

# FOR LEASE BY OWNER

## NEIGHBORHOOD COMMERCIAL

1245 - 1255 S WELLS AVENUE AND 260 WONDER STREET  
RENO, NV 89502

### Highlights:

- **Abundant on-site parking**
- **Part of Midtown District and Close Proximity to Downtown**
- **A walker's paradise**
- **Excellent Traffic Counts and Visibility From Wells Avenue**



Available 1,739 SF Office/Retail

For more information about this property, please contact owner:

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



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT



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

# PROPERTY PHOTOS



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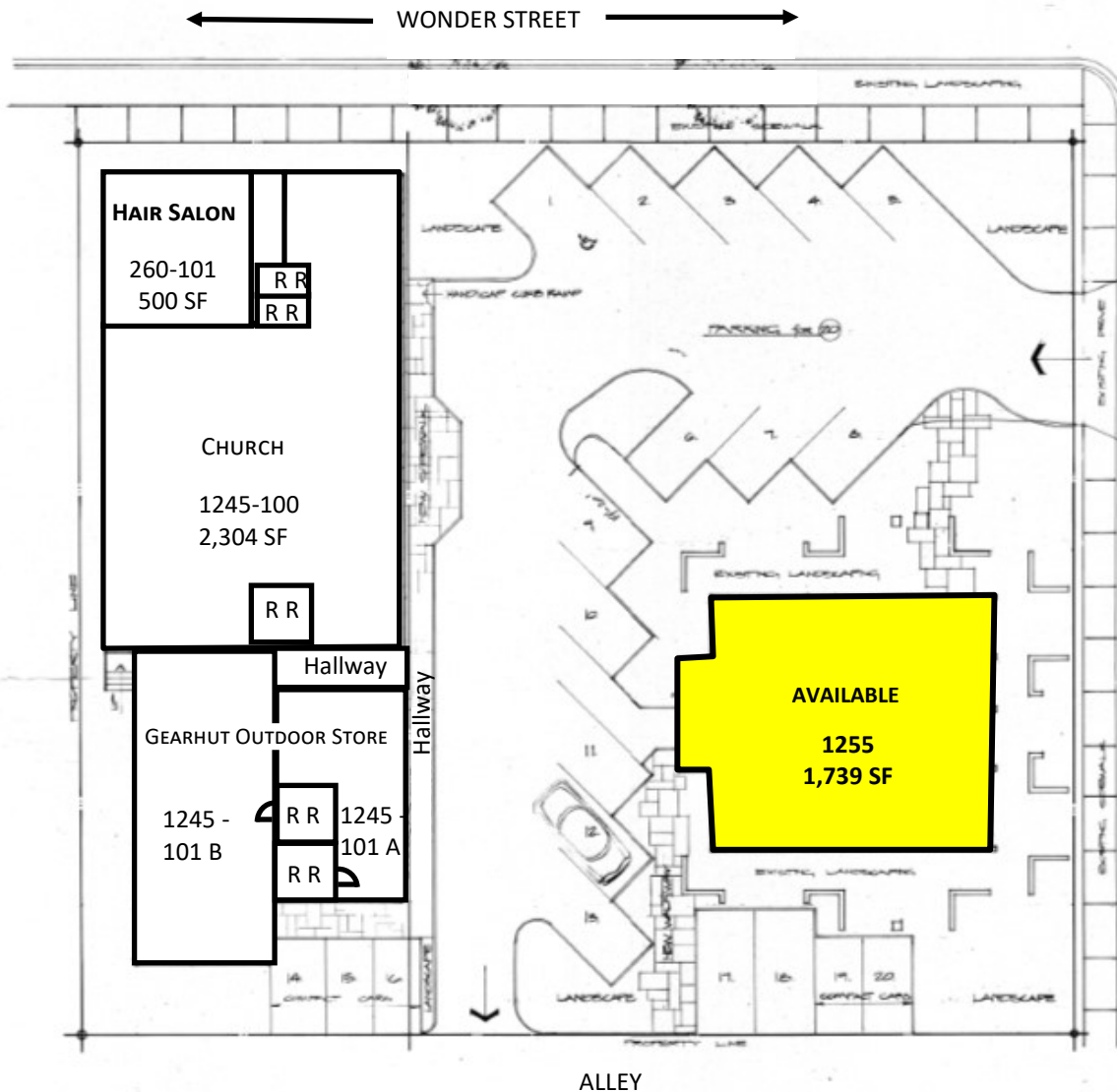


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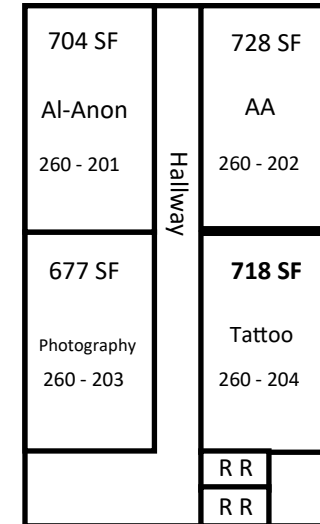
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# SITE PLAN

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## Second Floor



### DEMOGRAPHICS: (2017)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	21,827	126,126	235,445
Avg. HH Income:	\$49,740	\$55,740	\$62,880

### TRAFFIC COUNT: (2016)

S Wells Ave 25,550 ADT

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# AERIAL

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