

RENO PROPERTY / FOR LEASE

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

- **AVAILABLE: 452 SF**
- **REMODEL COMPLETE!**

- **EXCELLENT STREET VISIBILITY & SIGNAGE**
- **SIGNALIZED CORNER**
- **HEAVY FOOT TRAFFIC**



No warranty or representation is made to the accuracy or reliability 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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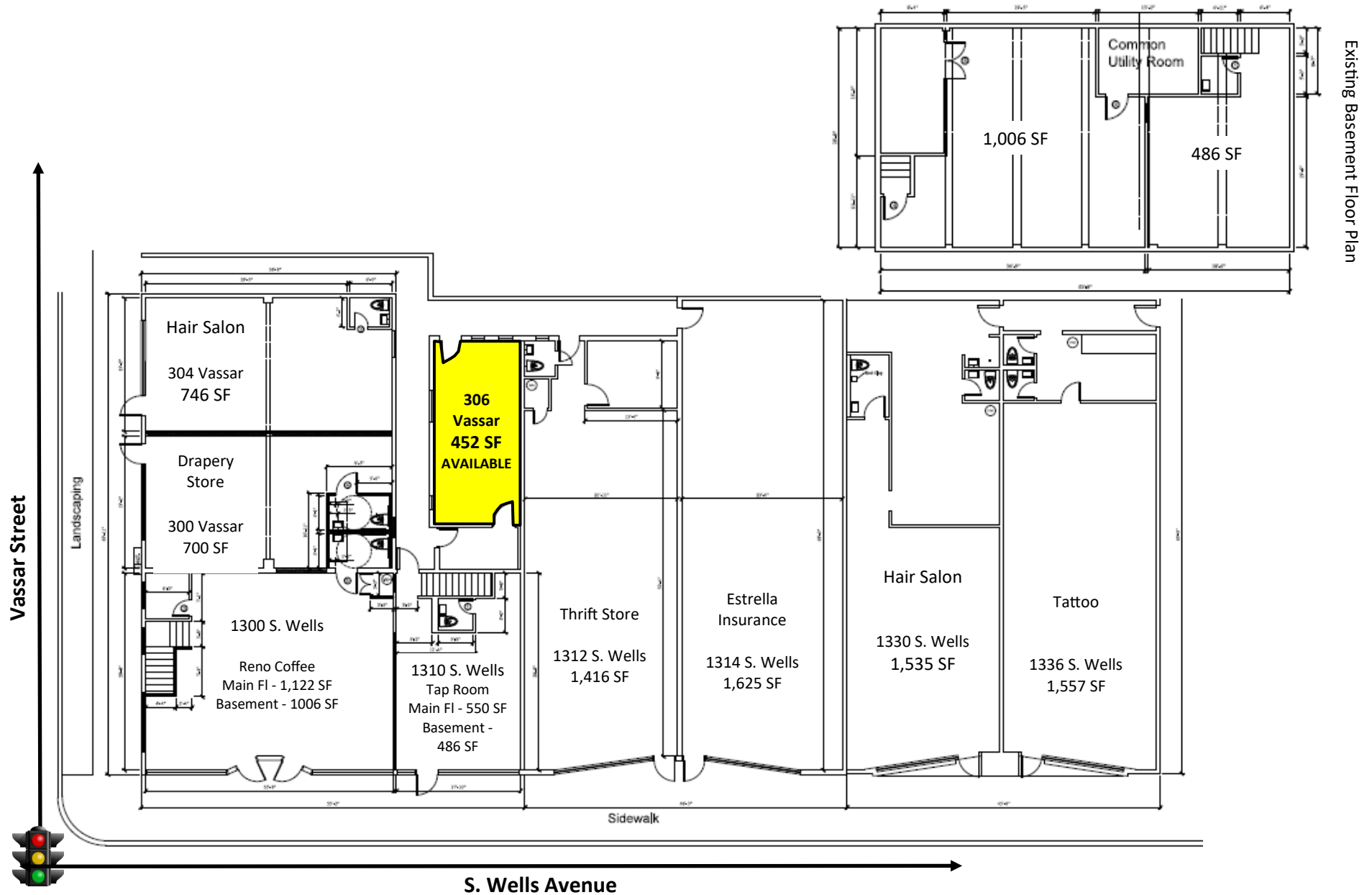


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

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



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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

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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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