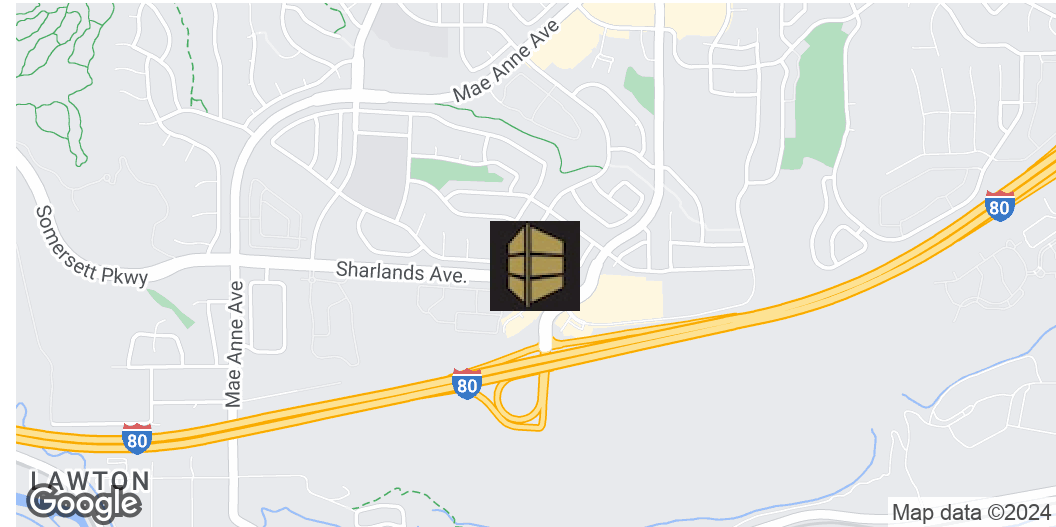


PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Johnson Group is excited to offer the leasing opportunity for 960 Ambassador (formerly occupied by Kelly Moore). This retail building, situated just off I-80 at the intersection of Robb and Ambassador Drive in Northwest Reno, boasts a modern design with an open layout and ample parking. Surrounding businesses include Starbucks, Eagle Fitness, Moxies restaurant, Port of Subs, Burger Me, Hampton Suites, Maverik, and others.

PROPERTY HIGHLIGHTS

- Just off I-80 and Robb Drive
- Great visibility and parking
- PD zoning (could be office, retail, restaurant)

OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (NNN)
Number of Units:	1
Available SF:	4,471
Lot Size:	34,286 SF
Building Size:	5,892 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	4,353	150,004	265,238
Total Population	9,563	345,349	571,939
Average HH Income	\$88,368	\$80,027	\$81,026

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

FOR LEASE 960 AMBASSADOR DR, RENO, NV

ADDITIONAL PHOTOS



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PARCEL NO. 212-131-14
PARKING SPACES: 62

PARCEL NO.
212-131-15

RECORD OF SURVEY NO. 5074
212-131-08
2.17 ± ACRES
80 ROOMS

DIRT PAD: 6,804 SF
BUILDING PAD: 4,000 SF

Survey lines and bearings:
S 54°02'46" E 84.54'
S 35°57'14" W 11.53'
N 35°57'14" E 93.55'
S 54°02'46" W 62.00'
N 35°57'14" E 42.53'
S 54°02'46" E 118.73'
S 19°08'19" W 69.46'
S 74°03'14" E 11.74'
S 202°45' E 67.97'
M 80°19'48" N 28.721'
M 80°22'59" N 14.825'

