

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	1,185 SF
Available SF:	1,185 SF
Lot Size:	
Number Of Units:	1
Year Built:	1932
Renovated:	2014
Zoning:	MUUNR
Market:	Reno
Submarket:	University of Nevada

PROPERTY OVERVIEW

Chase-Johnson Commercial is pleased to present a rare opportunity to lease a single tenant building adjacent to University of Nevada Reno. Rare University Retail Opportunity in established retail/university corridor. University of Nevada - Total students: approx 24,000 of which approx 3,100 Students live on campus in residence halls walking distance to this location. Also, close proximity to Downtown Reno NV. Former COFFEE location.

PROPERTY HIGHLIGHTS

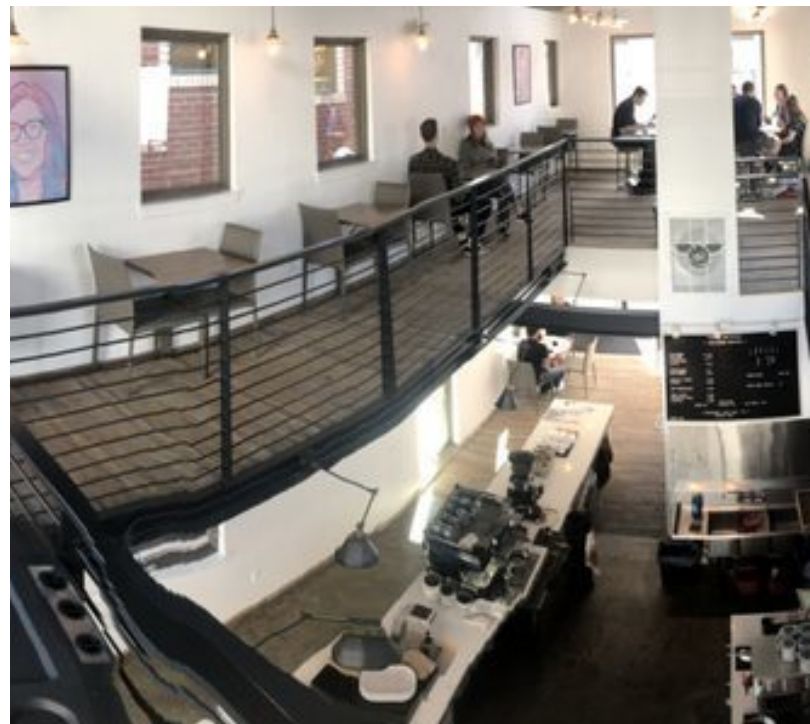
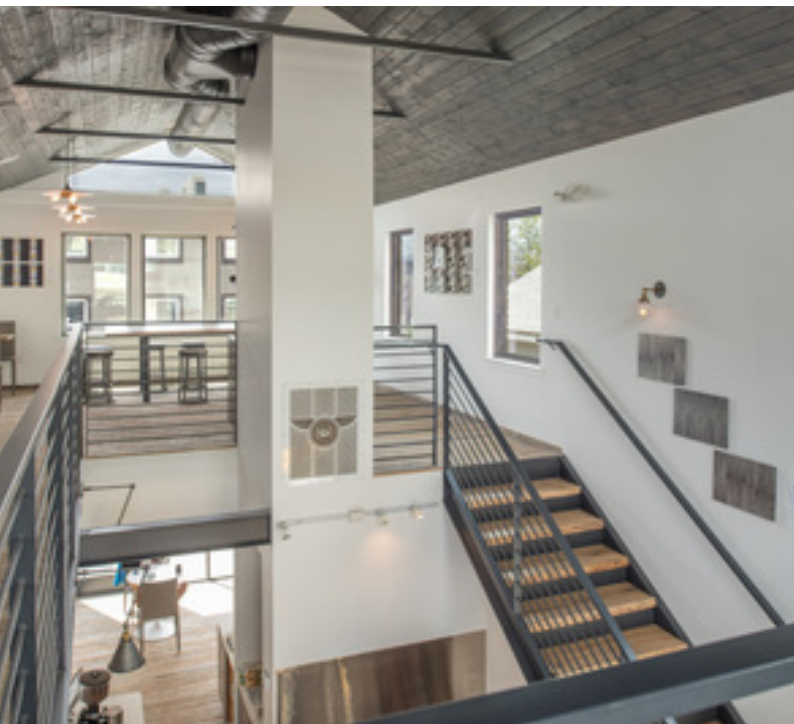
- *Fully Built Out Coffee Bar with Patio
- *Space is in Excellent Condition
- *Open Floor Plan
- *Across from the University of Nevada

