

# RENO PROPERTY / FOR LEASE BY OWNER

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

- AVAILABLE: 1,535 - 3,164 SF
- REMODEL COMPLETE!
- EXCELLENT STREET VISIBILITY & SIGNAGE
- SIGNALIZED CORNER
- HEAVY FOOT TRAFFIC



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

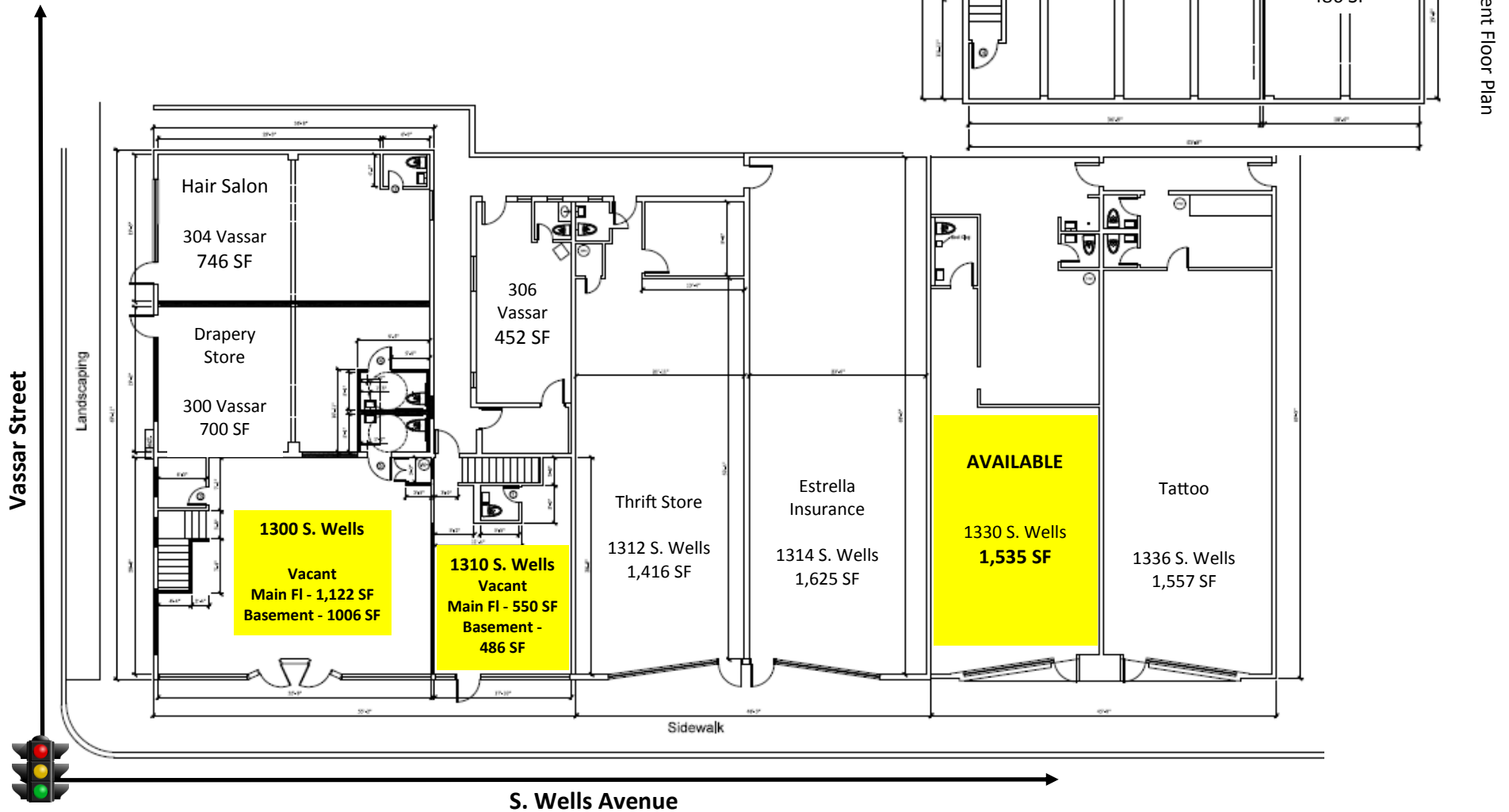
Craig Duhs  
(619) 540-1001  
Craig@DuhsCommercial.com  
CA License: 01086079

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



For more information about this property, please contact owner:

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



# 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

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