

For Lease

# Retail Property

\$1.25 SF/month NNN



## 285 S Wells Ave

285 South Wells Ave  
Reno, Nevada 89502

### Property Description

Great opportunity on busy Wells Ave. Located on the southwest corner of South Wells Avenue and Ryland Street. Surrounded by retail, Medical offices, and residential. Just a short drive to Downtown & Midtown. Close proximity to I-80 and US 395.

### Amenities

- Direct access to I-80 via Wells Avenue and I-580 via Mill Street.
- 1/3 Mile from Renown Hospital Campus
- MUDR - mixed use zoning.
- Close to public transportation

### Demographics

	1 Mile	2 Miles	3 Miles
Total Households	8,984	29,809	54,245
Total Population	18,064	70,137	129,660
Average HH Income	\$35,111	\$44,519	\$50,916

### Property Highlights

- High Traffic Counts
- Excellent Signage Visibility
- On Site Parking
- Single Story

### OFFERING SUMMARY

Available SF	1,575 - 7,105 SF
Lease Rate	\$1.25 SF/month (NNN)
Lot Size	0.98 Acres
Building Size	15,110 SF

For more information

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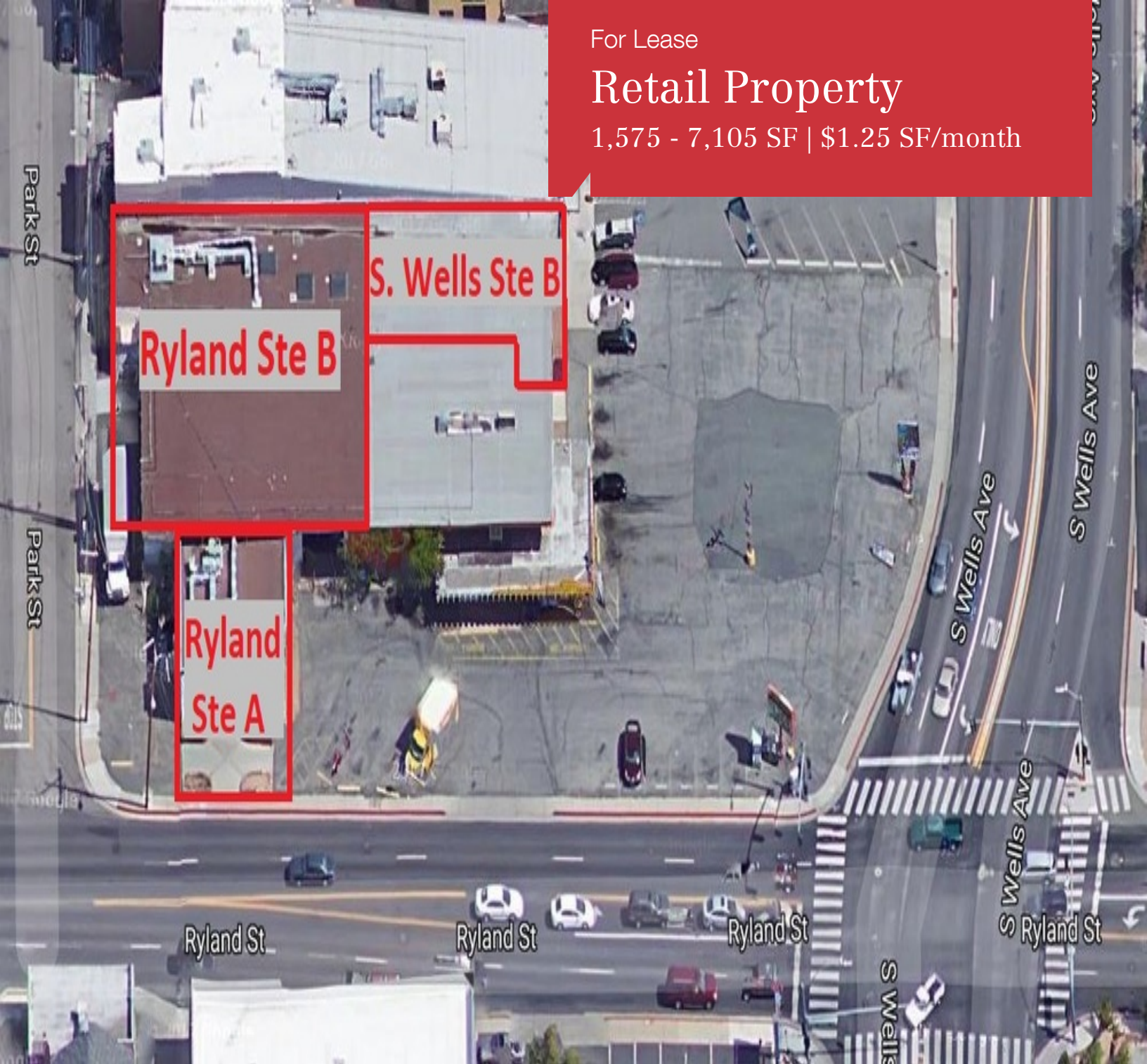
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1,575 - 7,105 SF | \$1.25 SF/month



## Floorplans

**RYLAND, Ste B**  
**±7,105 SF**

**RYLAND, Ste A**  
**±1,575 SF**

**S. WELLS, Ste B**  
**±1,875 SF**

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
S. Wells B	\$1.25 SF/MONTH	1,875 SF
Ryland A	\$1.25 SF/MONTH	1,575 SF
Ryland B	\$1.25 SF/MONTH	7,105 SF

