

FOR LEASE

HOLCOMB RANCH FLEX

350 HOLCOMB RANCH LN., RENO, NV 89511



LOGIC



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350 Holcomb Ranch Ln.
Reno, NV 89511



Property Highlights

- New flex development in south Reno one block west of S. Virginia St.
- Construction completed Q1'24
- 19' clear height
- One (1) 12' x 12' roll-up door
- 200amp; 208V; 3-phase power
- Parking available along the north side of the building
- Easy access to I-580 via the S. Meadows Pkwy. and S. Virginia St. on-ramps
- Building signage available to incoming tenants with visibility along Holcomb Ranch Ln.

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Listing Snapshot



\$1.75 PSF NNN

Lease Rate



+/- 1,998 SF

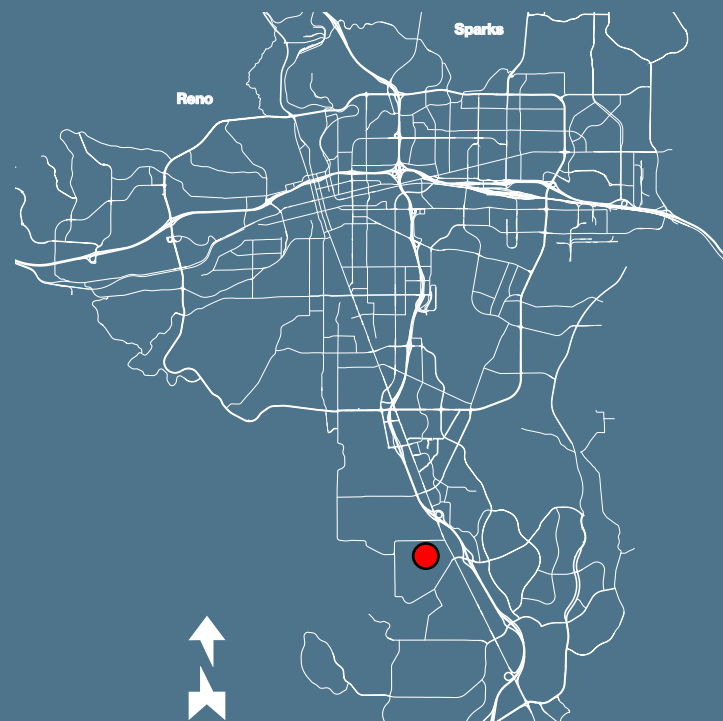
Available Square Footage



\$0.30 PSF

Lease Expenses

Location Map



Key Facts: 5-Mile Radius



128,822
Total Population



152,928
Daytime Population



6,830
of Businesses



87,157
Total Employees

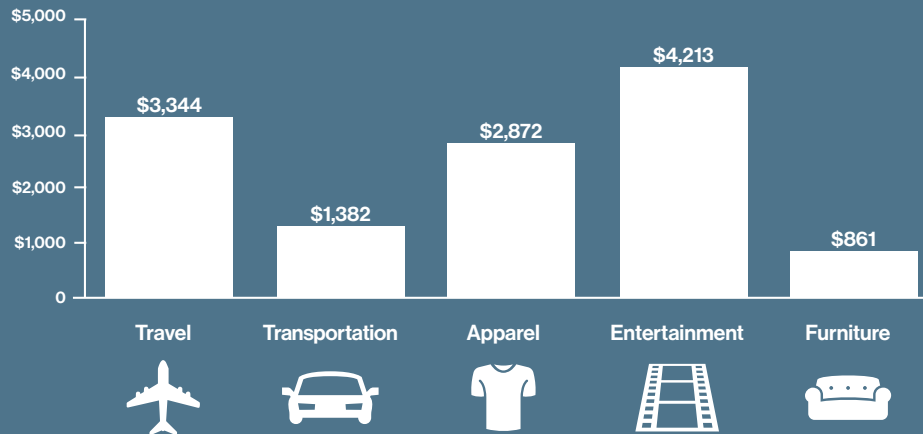


1.89%
2020-2022 Population Growth



\$479,310
Median Home Value

Key Spending Facts: 5-Mile Radius



Spending facts are average annual dollars per household

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Full Demographic Report

Population	1-mile	3-mile	5-mile
2010 Census Population	5,998	43,327	102,318
2020 Population	6,176	56,047	123,504
2022 Population	6,397	57,994	128,822
2027 Population	6,869	61,566	136,920
Annual Growth 2020 - 2022	1.57%	1.53%	1.89%
Annual Growth 2022 - 2027	1.43%	1.20%	1.23%

