

# FOR LEASE BY OWNER

1455 - 1495 S WELLS AVENUE RENO, NV 89502

REMODEL COMPLETE!  
UNDER NEW OWNERSHIP!

AVAILABLE: OFFICES 220 - 440 SF UPSTAIRS  
(SEE SITE PLAN)

- HISTORIC BRICK BUILDING
- GREAT LOCATION & DEMOGRAPHICS
- PARKING LOT IN THE BACK OF THE BUILDING
- 25 PARKING SPACES : 4/1000 SF



For more information about this property, please contact owner:

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

Shud  
Properties LLC  
1479  
S. Wells Ave

DUHS  
COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

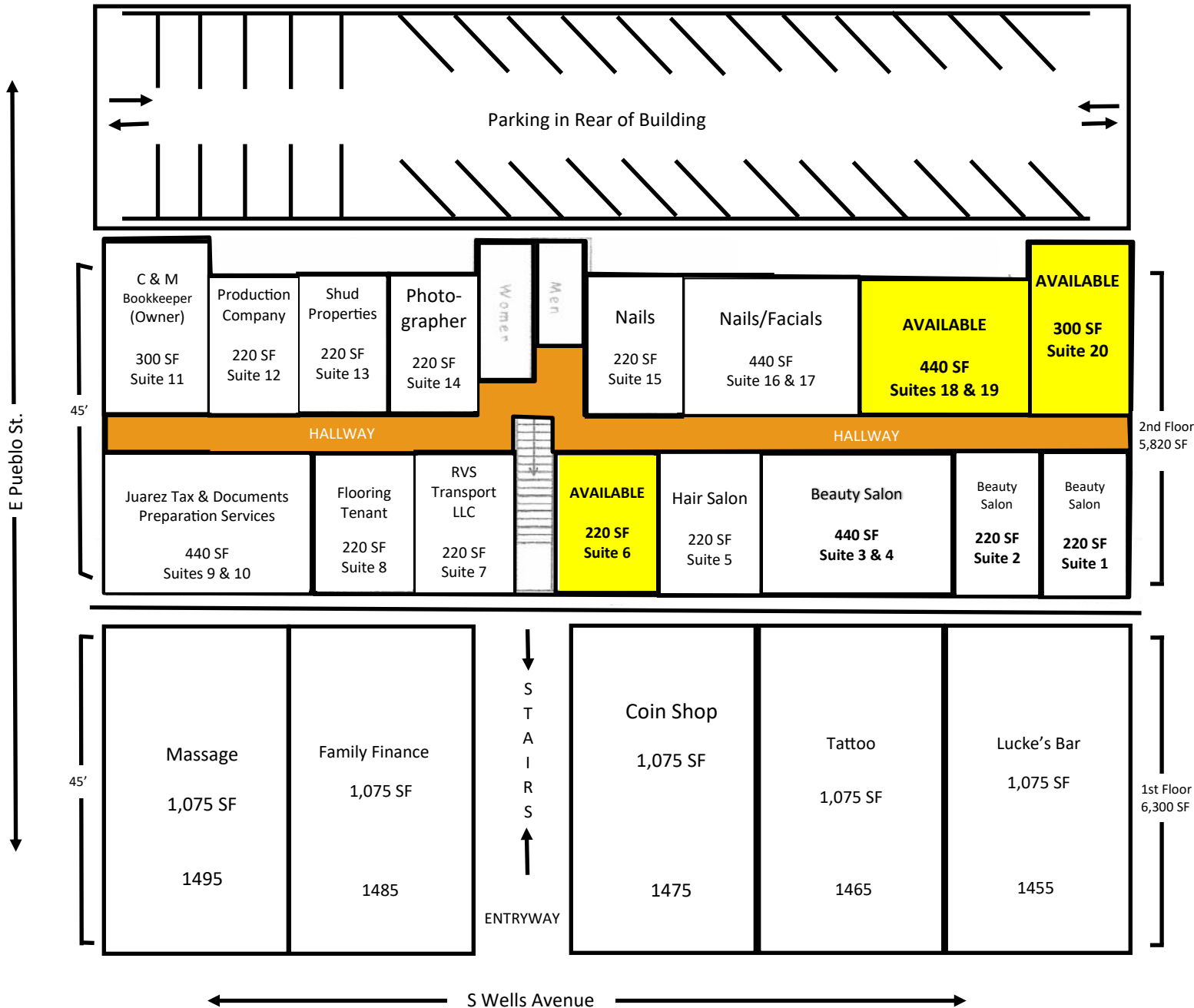
SITE SOURCE  
RETAIL BROKER NETWORK

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

