FOR SALE | \$2,300,000

9410 Double Diamond Parkway | Reno, Nevada 89521









- Available For Lease \$1.40/ Sq Ft NNN with purchase of the business
- **Going Concern Day Care Facility**
- Growing South West location
- Currently 175 Families Under Contract at Kids R Kids
- The business is also available for sale contact Brad Bottoset with The Liberty Group of Nevada LLC at (775)-825-3948



For additional information, please contact:

REED SIMMONS, CCIM

NV RE # BS.0012512

VICE PRESIDENT

775.332.7310

reed.simmons@avisonyoung.com

BRAM BUCKLEY, CCIM

NV RE # S.0071332

VICE PRESIDENT

775.332.7307

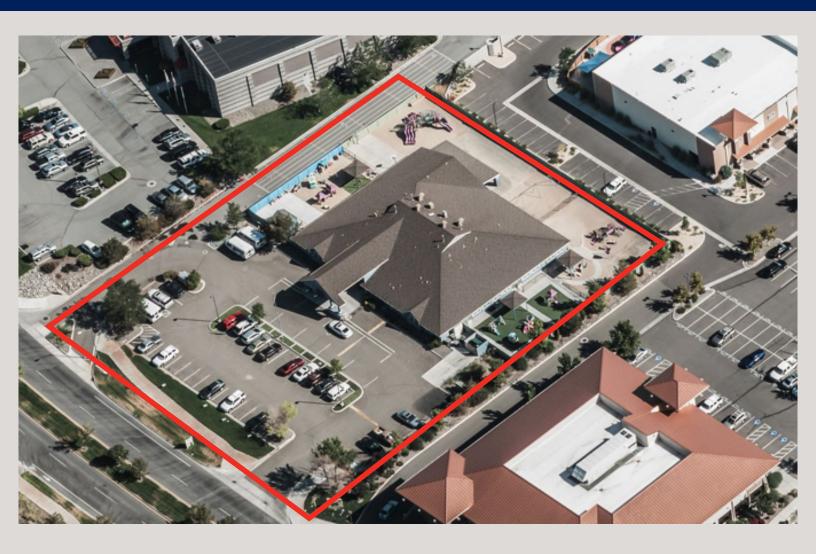
bram.buckley@avisonyoung.com

DERECK BARRETT NV RE # S.0187252 ASSOCIATE 775.332.7316

dereck.barrett@avisonyoung.com

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,309	49,880	106,370
Ave. HH Income	\$84,786	\$87,119	\$84,753
Households	4,853	20,004	41,918
Total Employees	6,286	36,412	73,318



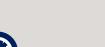
Location APN 163-020-02 9410 Double Diamond Parkway



Frontage
Double Diamond
Parkway



CountyWashoe County





AvailabilityAvailable Immediately



12,177 ± Sq. Ft.

B

Day Care Center



**STDB 2018

DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated 6151 Lakeside Drive, Suite 1000 | Reno, NV 89511 avisonyoung.com