

# RENO PROPERTY / FOR LEASE BY OWNER

1300 - 1314 S. Wells Ave. & 300 - 306 Vassar St., Reno, NV 89502

- AVAILABLE: 1,036 - 4,699 SF
- REMODEL COMPLETE!
- EXCELLENT STREET VISIBILITY & SIGNAGE
- SIGNALIZED CORNER
- HEAVY FOOT TRAFFIC



*For more information about this property, please contact owner:*

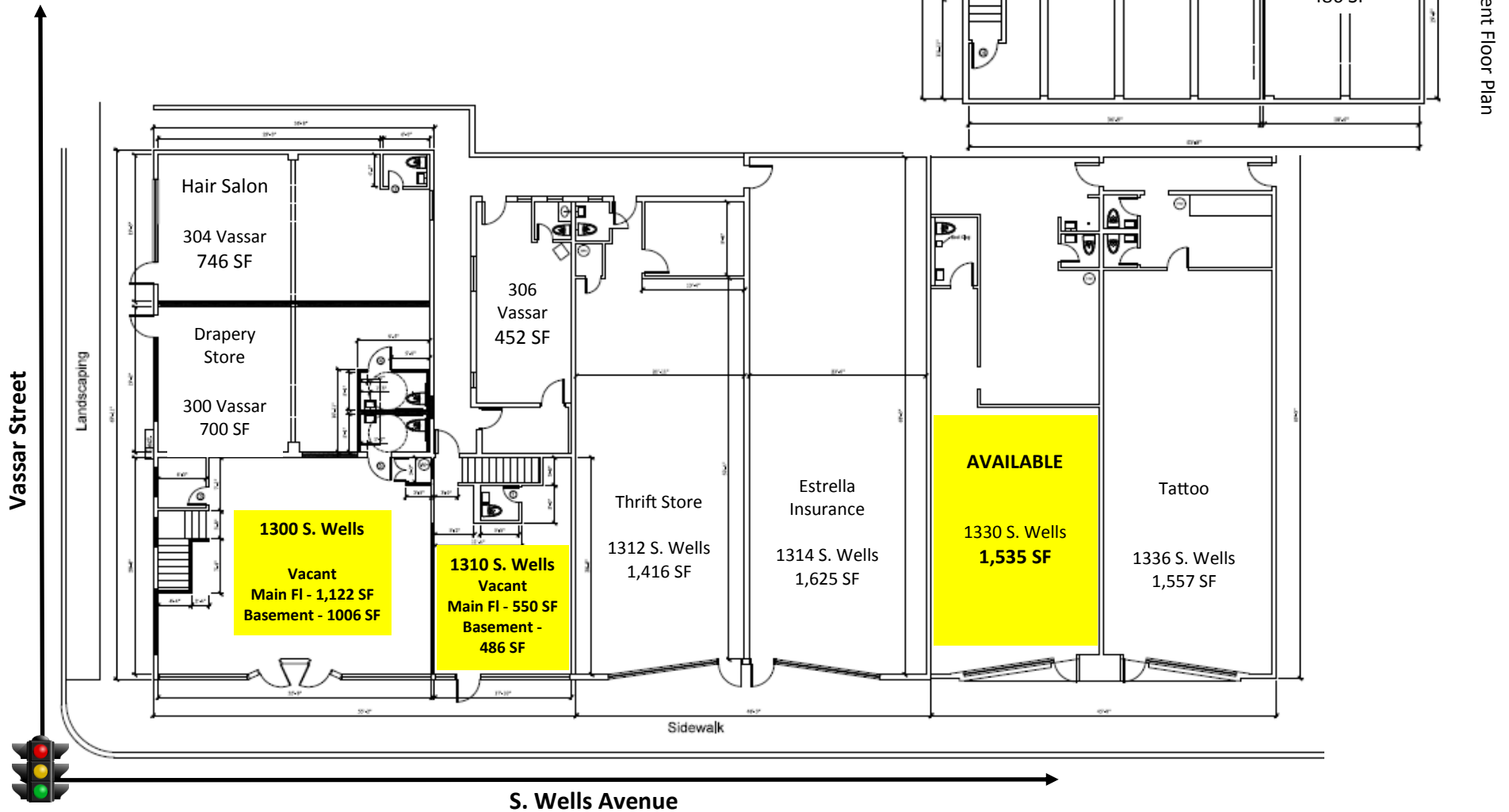
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619)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



# SITE PLAN

S. Wells Avenue & Vassar Street, Reno, NV 89502



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# AERIAL

S. Wells Avenue & Vassar Street, Reno, NV 89502



## DEMOGRAPHICS 2015

### TOTAL POPULATION

1 MILE: 19,677    3 MILES: 125,742    5 MILES: 231,172

### AVG. HH INCOME

1 MILE: \$25,931    3 MILES: \$32,715    5 MILES: \$39,331

### TRAFFIC COUNT 2014

WELLS AVE = 29,500 ADT

**SITE**

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