

FOR LEASE BY OWNER

314-328 BROADWAY, RENO NV 89502

AVAILABLE: 440 SF

- OFF THE WELLS AVENUE CORRIDOR
- MIDTOWN LOCATION
- PARKING RATIO - 1.40/1,000 SF



DEMOGRAPHICS: (2017)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	22,708	123,130	235,579
Avg. HH Income:	\$47,415	\$55,981	\$62,848

TRAFFIC COUNT:

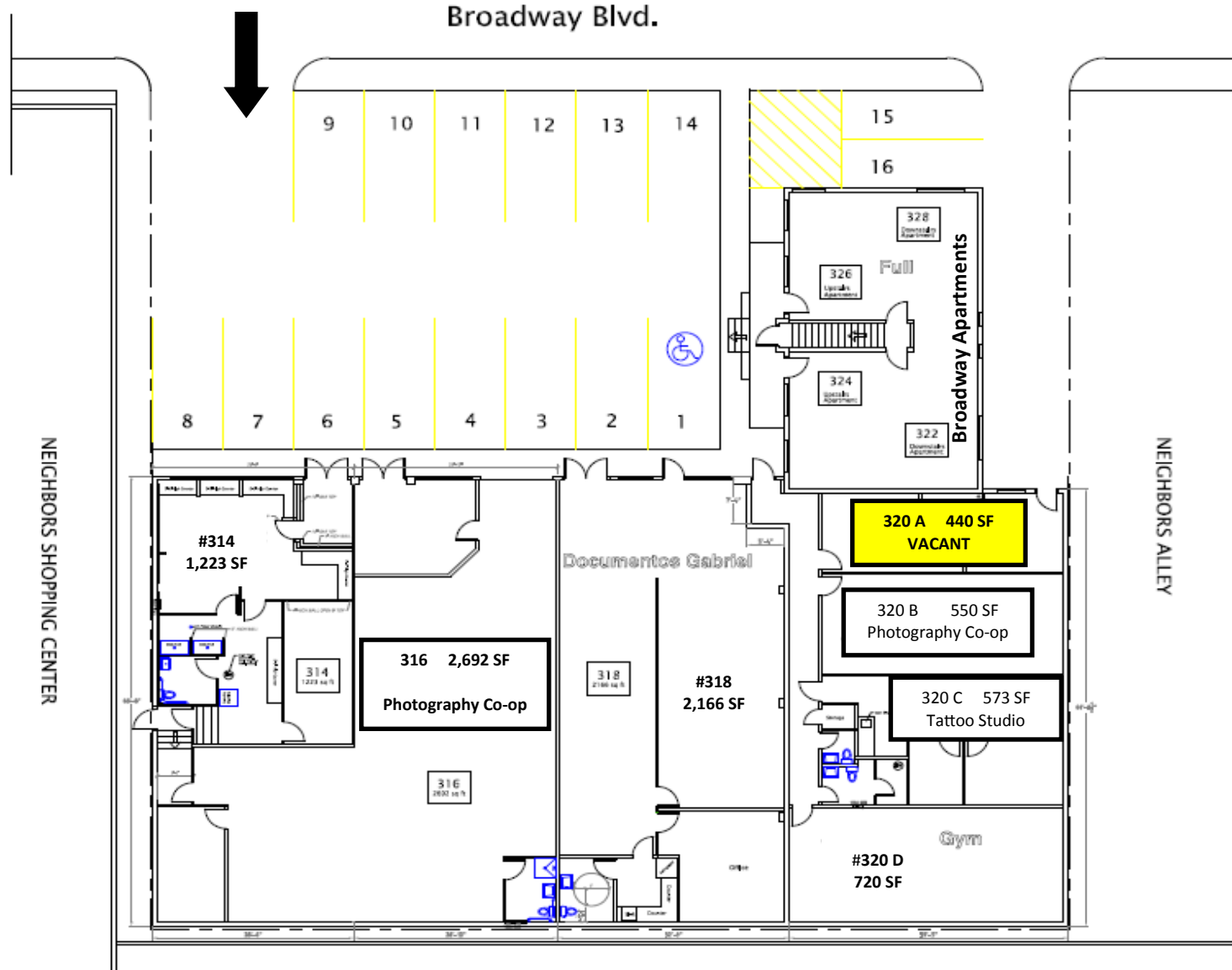
S Wells Ave	25,550 ADT (2011)
Broadway	2,300 ADT (2016)

For more information about this property, please contact owner:

Craig Duhs
(619) 540-1001
Craig@DuhsCommercial.com
CA License: 01086079

SITE PLAN

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Broadway - Retail

SUITE	Tenant	SF
314	The Reno Empire	1,223
316	Photography Co-op	2,692
318	Tax Accounting	2,166
320 A	Vacant	440
320 B	Photography Co-op	550
320 C	Tattoo Studio	573
320 D	Gym	720
TOTAL		8,352

Broadway - Apartments

SUITE	SF
322	630
324	630
326	630
328	630
TOTAL	2,520

Scale: 1/16" = 1' - 0"

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AERIAL

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