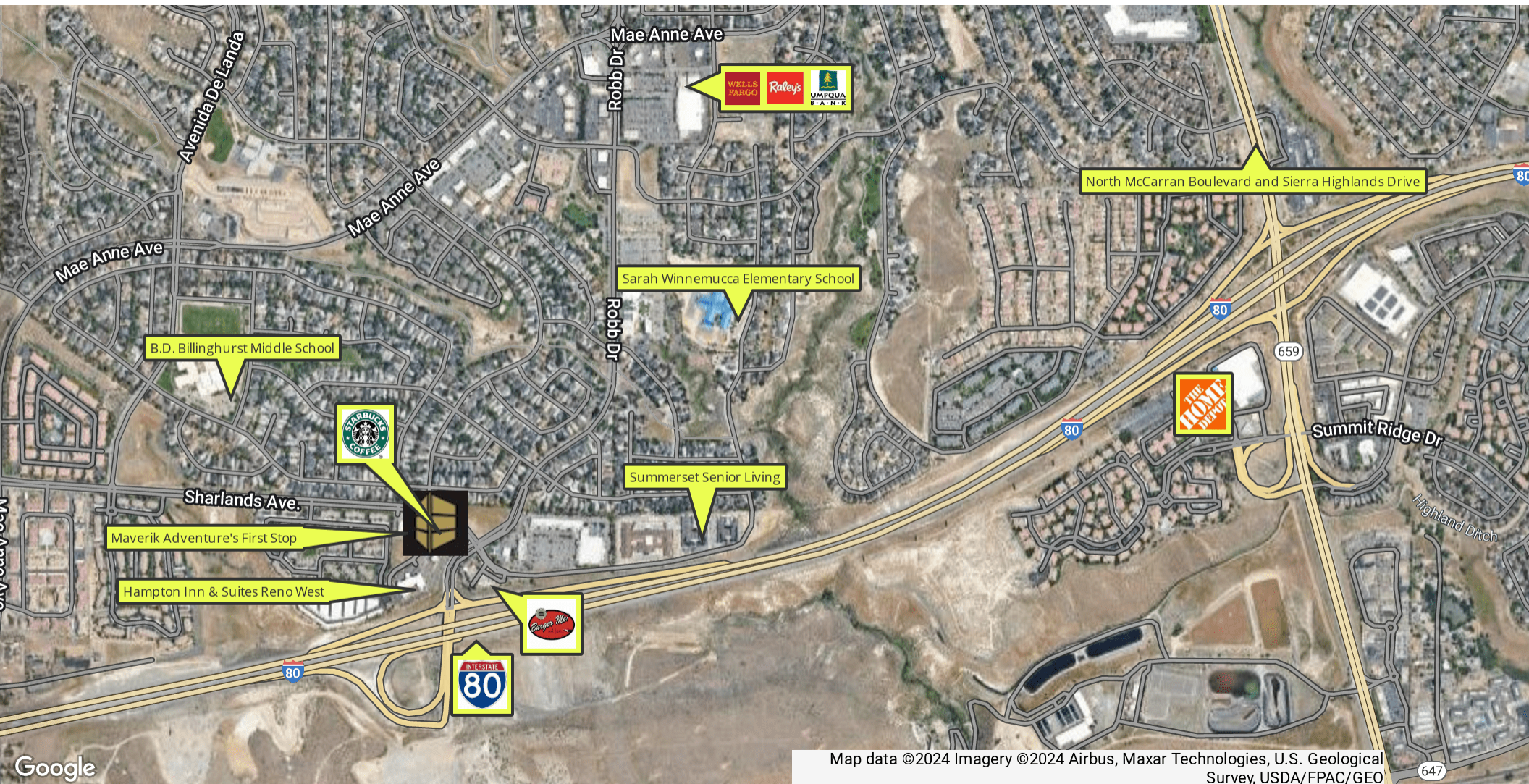
Other features:
- A north arrow pointing towards the top right.
- A hatched rectangular area in the bottom right corner.
- A hatched rectangular area in the bottom left corner.
- A hatched rectangular area in the middle right corner.
- A hatched rectangular area in the middle left corner.