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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.

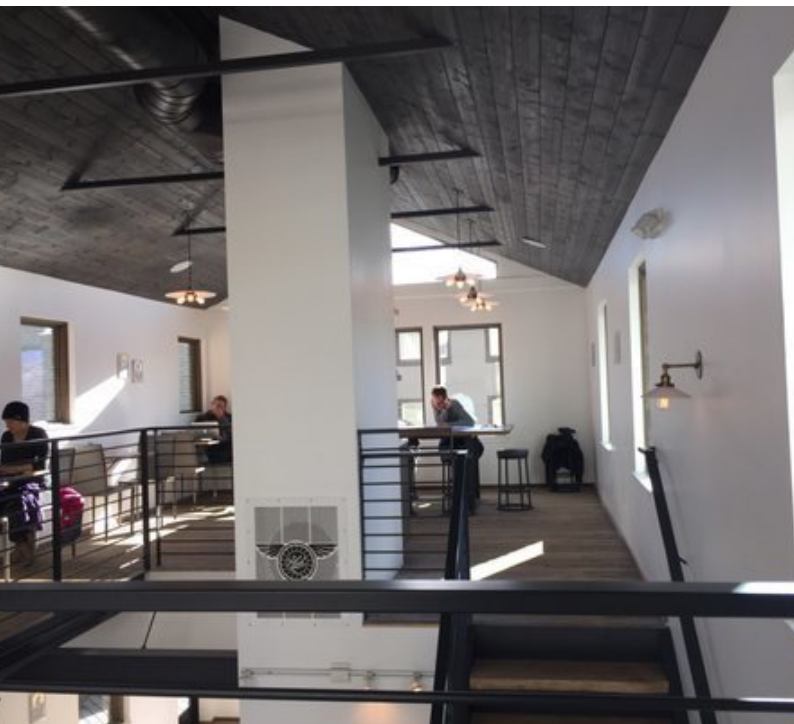
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



