

RENO PROPERTY / FULLY LEASED

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

- REMODEL COMPLETE!
- HEAVY FOOT TRAFFIC
- EXCELLENT STREET VISIBILITY & SIGNAGE
- SIGNALIZED CORNER



No warranty or representation is made to the accuracy of the information. Terms, conditions and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92107 | Phone: (619) 491-0332 | Fax: (619) 491-0696 | www.DuhsCommercial.com

PHOTO

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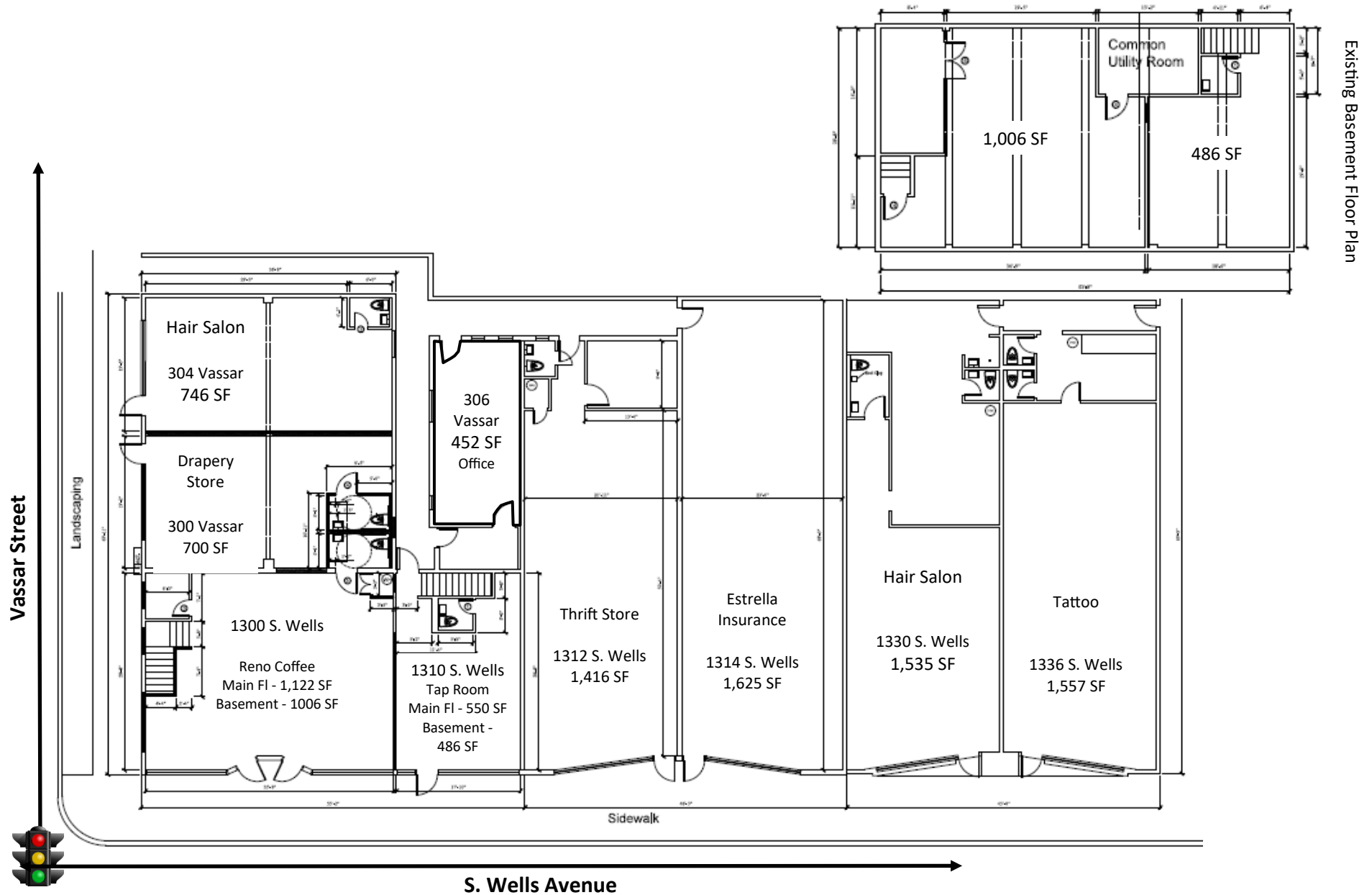


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

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



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Exterior Photos

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Interior Photos

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AERIAL

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



DEMOGRAPHICS 2022

TOTAL POPULATION

1 MILE: 23,716 3 MILES: 129,320 5 MILES: 244,485

AVG. HH INCOME

1 MILE: \$61,877 3 MILES: \$69,321 5 MILES: \$77,058

TRAFFIC COUNT 2022

WELLS AVE = 12,887 ADT

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LEASING BY OWNER

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



CRAIG DUHS

OWNER

CA LICENSE # 01086079

619-540-1001

CRAIG@DUHSCOMMERCIAL.COM

DUHS COMMERCIAL, INC.

3830 RAY STREET

SAN DIEGO, CA 92104

619-491-0335 (OFFICE)

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DUHSCOMMERCIAL.COM



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