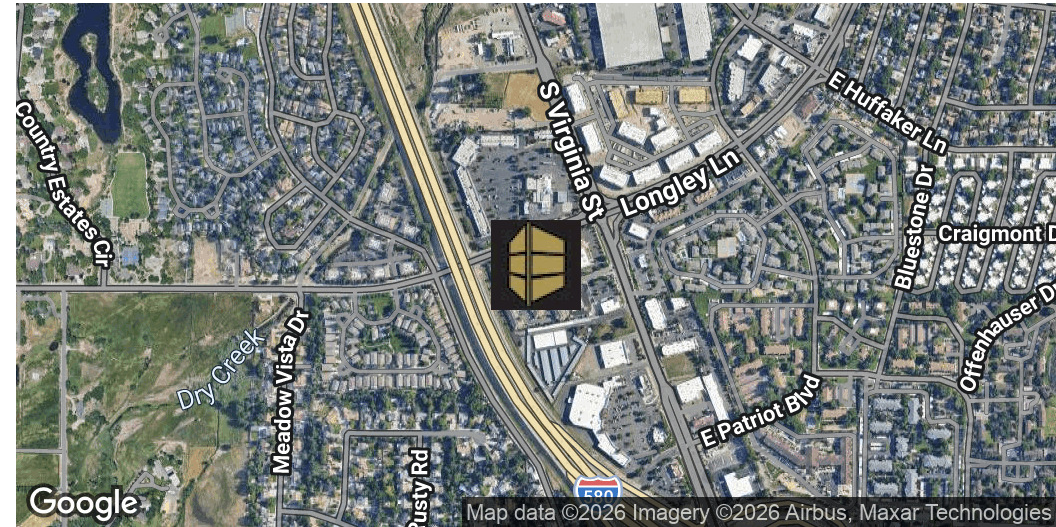


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional office property in the heart of Reno, NV. Situated at 160 W Huffaker Ln, this prime office building offers 5,676 SF of immaculately designed space, perfectly suited for the discerning investor or owner user. Constructed in 2004, this property boasts a modern aesthetic and a strategic location. The property is designed to accommodate a variety of professional needs, making it an outstanding choice for any savvy investor seeking a solid addition to their portfolio. Located in the Sierra Pines Office Complex. Floor plan includes eight offices, large bull-pen area, large conference room with access to full-kitchen, reception and waiting room area.

PROPERTY HIGHLIGHTS

- NNN total Approx \$.52 sq ft per month (see below)
- Property Tax \$15,408.49 Or \$1284 month/ Association dues approx \$1,413.79. This covers landscaping, snow removal, Waste Management, the outsides of the buildings and the roofs.
- MS ZONING