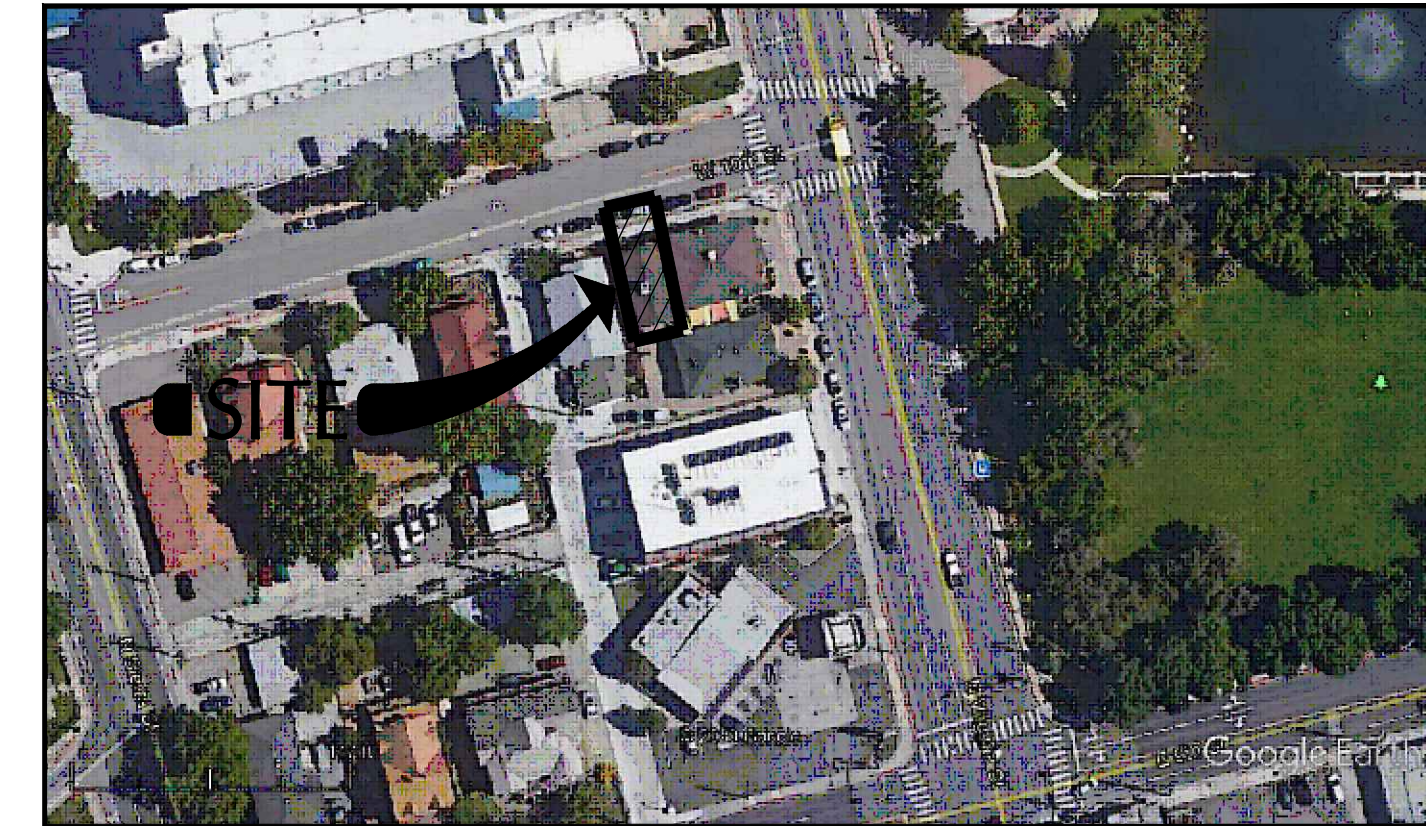
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941 North Virginia Street, Suite 'B' (Existing Space)

