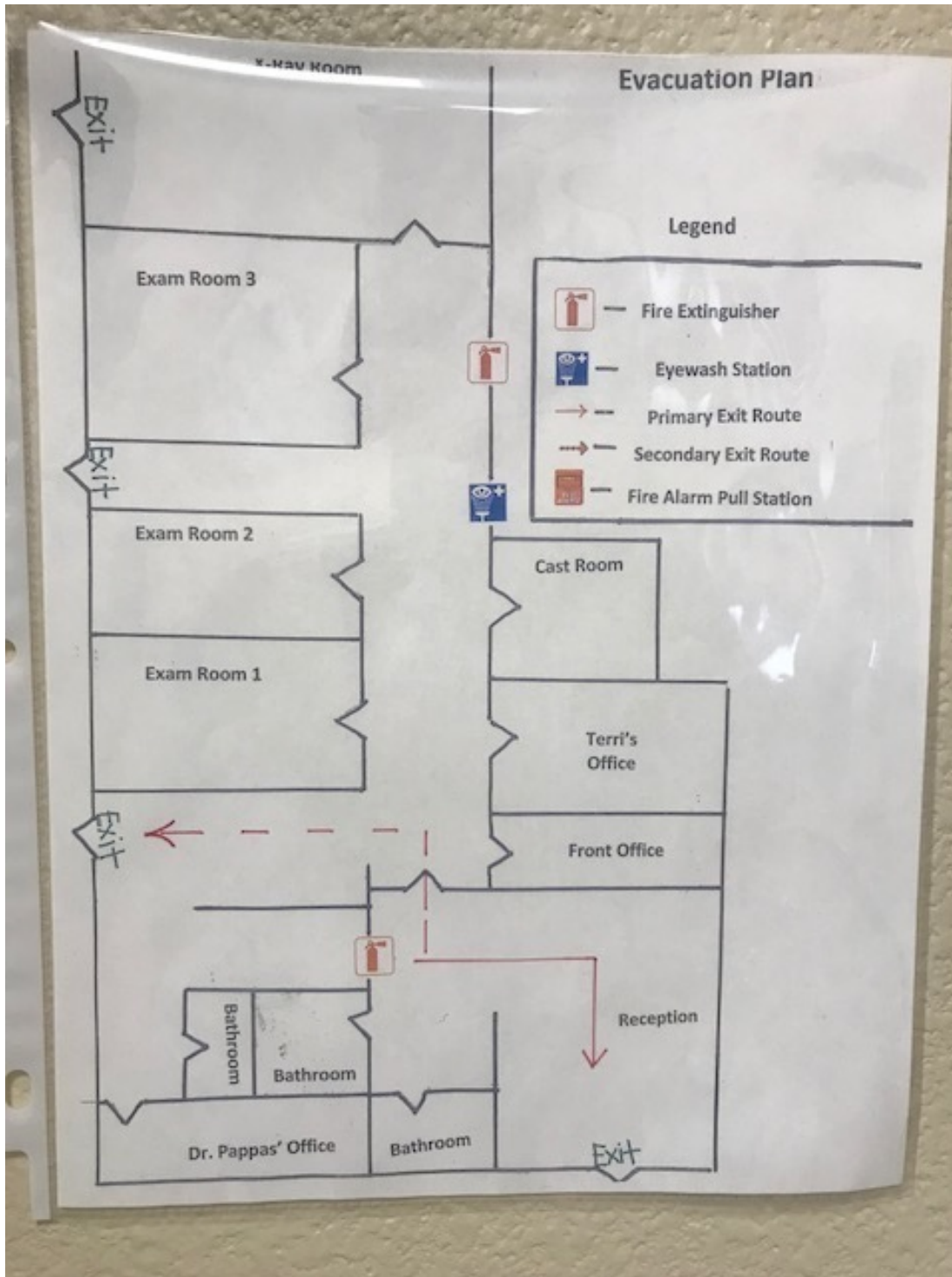
PROPERTY HIGHLIGHTS

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

RICHARD JOHNSON
NV #B.58025
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FLOORPLAN (NOT TO SCALE)



