

FOR LEASE

NEIGHBORHOOD COMMERCIAL

1245 - 1255 S WELLS AVENUE AND 260 WONDER STREET
RENO, NV 89502

Highlights:

- Abundant on-site parking
- Part of Midtown District and Close Proximity to Downtown
- A walker's paradise
- Excellent Traffic Counts and Visibility From Wells Avenue



Free Standing Pad Available: 1,739 SF - 2,304 SF

For more information about this property, please contact owner:

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



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

PROPERTY PHOTOS



For more information about this property, please contact owner:

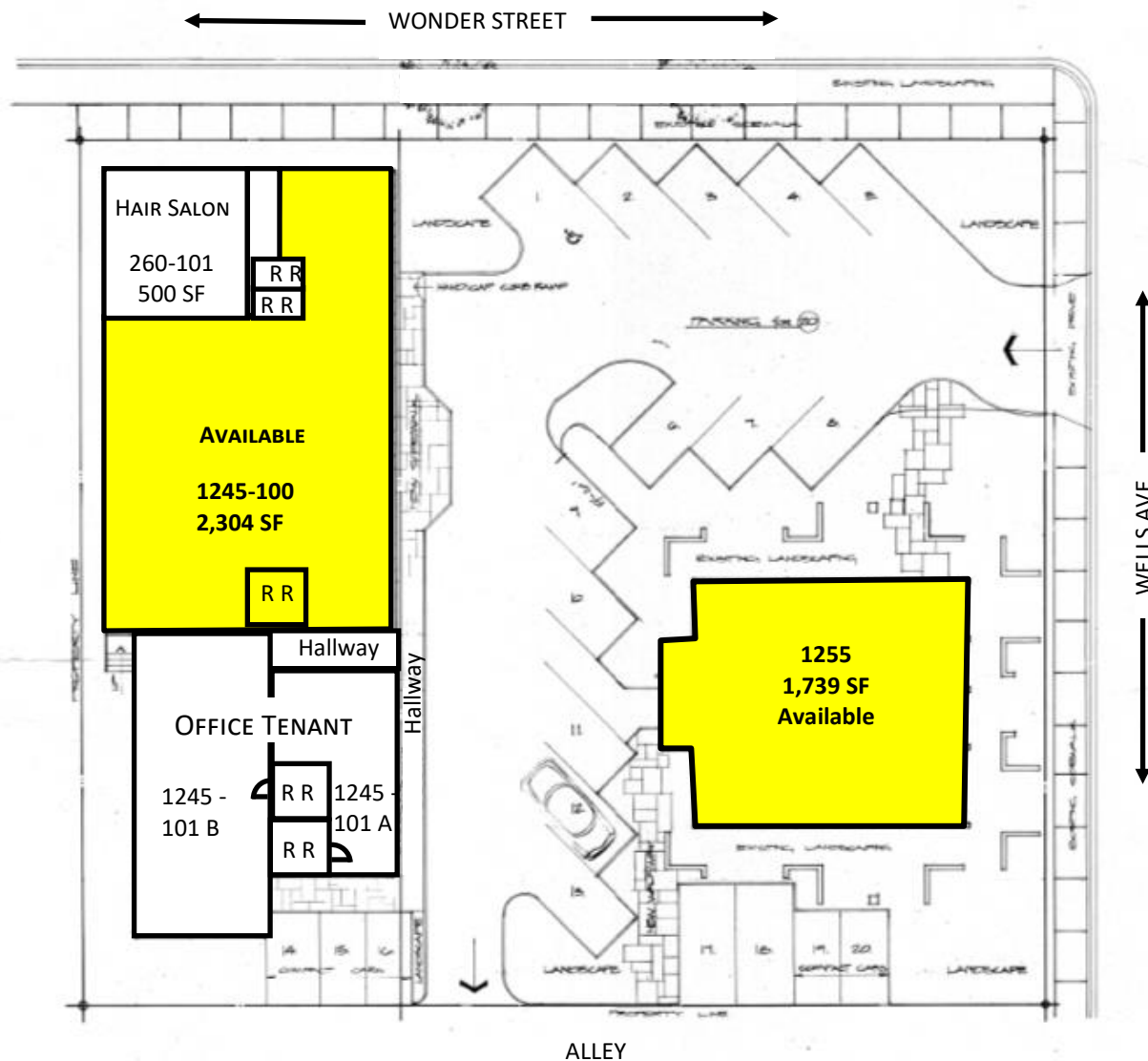
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SITE PLAN

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Second Floor

704 SF Al-Anon 260 - 201	Hallway	728 SF Hair Salon 260 - 202
677 SF AA 260 - 203		718 SF Tattoo 260 - 204
	R R	
	R R	

DEMOGRAPHICS: (2017)

	1Mile	3Miles	5Miles
Total Population:	21,827	126,126	235,445
Avg. HH Income:	\$49,740	\$55,740	\$62,880

TRAFFIC COUNT: (2016)

S Wells Ave 25,550 ADT

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AERIAL

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