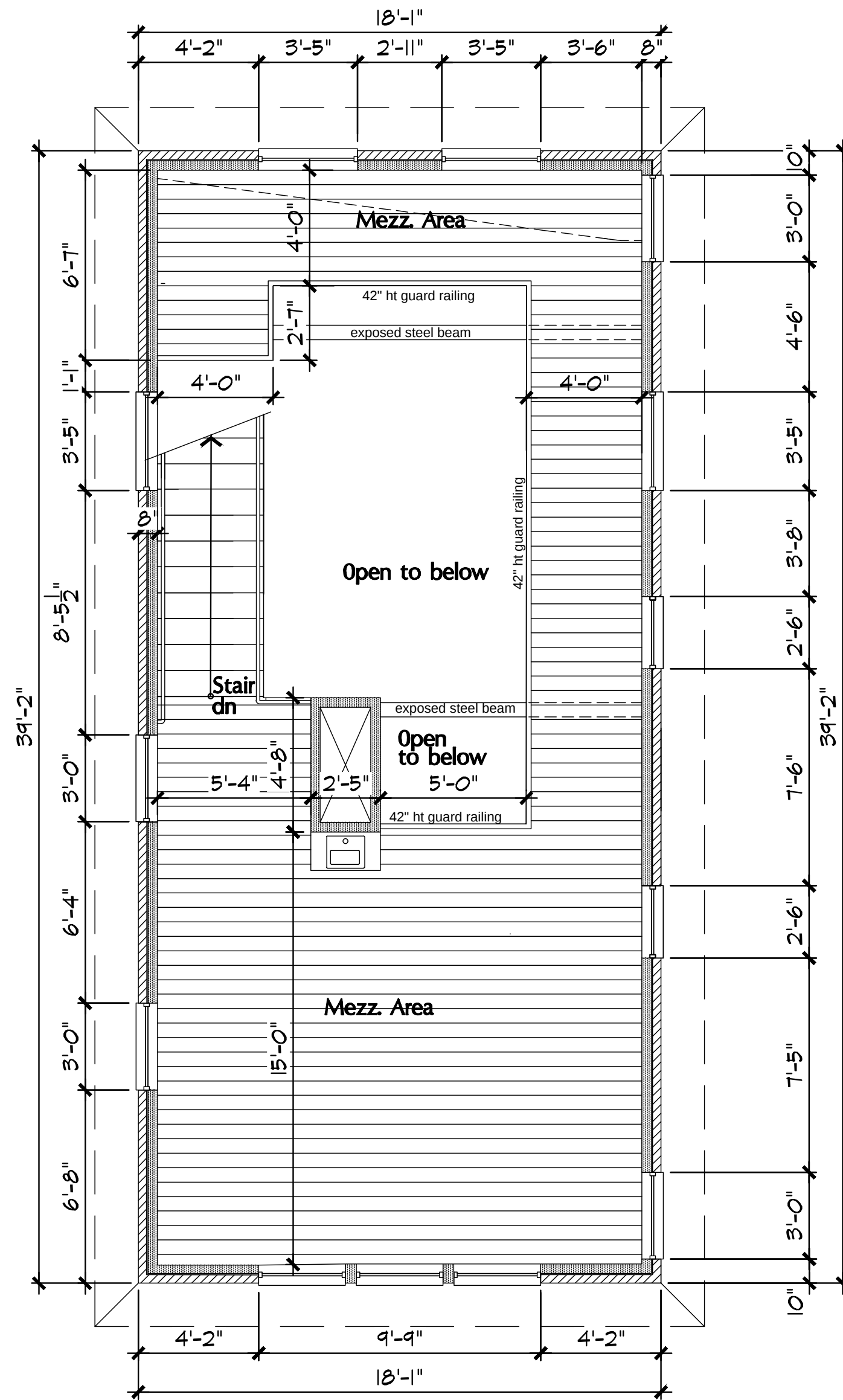
DATE:	MARCH 30, 2020
SCALE:	AS NOTED
DESIGNED BY:	JCM
DRAWN BY:	JCM
APPROVED BY:	JCM
PROJECT NUMBER:	NSC-2020-01

EXISTING
FLOOR PLANS
SHEET NUMBER: A2.1
REVISION: 0

W 10th St.



