

FOR LEASE BY OWNER

314-328 BROADWAY, RENO NV 89502

- OFF THE WELLS AVENUE CORRIDOR
- MIDTOWN LOCATION
- PARKING RATIO - 1.40/720 SF



DEMOGRAPHICS: (2022)

| | <u>1Mile</u> | <u>3Miles</u> | <u>5Miles</u> |
|-------------------|--------------|---------------|---------------|
| Total Population: | 23,702 | 128,209 | 243,335 |
| Avg. HH Income: | \$61,377 | \$69,791 | \$77,153 |

TRAFFIC COUNT:

| | |
|-----------------|-------------------|
| S Wells Ave | 12,887 ADT (2022) |
| S. Virginia St. | 20,305 ADT (2022) |

For more information about this property, please contact owner:

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



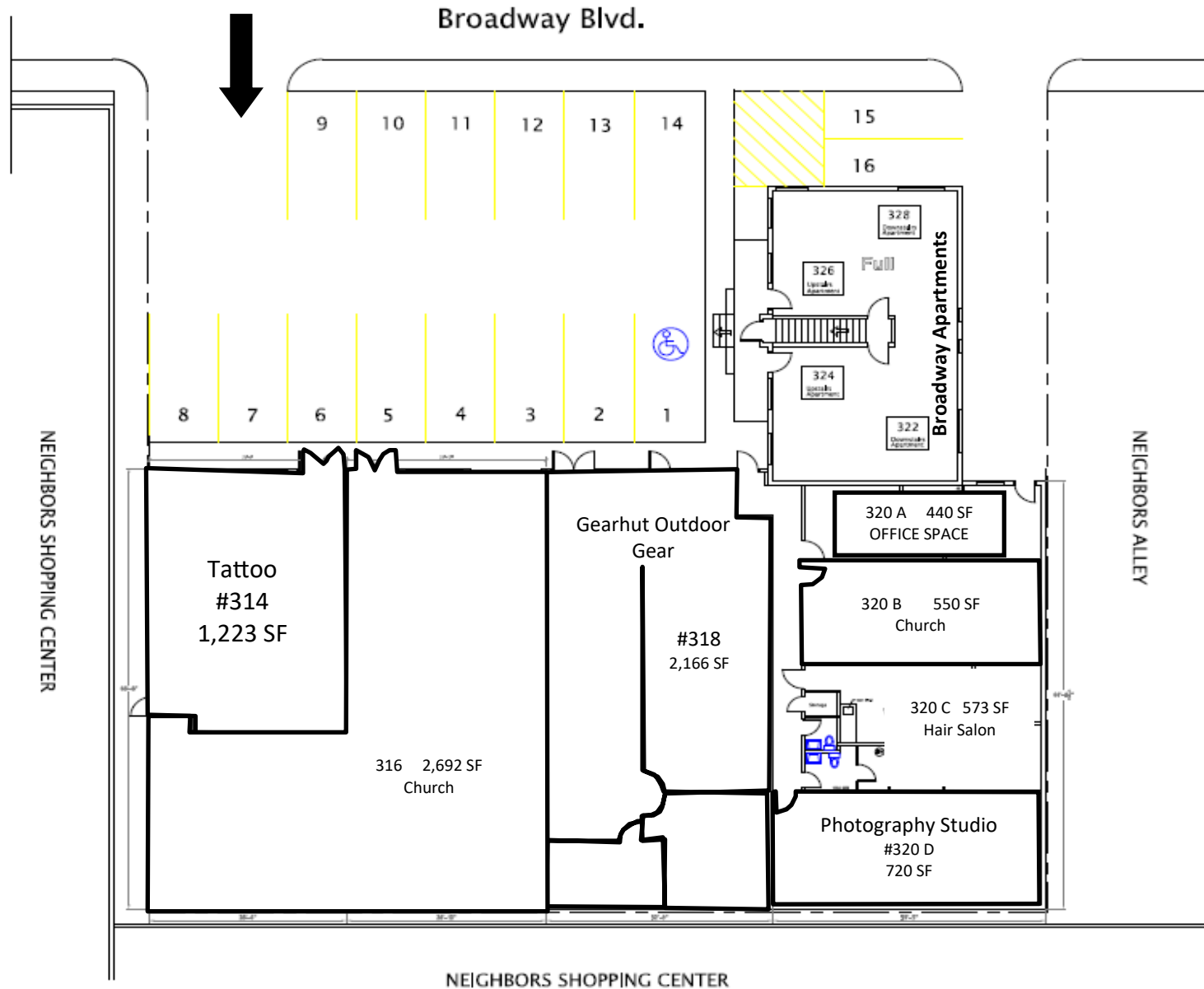
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

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Broadway - Retail

| SUITE | Tenant | SF |
|--------------|----------------------|--------------|
| 314 | Tattoo | 1,223 |
| 316 | Church | 2,692 |
| 318 | Gearhut Outdoor Gear | 2,166 |
| 320 A | Office Space | 440 |
| 320 B | Church | 550 |
| 320 C | Hair Salon | 573 |
| 320 D | Photography Studio | 720 |
| TOTAL | | 8,352 |

Broadway - Apartments

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

NOT DRAWN TO SCALE



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

AERIAL

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