# SITE PLAN

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## 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

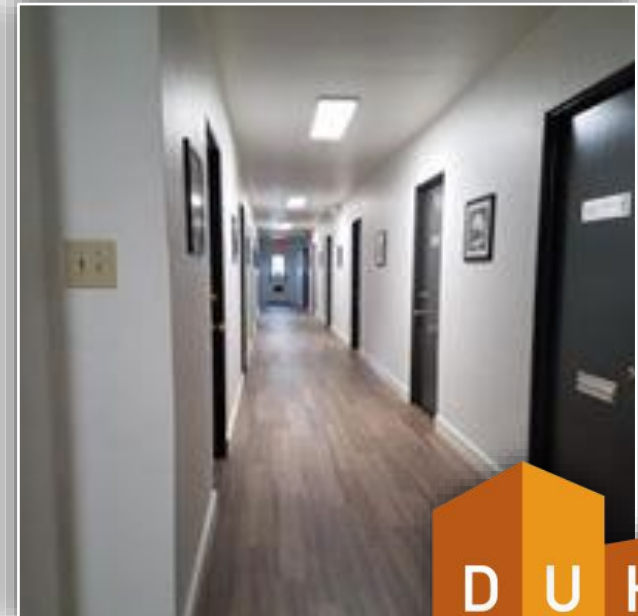
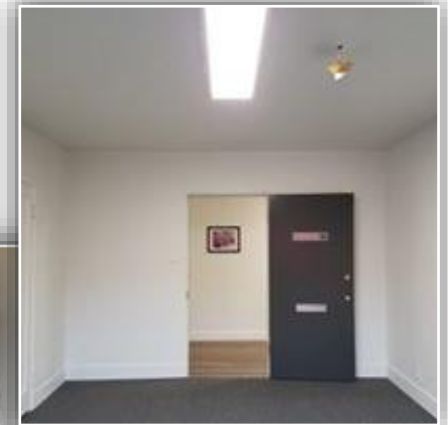
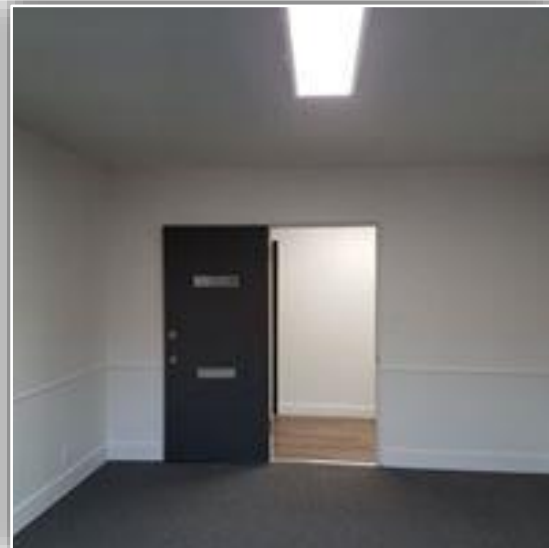


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# PHOTOS AFTER REMODEL

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# AERIAL

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**CRAIG DUHS**

OWNER

619-540-1001

CA LICENSE # 01086079

[CRAIG@DUHSCOMMERCIAL.COM](mailto:CRAIG@DUHSCOMMERCIAL.COM)

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**DUHS COMMERCIAL, INC.**

3830 RAY STREET

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