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$103,875	\$129,088	\$122,547
2027 Average Household Income	\$124,872	\$150,361	\$141,428
2022 Per Capita Income	\$48,246	\$54,993	\$50,829
2027 Per Capita Income	\$58,540	\$64,289	\$58,931

Households	1-mile	3-mile	5-mile
2010 Total Households	2,701	17,931	41,197
2020 Total Households	2,819	23,750	51,026
2022 Total Households	2,934	24,724	53,436
2027 Total Households	3,180	26,351	57,058

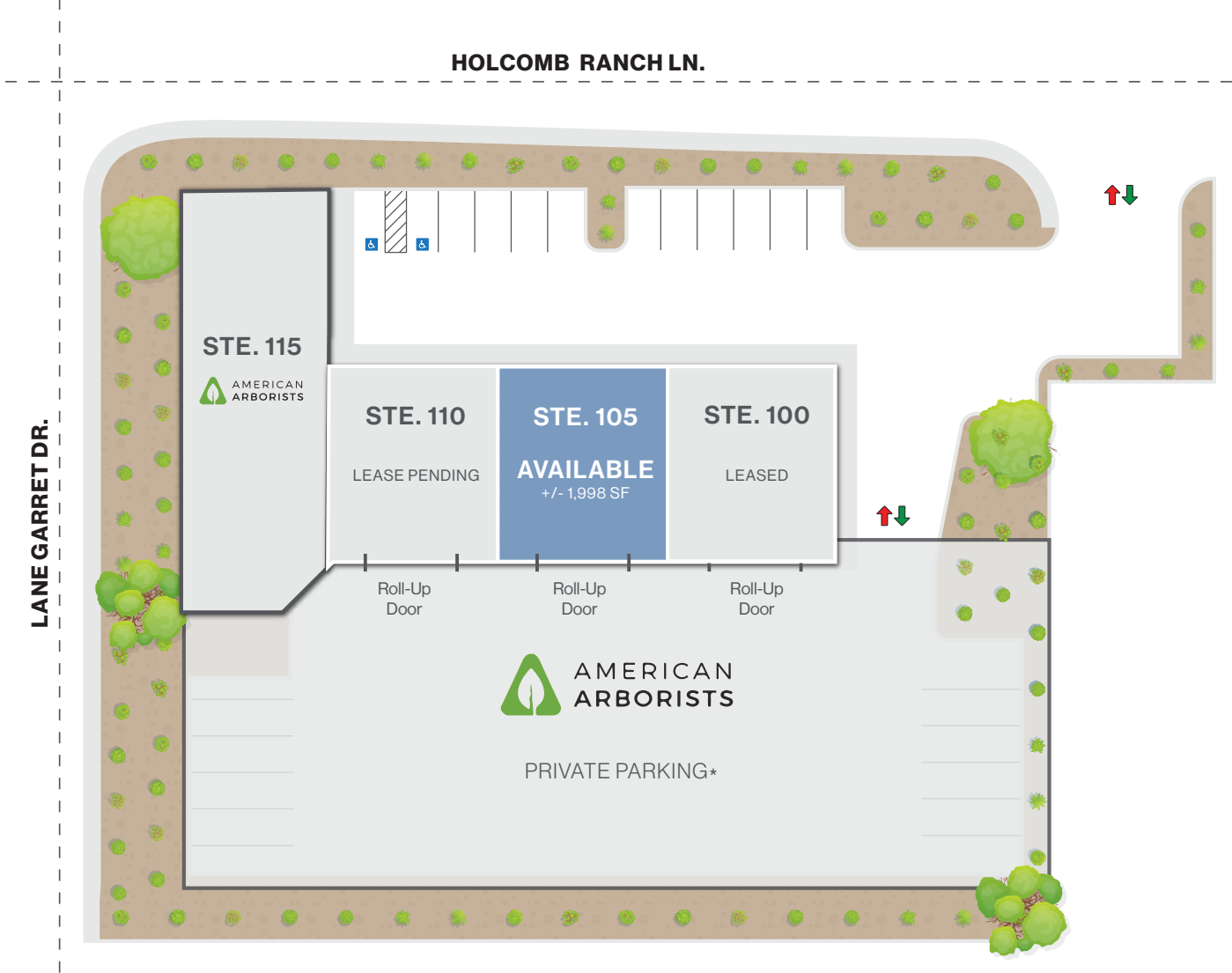
Housing	1-mile	3-mile	5-mile
2022 Total Housing Units	3,222	26,744	57,416
2022 Owner Occupied Housing Units	1,247	14,015	29,951
2022 Renter Occupied Housing Units	1,686	10,709	23,485
2022 Vacant Housing Units	288	2,020	3,980
2027 Total Housing Units	3,483	28,518	61,302
2027 Owner Occupied Housing Units	1,364	15,228	32,194
2027 Renter Occupied Housing Units	1,816	11,123	24,864
2027 Vacant Housing Units	303	2,167	4,244





