

# 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



For more information about this property, please contact owner:

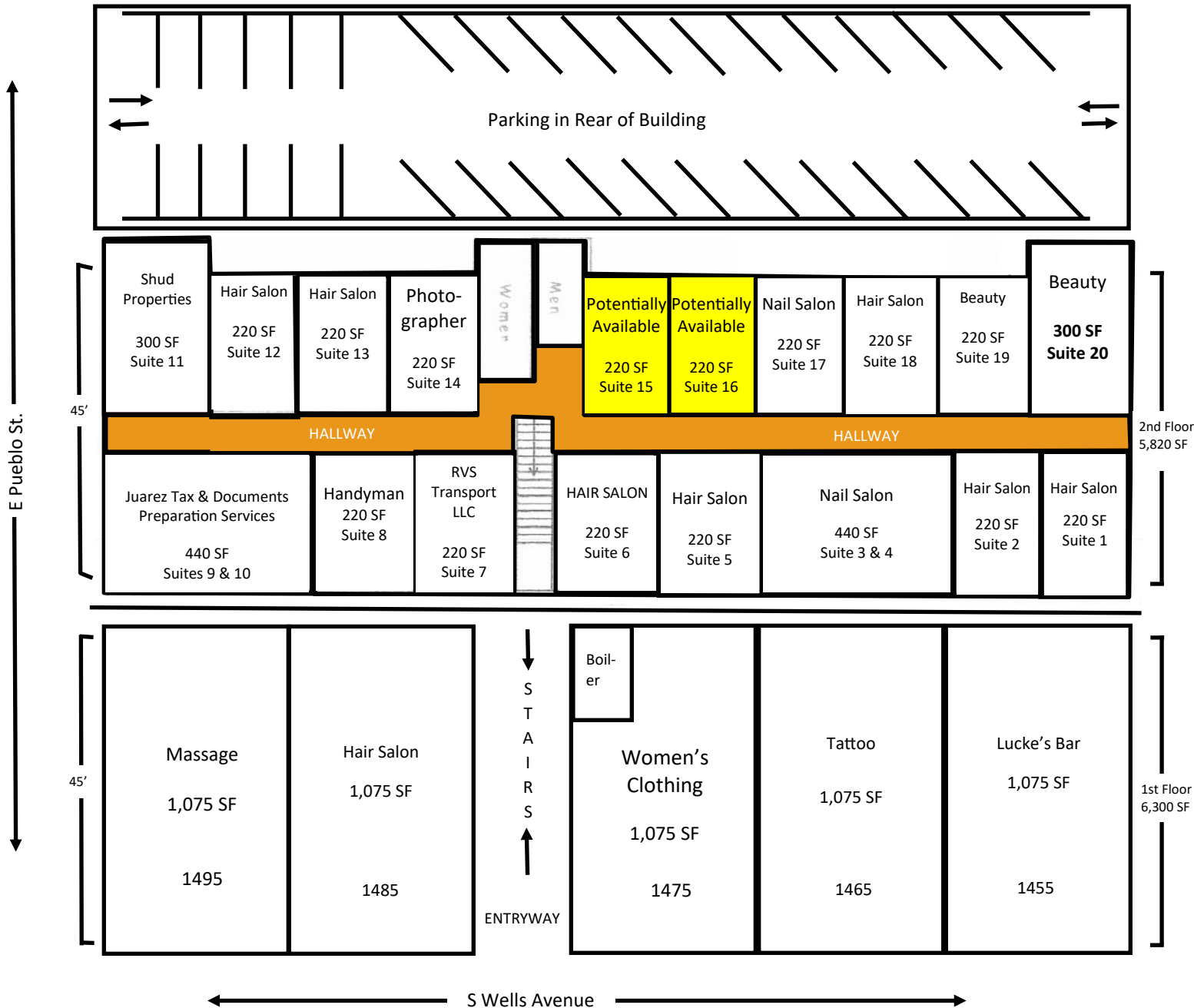
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CA License: 01086079

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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