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ADDITIONAL PHOTOS



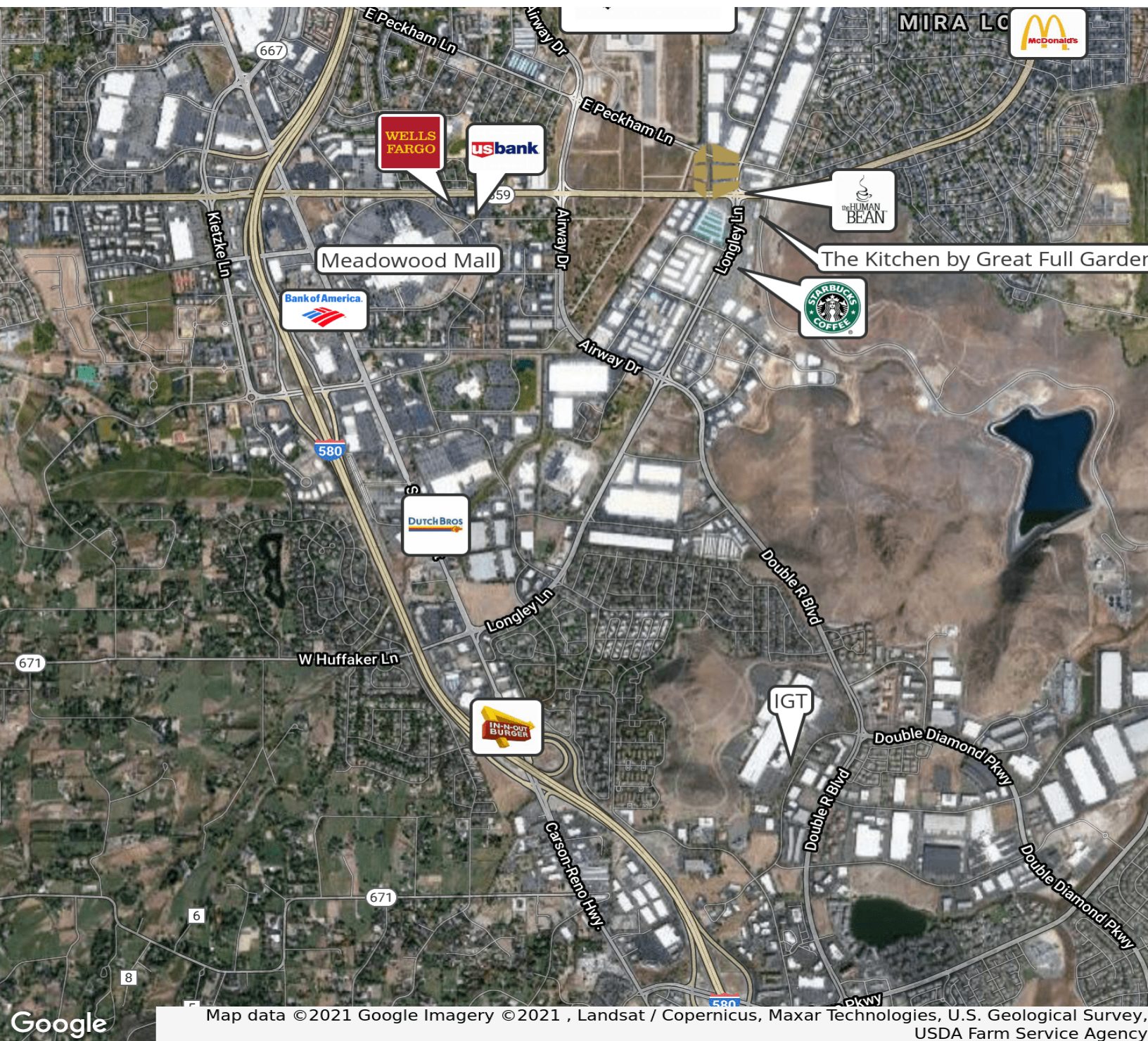
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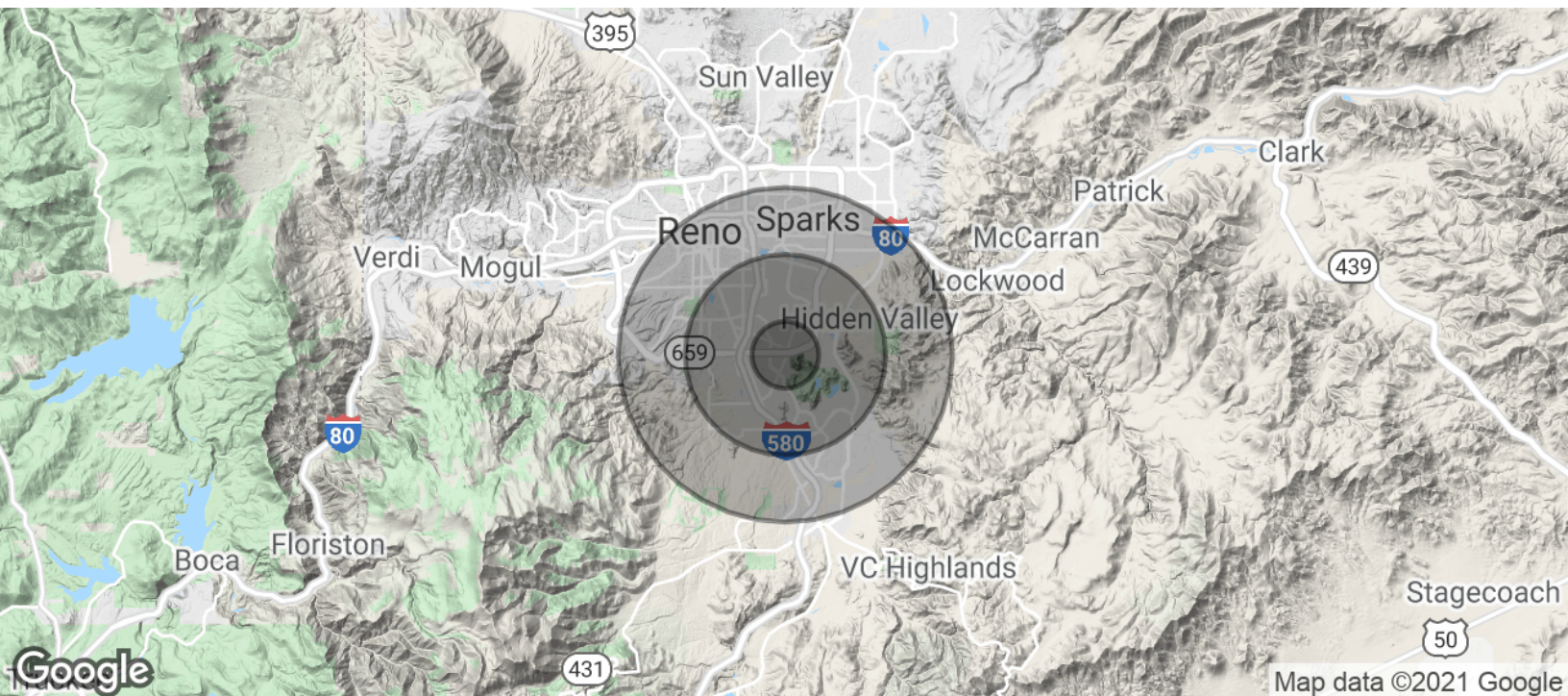
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,933	62,974	161,884
Average age	34.3	33.9	36.6
Average age (Male)	32.4	32.9	35.8
Average age (Female)	36.1	34.8	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,216	25,474	68,082
# of persons per HH	2.5	2.5	2.4
Average HH income	\$51,699	\$59,237	\$65,234
Average house value	\$215,063	\$265,663	\$362,739

* Demographic data derived from 2010 US Census

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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

ryan@chase-johnson.com

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

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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