JOHNSON GROUP
COMMERCIAL REAL ESTATE

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REAL ESTATE SERVICES

LOCATION MAP



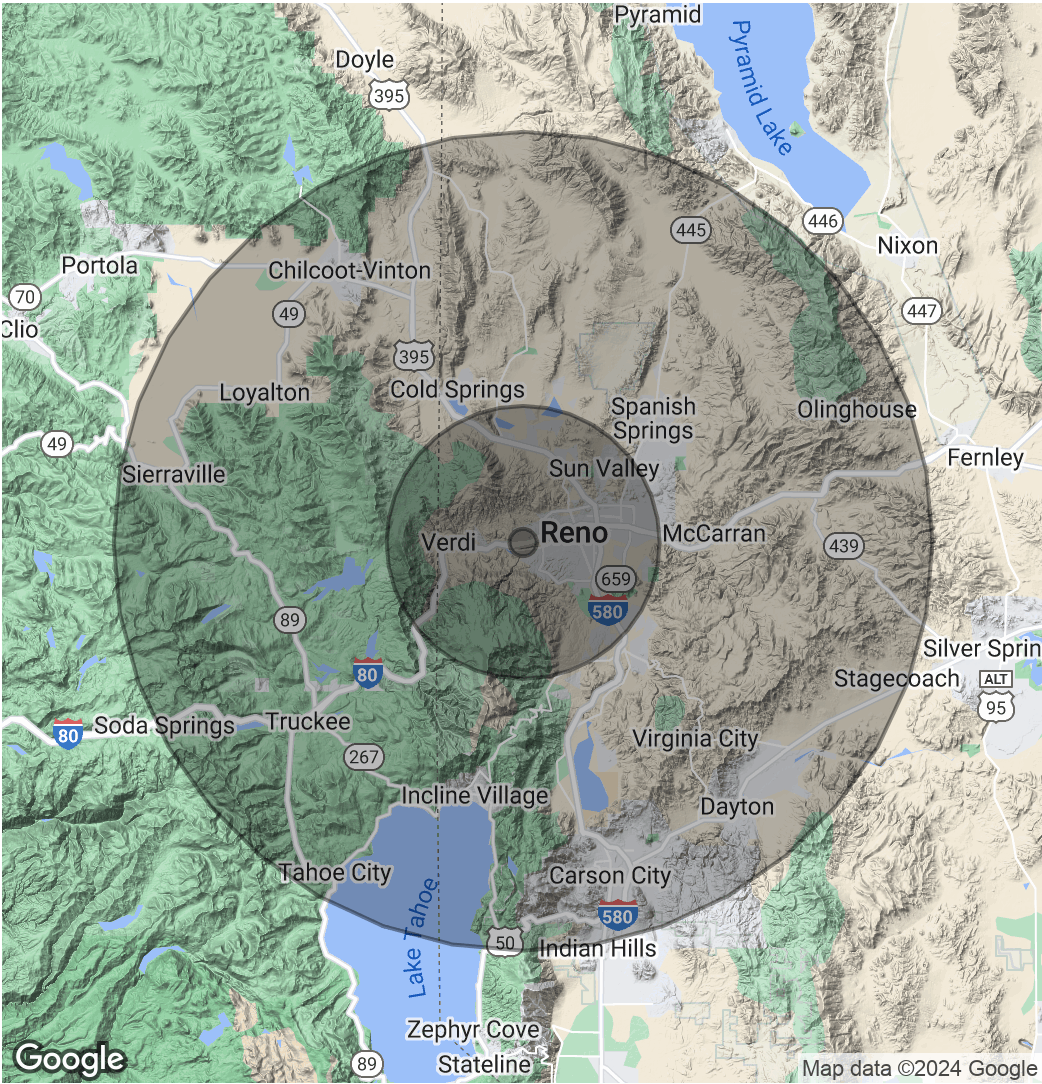
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	9,563	345,349	571,939
Average Age	41.6	38.6	40.5
Average Age (Male)	42.5	38.1	39.9
Average Age (Female)	40.3	39.2	41.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4,353	150,004	265,238
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$88,368	\$80,027	\$81,026
Average House Value	\$325,028	\$291,425	\$350,404

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Has personally brokered over \$550,000,000 in real estate investment sales.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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