

# FOR LEASE

1455 - 1495 S WELLS AVENUE RENO, NV 89502

REMODEL COMPLETE!  
UNDER NEW OWNERSHIP!

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

## AVAILABLE: 220– 440 SF



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

Craig Duhs  
(619) 540-1001  
[Craig@DuhsCommercial.com](mailto: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

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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



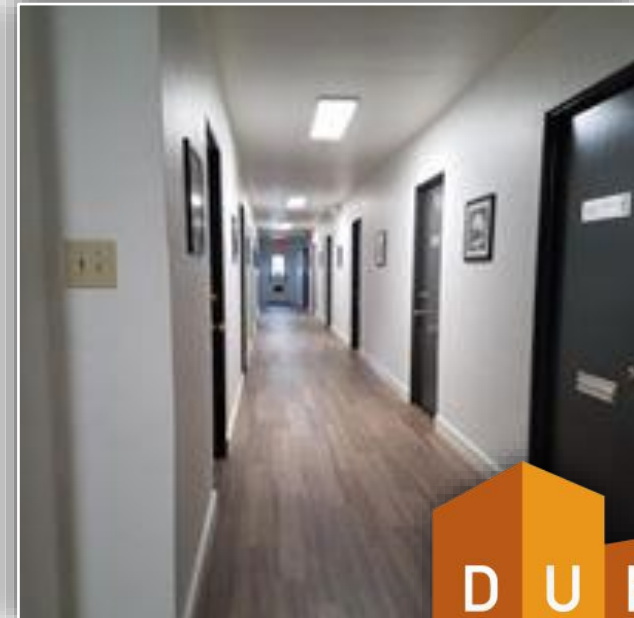
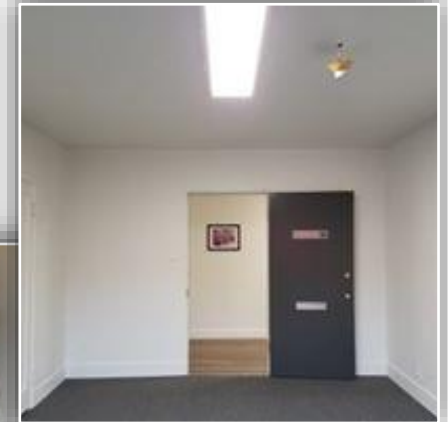
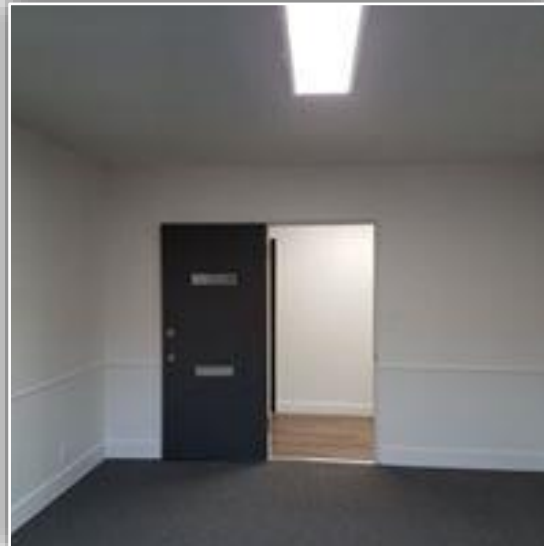
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# PHOTOS AFTER REMODEL

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**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

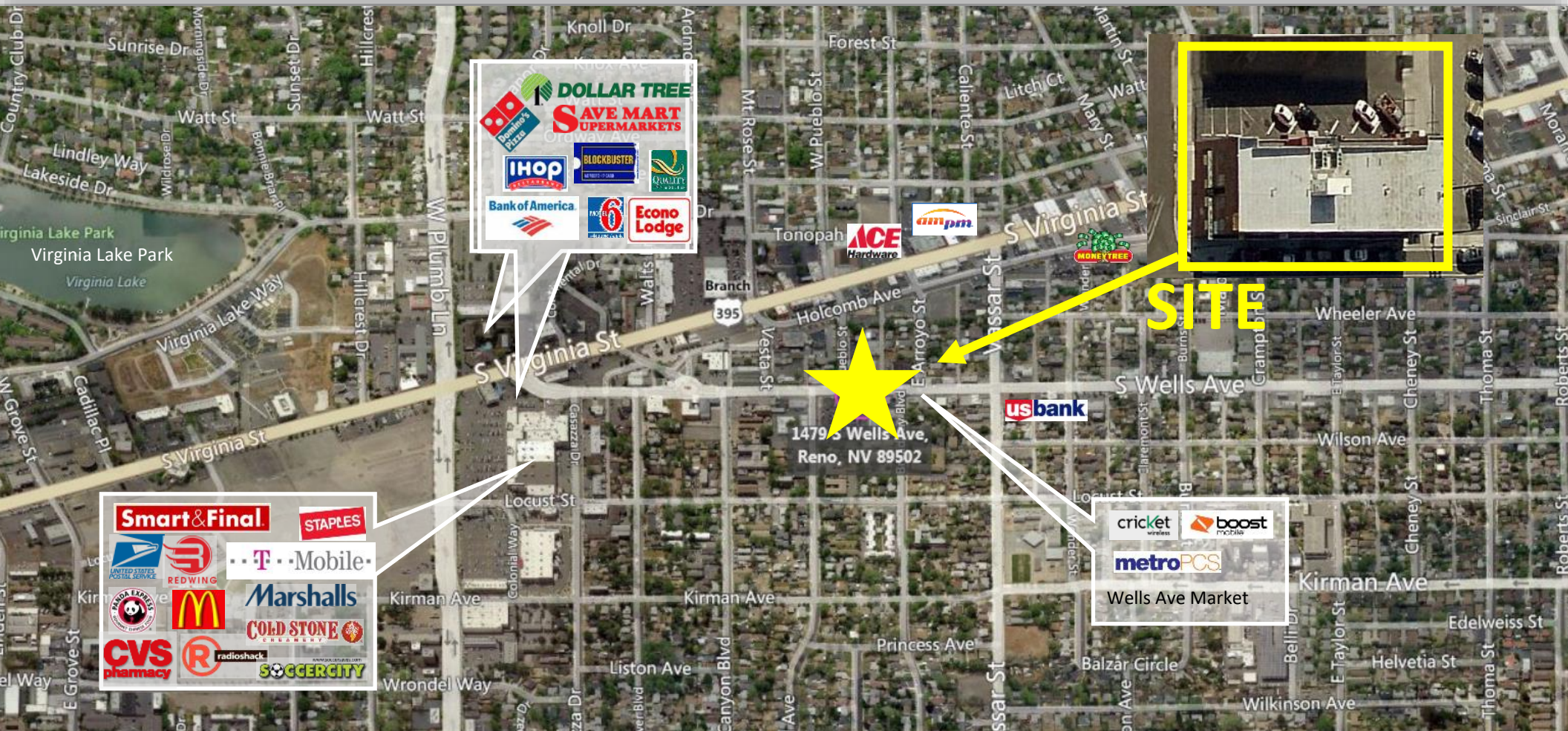
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# AERIAL

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**CRAIG DUHS**

PARTNER

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**DUHS COMMERCIAL, INC.**

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