

FOR LEASE

500 Damonte Ranch Parkway | Suite 1008

Reno, Nevada 89521

AVISON  
YOUNG

Western Alliance  
Commercial, Inc.



Rental Rate: \$1.65 NNN

## Property Overview

- APN: 140-172-04
- 8,030±SF
- Lot size: .184 Acres
- Stories: 1
- Year built: 1999
- Zoning: Mixed Use (MU)



For additional information, please contact:

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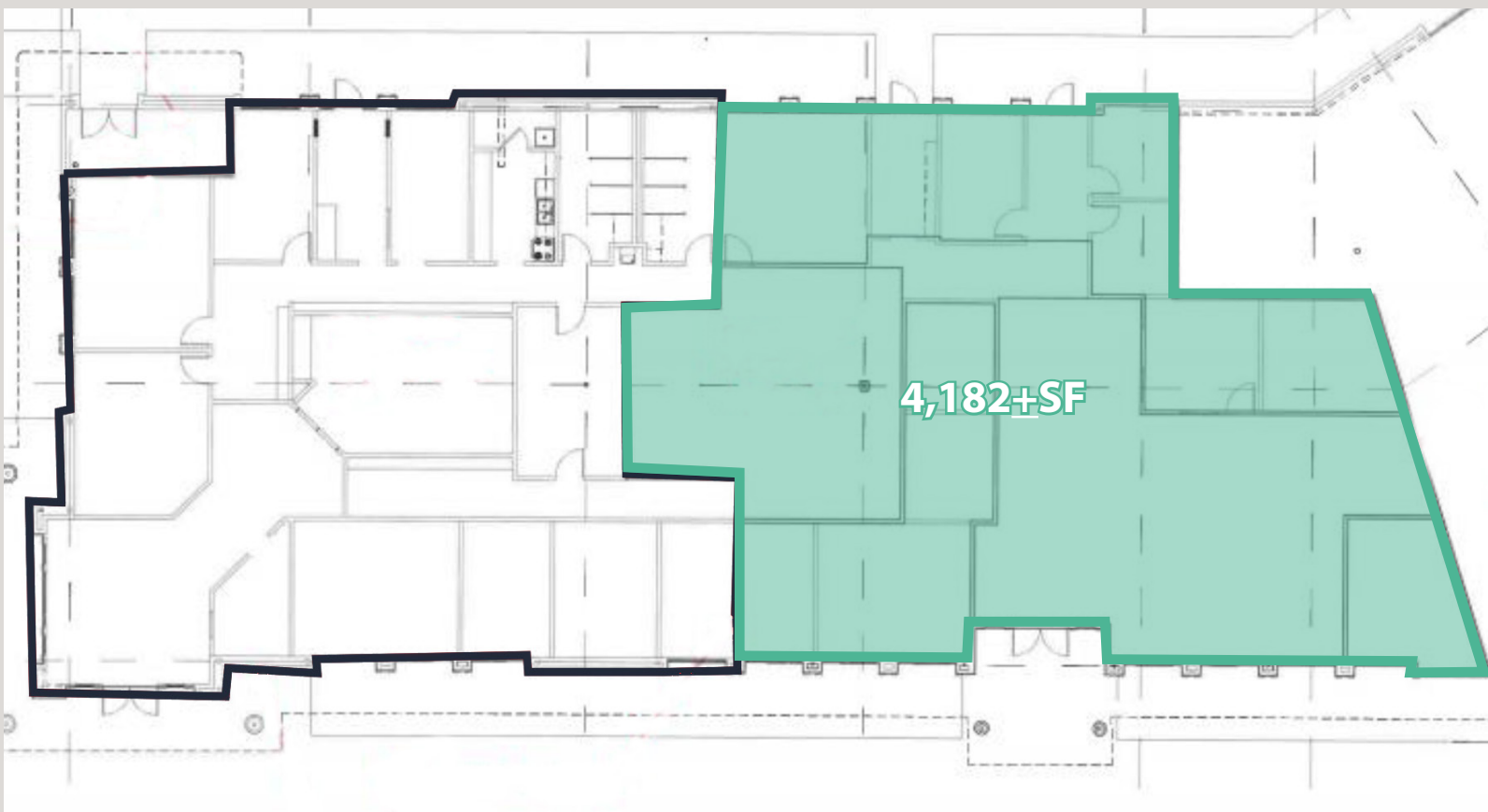
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DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6151 Lakeside Drive, Suite 1000 | Reno, NV 89511  
[avisonyoung.com](http://avisonyoung.com)

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



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## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	4,949	52,708	84,329
Households	2,184	20,972	33,470
Avg Household Income	\$115,765	\$118,523	\$110,137
Median Household Income	\$98,666	\$91,862	\$81,775
Per Capita Income	\$50,874	\$47,160	\$43,724

Source: Esri

## TRAFFIC COUNTS

<b>IR580, S/B off-ramp Damonte Ranch Intch Exit 59</b>	<b>13,000</b>	<b>AADT</b>
<b>Damonte Ranch 480 ft W of Old Virginia Rd</b>	<b>29,400</b>	<b>AADT</b>
<b>IR580, 1.4 mile N of N/B on-ramp of Damonte Ranch Intch Exit 59</b>	<b>87,000</b>	<b>AADT</b>

Source: NDOT 2018

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