Site Plan

Available Leased

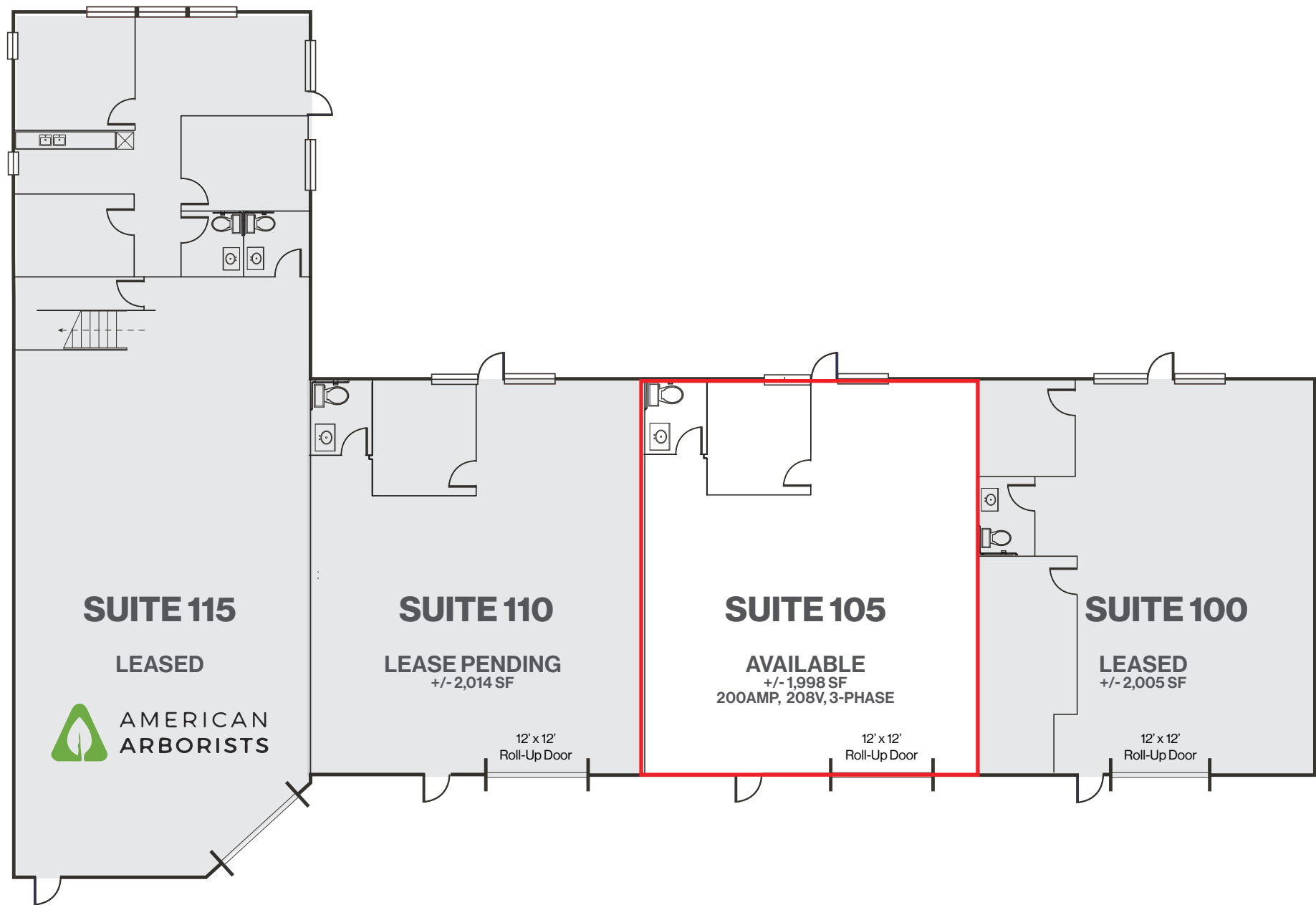


**Suites 100 - 110 shall have access through private parking area for ingress/egress to individual suites. Private parking exclusive to American Arborists.*



Floor Plan

■ Leased



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Property Photos



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