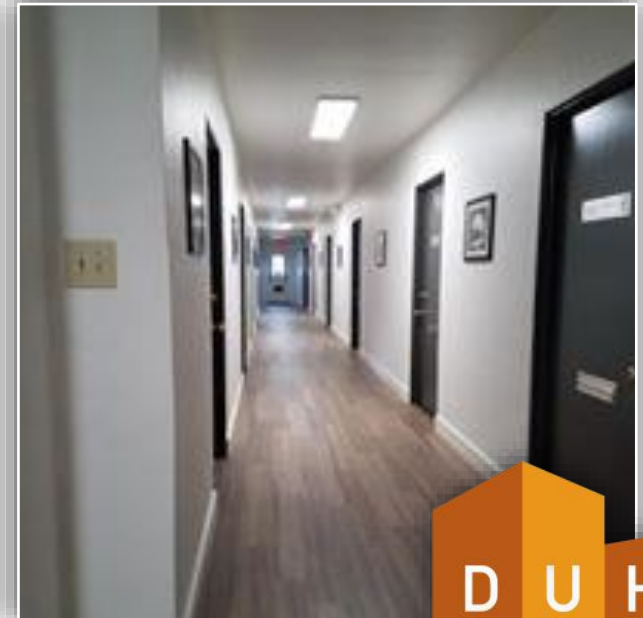
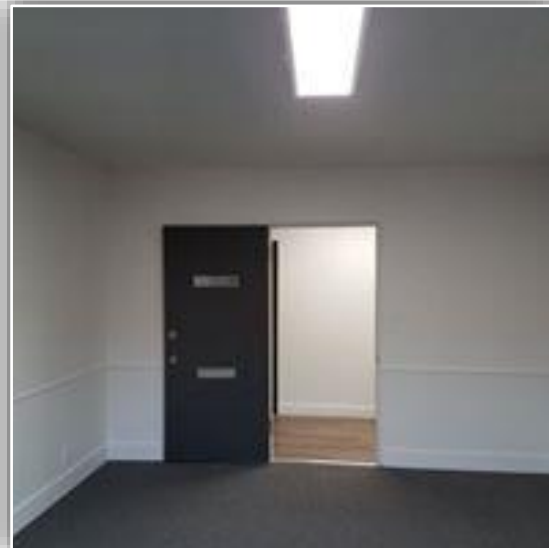
WELLS AVE = 29,500 ADT



**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

# PHOTOS AFTER REMODEL

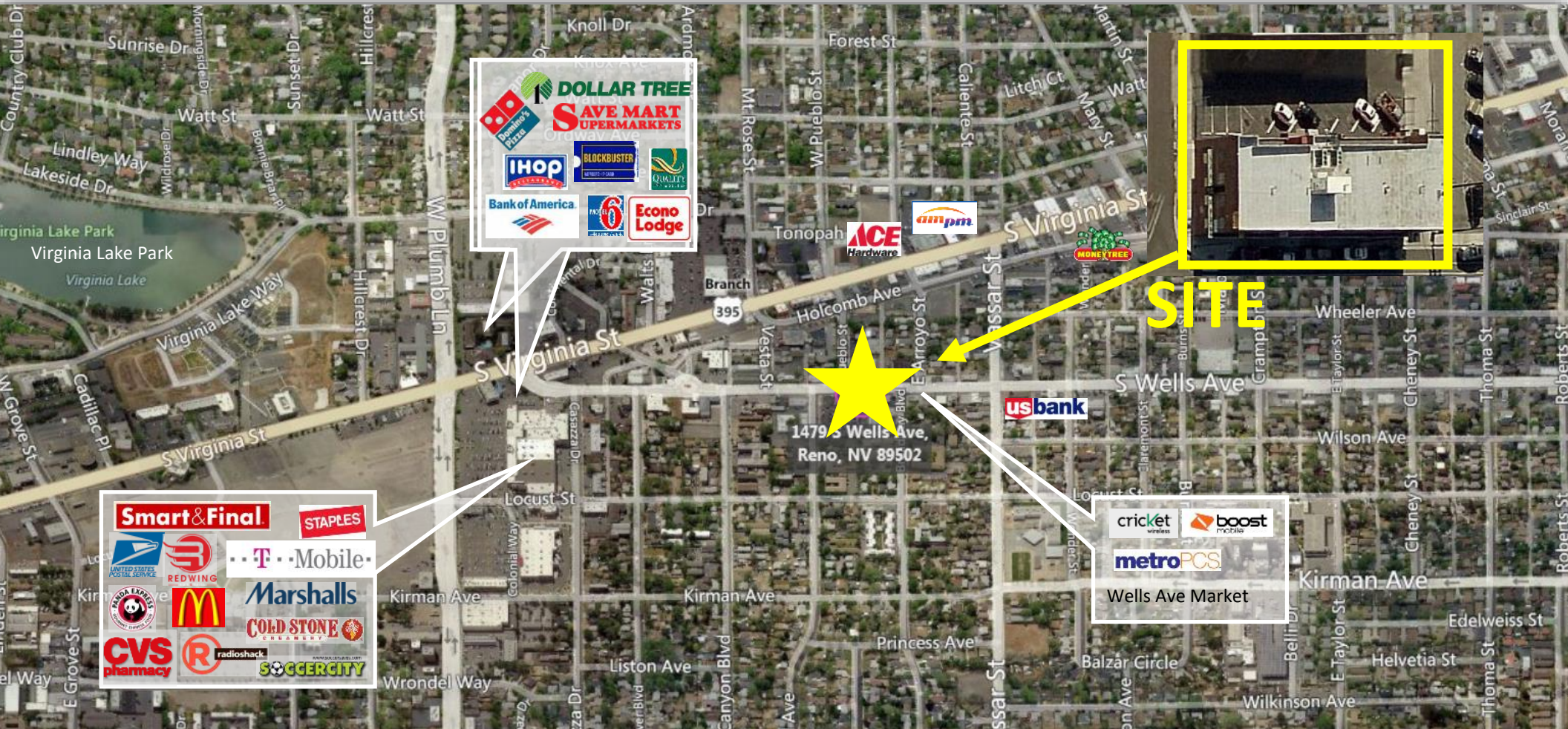
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# AERIAL

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**CRAIG DUHS**

PARTNER

619-540-1001

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