

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Chase-Johnson Commercial is please to announce the opportunity to lease retail space in the the Bonanza Casino shopping center adjacent to the casino and next to Ben's Discount Liquor. Over 22,000 cars pass by a day on Virginia St. Near U.S. 395 and just a few miles North of The University of Nevada. 876 sq ft at just \$1.45 sq ft! Great for office or retail use

4746 N Virginia St - BONANZA CASINO RETAIL SHOPS

*potential for a 5000 sq ft retail space

PROPERTY HIGHLIGHTS

- Great Parking
- Easy Freeway Access

OFFERING SUMMARY

Lease Rate:	\$1.45 SF/yr (MG)
Number of Units:	4
Available SF:	876 - 5,000 SF
Lot Size:	3.71 Acres
Building Size:	14,315 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,463	20,145	71,542
Total Population	4,245	55,419	179,584
Average HH Income	\$64,006	\$54,420	\$54,581

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ADDITIONAL PHOTOS



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LOCATION MAP



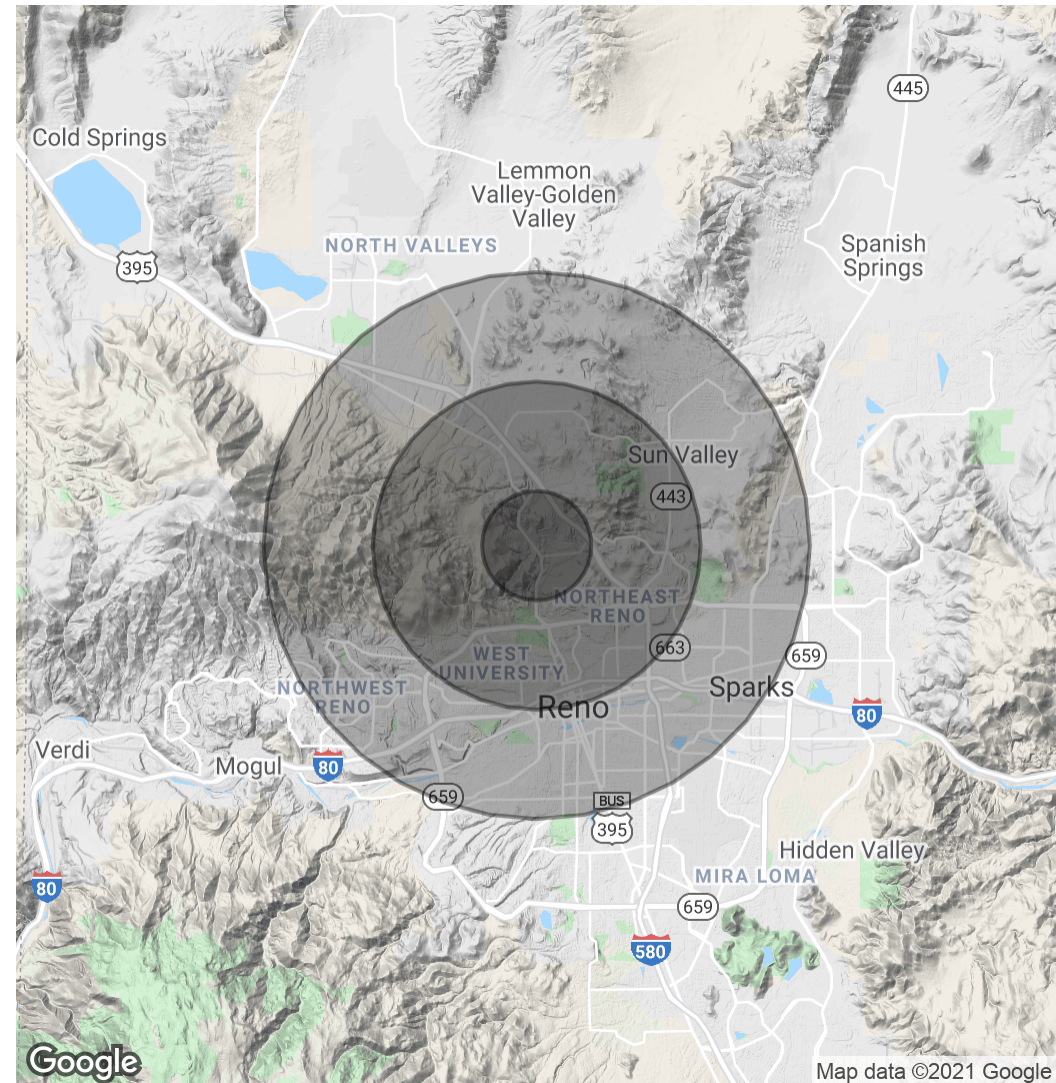
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,245	55,419	179,584
Average age	32.8	31.6	34.1
Average age (Male)	30.4	29.3	32.9
Average age (Female)	35.3	33.2	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,463	20,145	71,542
# of persons per HH	2.9	2.8	2.5
Average HH income	\$64,006	\$54,420	\$54,581
Average house value	\$228,203	\$239,002	\$260,550

* Demographic data derived from 2010 US Census



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FOR LEASE 4794 N VIRGINIA ST, RENO, NV

MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

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