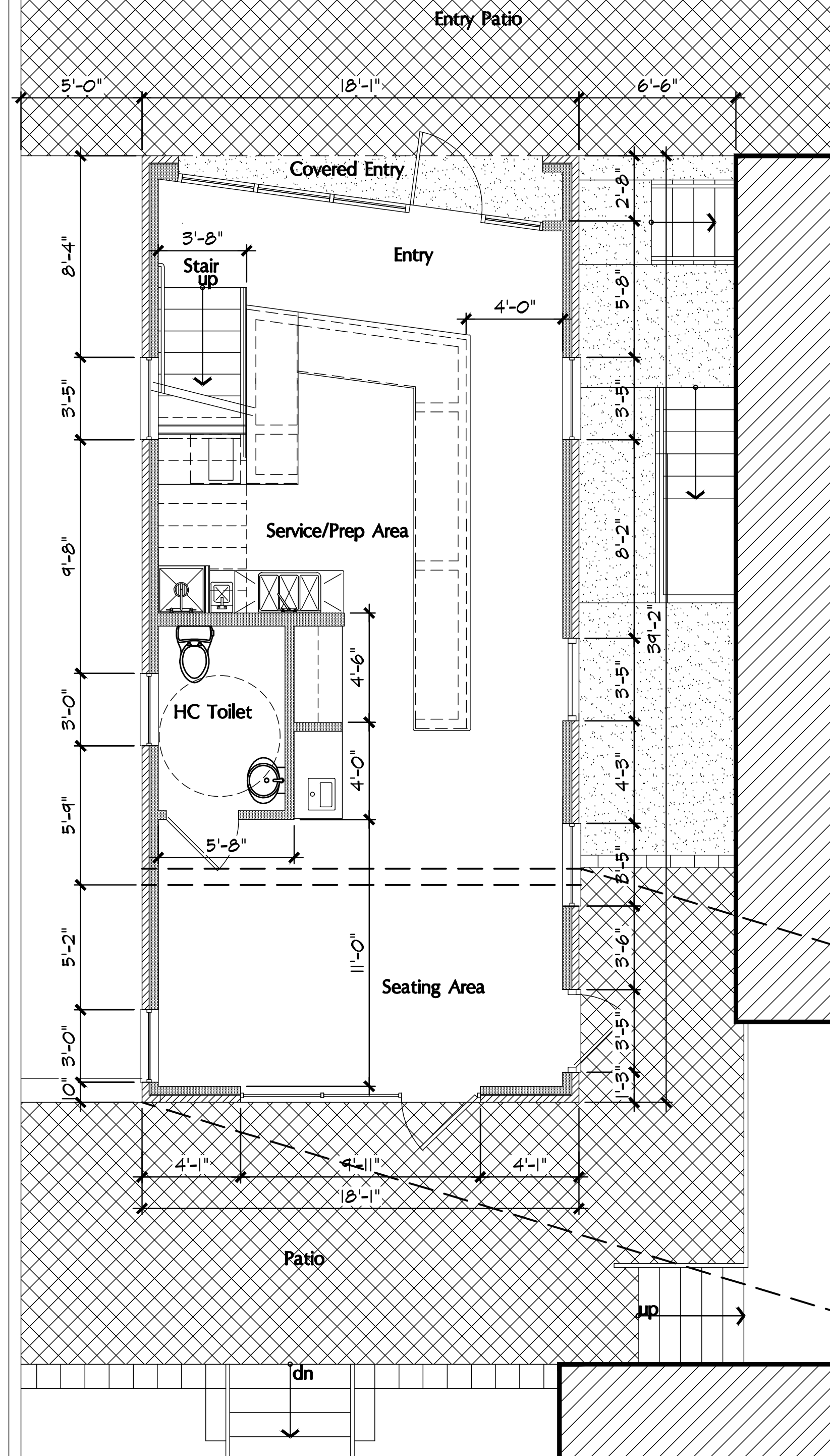
VICINITY MAP



Mezzanine Level Plan

SCALE 1/4" = 1'-0"
507 +/- gsf

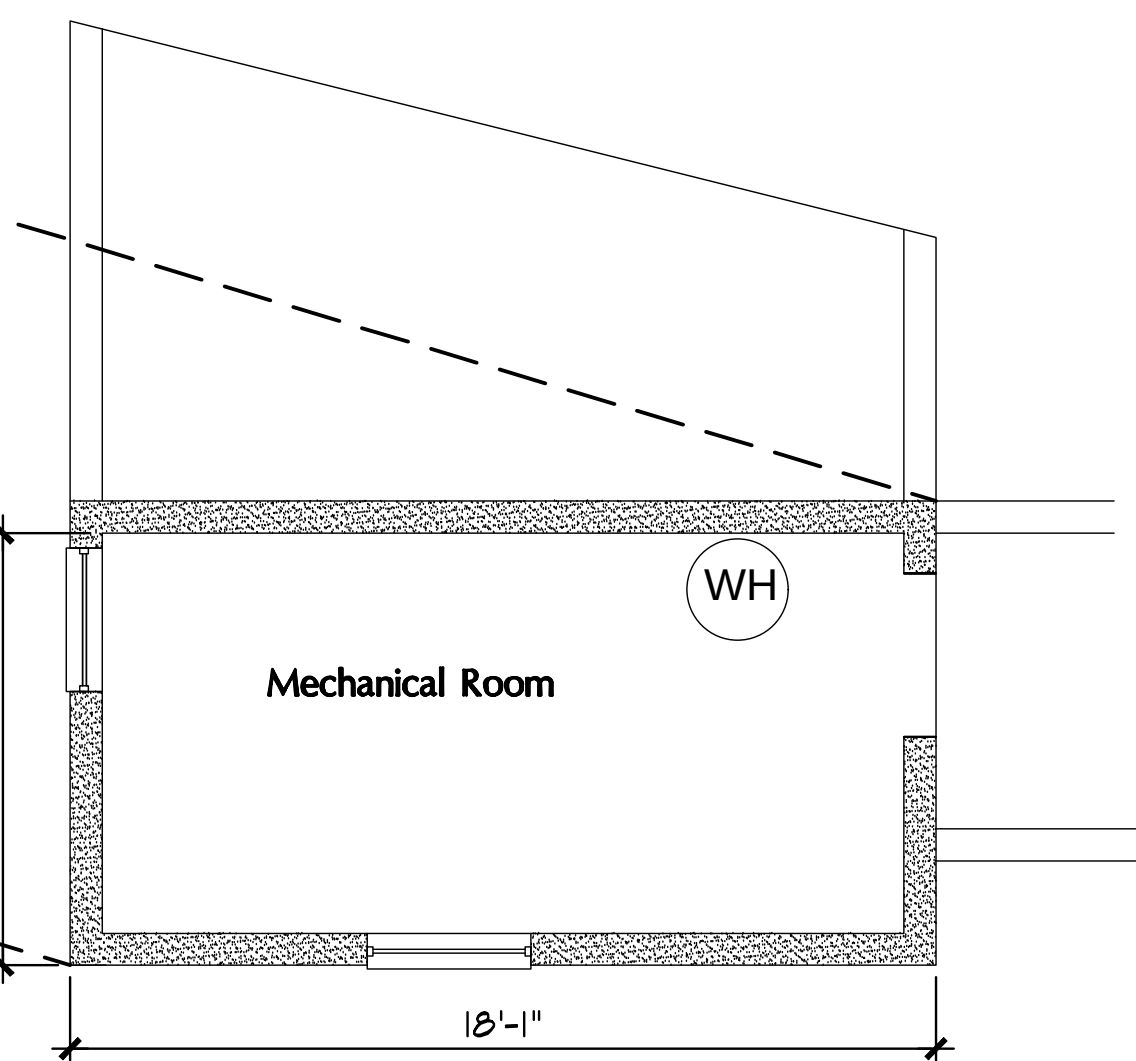
2



Ground Level Plan

SCALE 1/4" = 1'-0"
678 +/- gsf

1



Basement Level Plan

SCALE 1/4" = 1'-0"
140 +/- (175 +/-) gsf

3

An aerial satellite view of downtown Reno, Nevada, with numerous business locations highlighted by white callout boxes. The map shows a dense urban grid with streets like N Virginia St, W 15th St, N Sierra St, E 9th St, E 6th St, Evans Ave, and N Arlington Ave. Major highways I-80 and SR-647 are visible. Labeled businesses include Raising Cane's Chicken Fingers, 7-Eleven, Little Waldorf Saloon, Wells Fargo, Starbucks, Great Full Gardens Express, Rick's Pizza, Beer, & More, Greater Nevada Credit Union, The Pub N Sub, Laughing Planet, Hub Coffee Roasters University, Bank of America Financial Center, and Louis' Basque Corner. Other labels include Keystone Ave, N Inter a St, and Reno, Nevada. A Google logo is in the bottom left corner.

CHASE JOHNSON
COMMERCIAL REAL ESTATE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,408	121,653	230,976
Average age	31.5	34.7	34.9
Average age (Male)	31.7	33.5	34.0
Average age (Female)	30.5	35.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,913	51,096	93,956
# of persons per HH	2.4	2.4	2.5
Average HH income	\$39,403	\$53,138	\$58,765
Average house value	\$266,489	\$278,756	\$315,069

* Demographic data derived from 2010 US Census

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MEET THE TEAM



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