

# FOR LEASE BY OWNER

314-328 BROADWAY, RENO NV 89502

## AVAILABLE: 720—1,223 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



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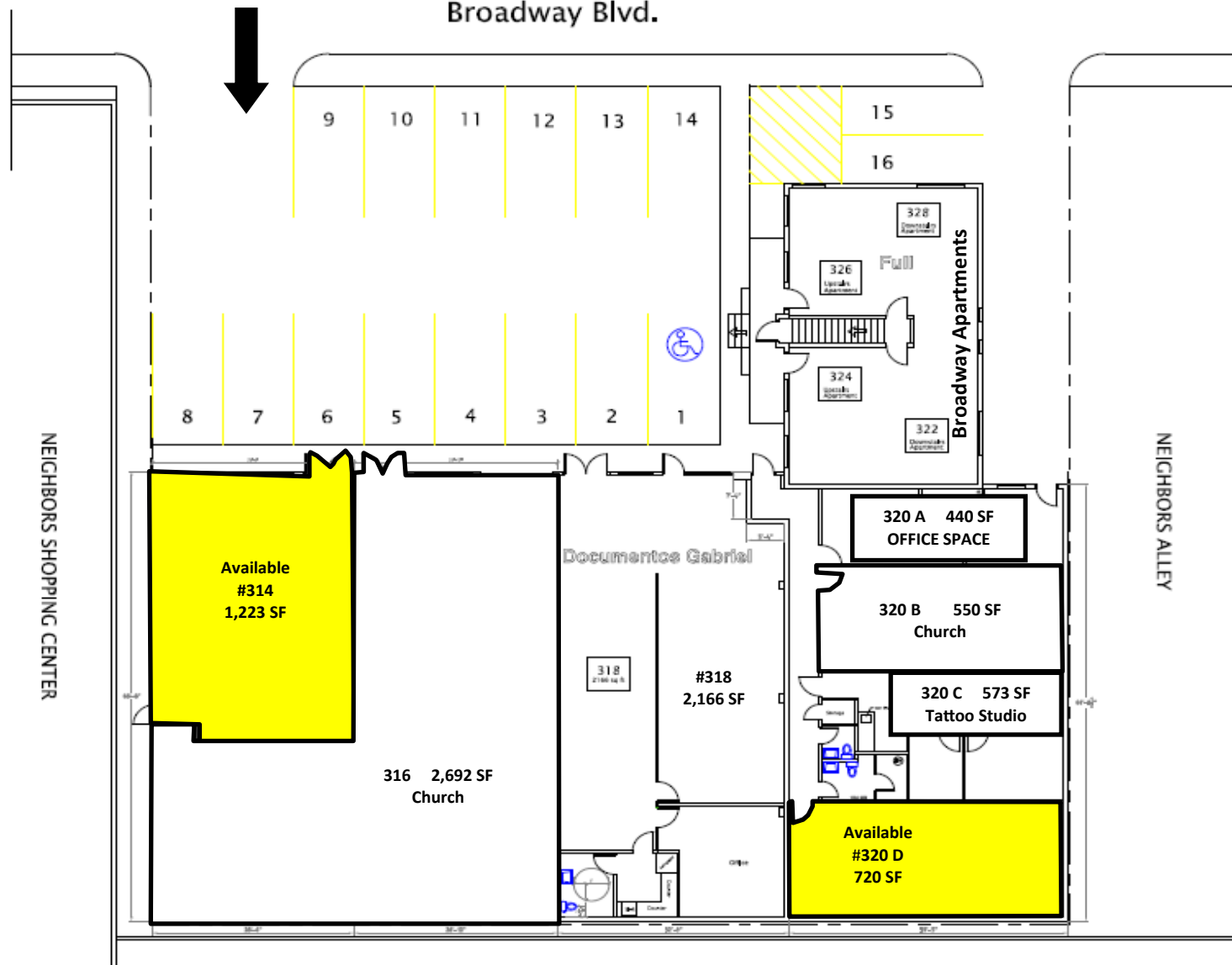


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

# SITE PLAN

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## Broadway - Retail

SUITE	Tenant	SF
314	Available	1,223
316	Available	2,692
318	Tax Accounting	2,166
320 A	Office Space	440
320 B	Available	550
320 C	Tattoo Studio	573
320 D	Available	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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