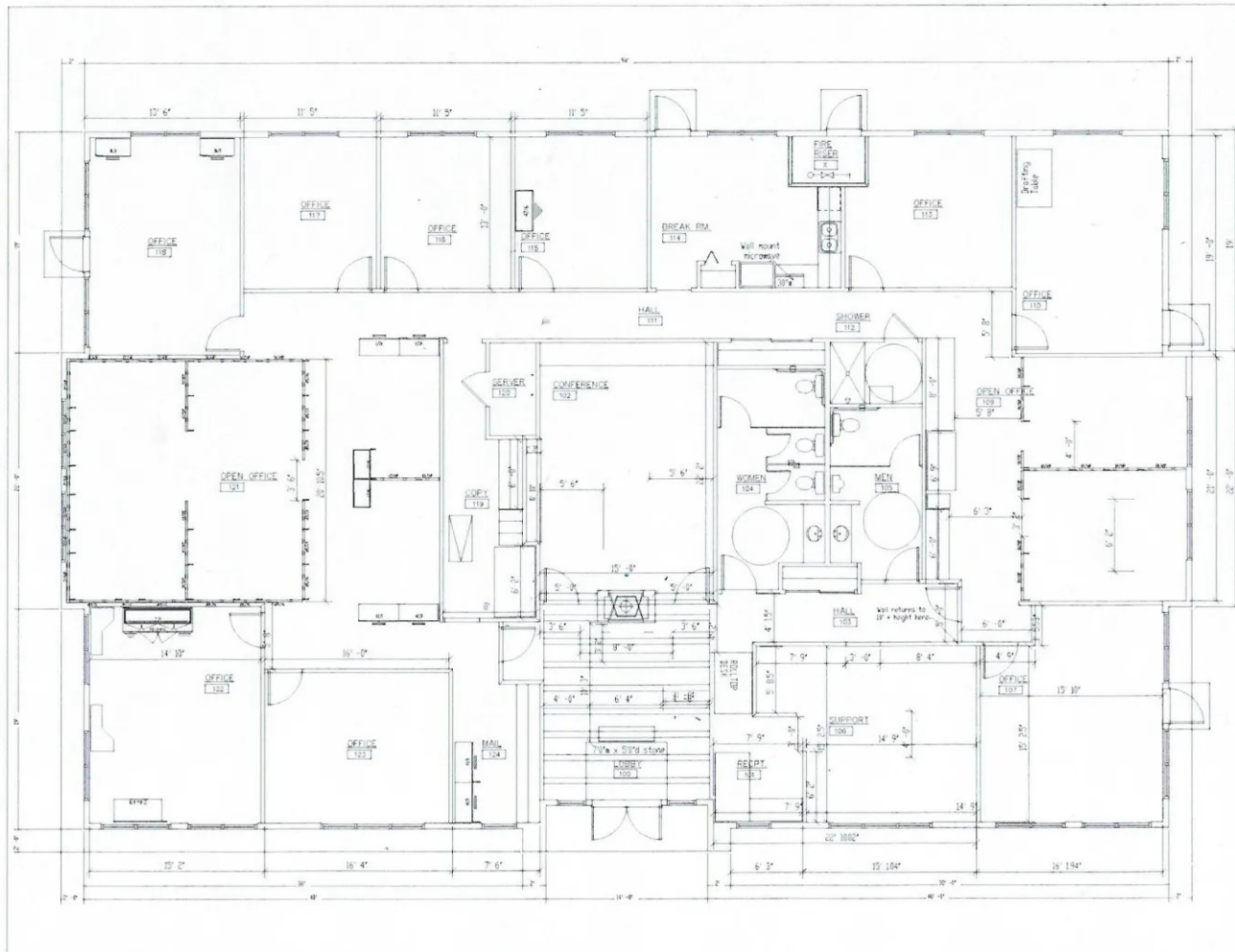
OFFERING SUMMARY

Sale Price:	\$2,270,400
Lease Rate:	\$2 SF/Month (NNN)
Number of Units:	1
Available SF:	5,676 SF
Building Size:	5,676 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,724	24,575	58,635
Total Population	6,007	58,942	137,327
Average HH Income	\$107,521	\$117,711	\$126,579

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

FLOORPLAN



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

FOR SALE 160 W HUFFAKER LN, RENO, NV

ADDITIONAL PHOTOS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,007	58,942	137,327
Median age	38.2	41.1	41.4
Median age (Male)	41.6	41.1	41.4
Median age (Female)	38.0	41.9	41.9
Total households	2,724	24,575	58,635
Total persons per HH	2.2	2.4	2.3
Average HH income	\$107,521	\$117,711	\$126,579
Average house value	\$857,567	\$646,318	\$693,818



JOHNSON GROUP
COMMERCIAL REAL ESTATE

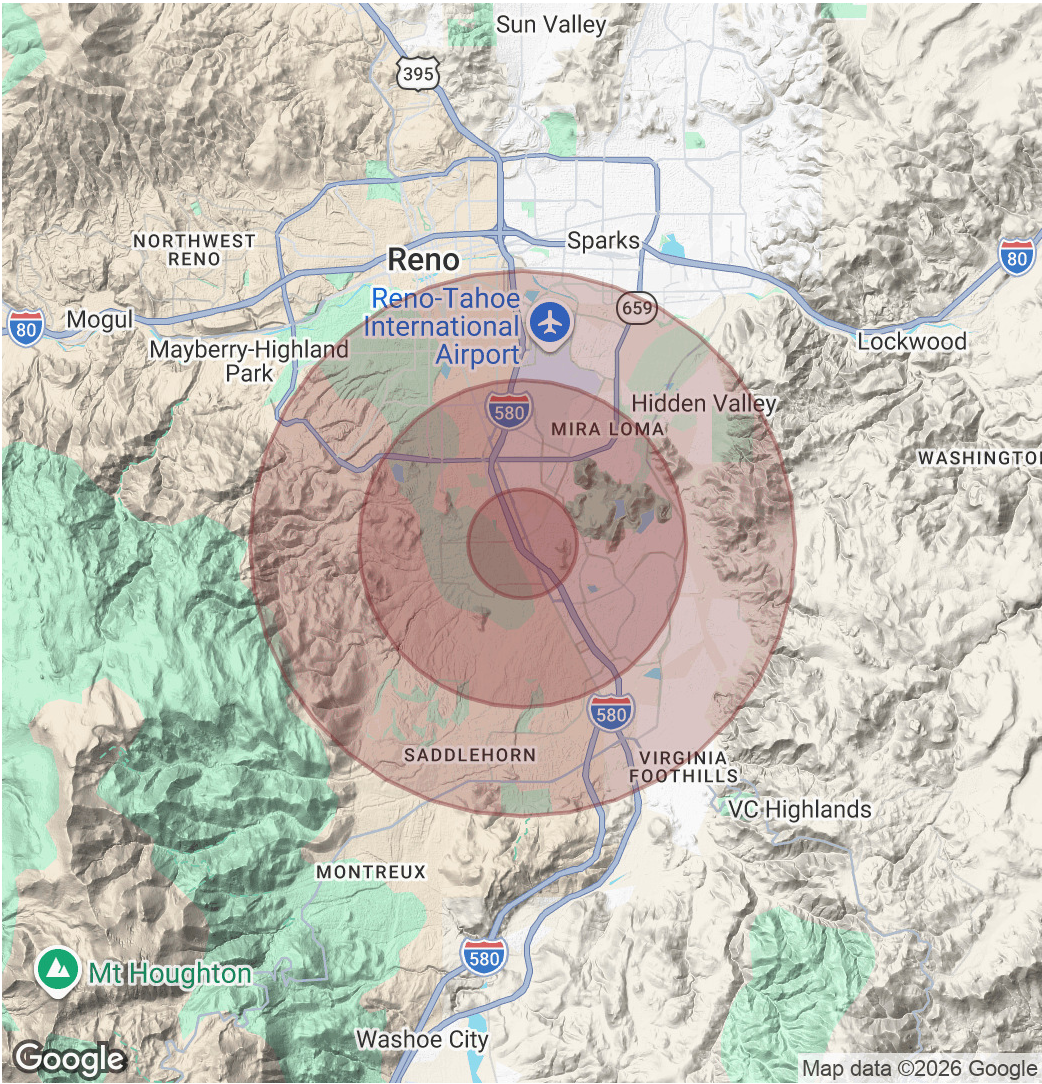
TCN
WORLDWIDE
REAL ESTATE SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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2023 American Community Survey (ACS)



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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

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$650 million in investment sales and hundreds of lease agreements.

- COSTAR Power Broker Award Winner
- 4 time 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 almost 20 years

JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105
Reno, NV 89511
775.823.8877

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