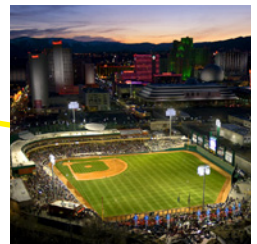


**FOR
SALE**

For Sale

**± 3.57 Acres
Downtown Reno
Development Opportunity**



Demographics:

Population	2007	2012
1-mile	20,683	22,518
3-mile	133,033	143,876
5-mile	241,091	265,169

Households	2007	2012
1-mile	9,786	10,766
3-mile	55,724	60,469
5-mile	97,636	107,595

PRICE: \$35.00 PSF

**Interested Parties Please Contact Broker
For Access To All Due Dilligence Materials
All Offers Subject to Review and Acceptance by Lender**

Project Highlights:

- Approximately 3.57 Acres available
- ± 2.77 Acre feet of water rights
- Truckee River Frontage
- In-place infrastructure
- Mixed Use Zoning

contact information

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email sshanks@NAAlliance.com

Dominic Brunetti
Vice President
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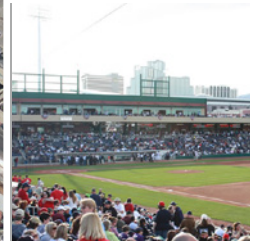
NAAlliance

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by legal and financial counsel.

± 3.57 Acres Downtown Reno Development Opportunity



AAA
Baseball Park

- Work-Live-Play Environment Residential or mixed-use project in Downtown Reno
- Nearby Hospital Expansion \$330 Million Expansion Project at Renown Health Care
- Located within one block of the Reno Aces AAA baseball park. The park will also include multiple uses such as; high-end retail and office.
- Directly across the Truckee River from the newly acquired 300 E.2nd Street tower and the under construction Marriott Hotel.



contact information

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