### BULLETS HEADLINE

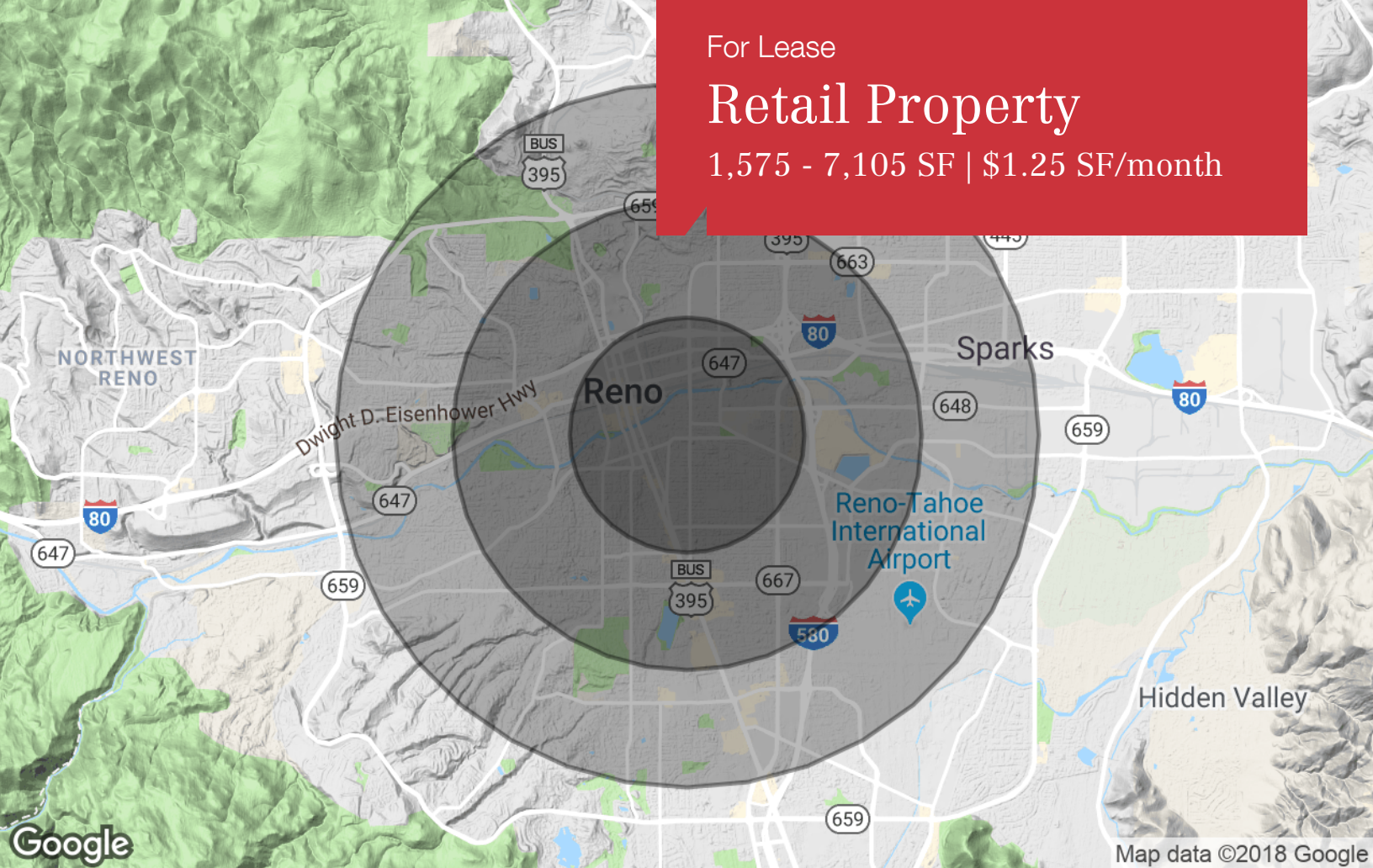
- South Wells B: Open Floor Plan and Bathrooms
- Ryland A: Open Floor Plan with Bathrooms
- Ryland B: Two Storage Rooms, Open Floor Plan, Bathroom, and Roll up door



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## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	18,064	70,137	129,660
MEDIAN AGE	38.9	33.7	34.0
MEDIAN AGE (MALE)	38.9	33.3	33.2
MEDIAN AGE (FEMALE)	39.3	34.3	34.6

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	8,984	29,809	54,245
# OF PERSONS PER HH	2.0	2.4	2.4
AVERAGE HH INCOME	\$35,111	\$44,519	\$50,916
AVERAGE HOUSE VALUE	\$174,130	\$188,416	\$279,286

## Race

	1 Mile	2 Miles	3 Miles
% WHITE	77.0%	74.2%	77.1%
% BLACK	2.5%	4.7%	4.1%
% ASIAN	7.0%	6.8%	5.9%
% HAWAIIAN	0.9%	0.9%	1.0%
% INDIAN	1.5%	2.1%	1.7%
% OTHER	12.1%	12.2%	11.2%

## Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	28.8%	31.0%	30.9%

\* Demographic data derived from 2010 US Census

## Retailer Map

