

FOR LEASE BY OWNER

1455 - 1495 S WELLS AVENUE RENO, NV 89502

REMODEL COMPLETE!
UNDER NEW OWNERSHIP!

**AVAILABLE: OFFICES 220 - 300 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

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

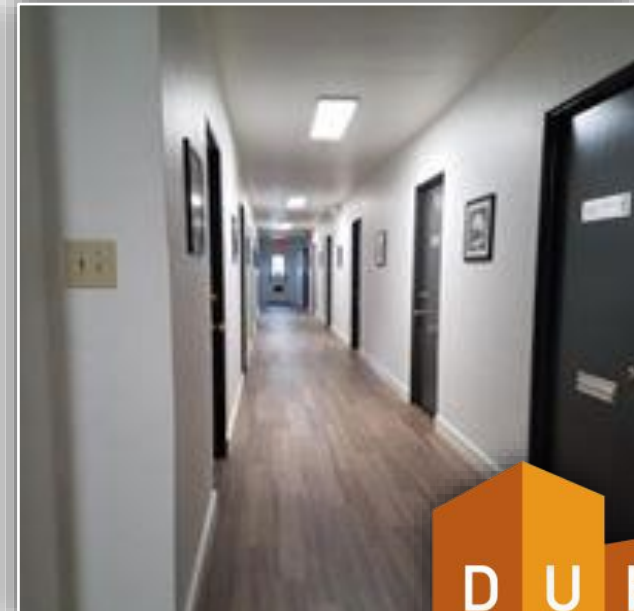
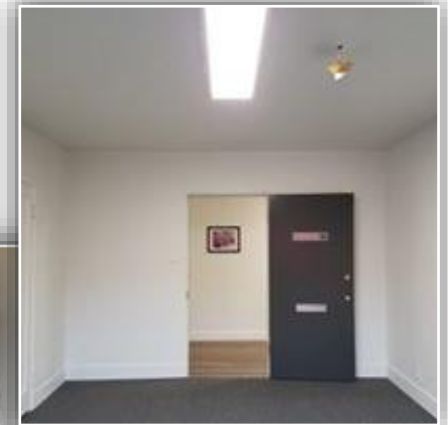
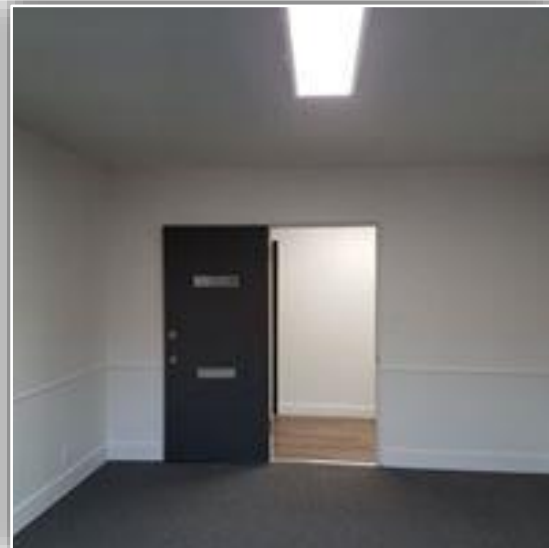
WELLS AVE = 29,500 ADT



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PHOTOS AFTER REMODEL

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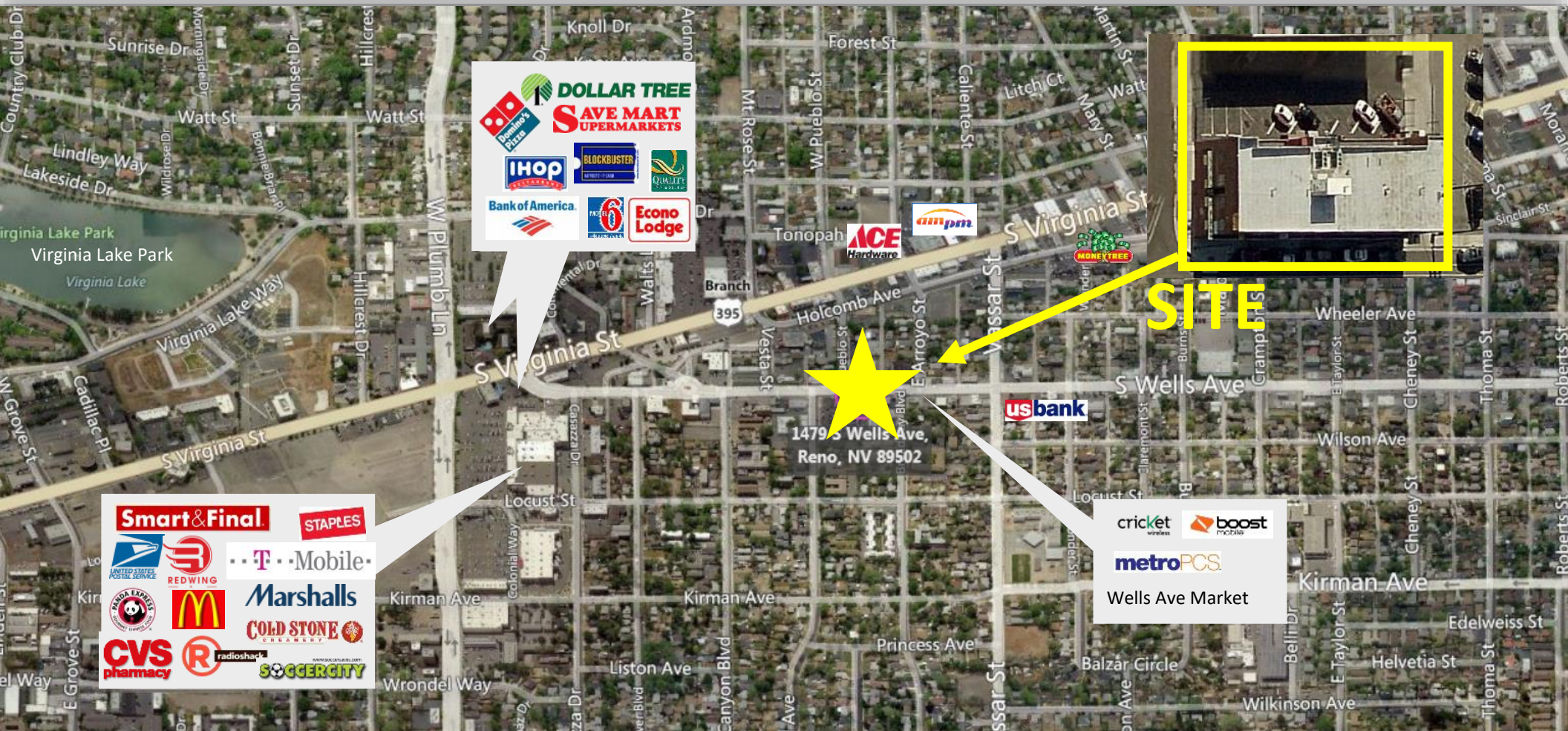
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

AERIAL

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OWNER

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