

PROPERTY DETAILS

Address	750 S Meadows Pkwy Reno, NV
NOI	Years 1-5: \$36,000 Rent bumps 10% every 5 years
Lease Term	20 Year NNN Ground Lease Commenced April 1, 2021
# of Renewals	(4) Five Year Renewals
Neighboring Tenants	Neighboring tenants include: Smith's, Smith's Fuel Center Bank of America, Taco Bell, Dutch Brothers, Renown South Meadows Medical Center, Reno Plant, Double Diamond Elementary
Daily Traffic Counts (VPD)	S Meadows Pkwy: 21,690 Double R Blvd: 13,500

DEMOGRAPHICS

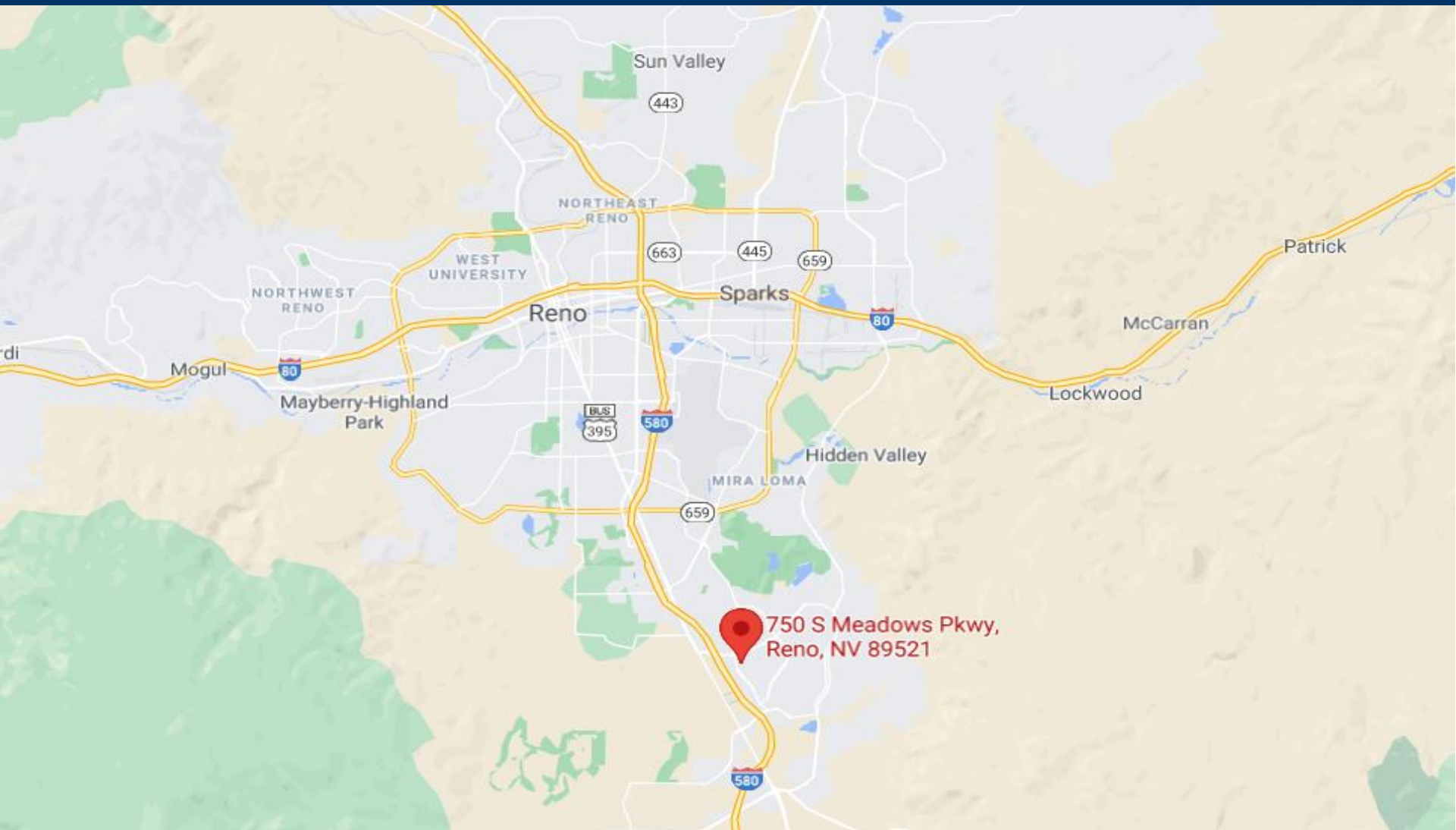
Demographics	HHI	Population
1 miles	\$103,164	9,011
3 miles	\$114,964	54,701
5 miles	\$101,267	113,251



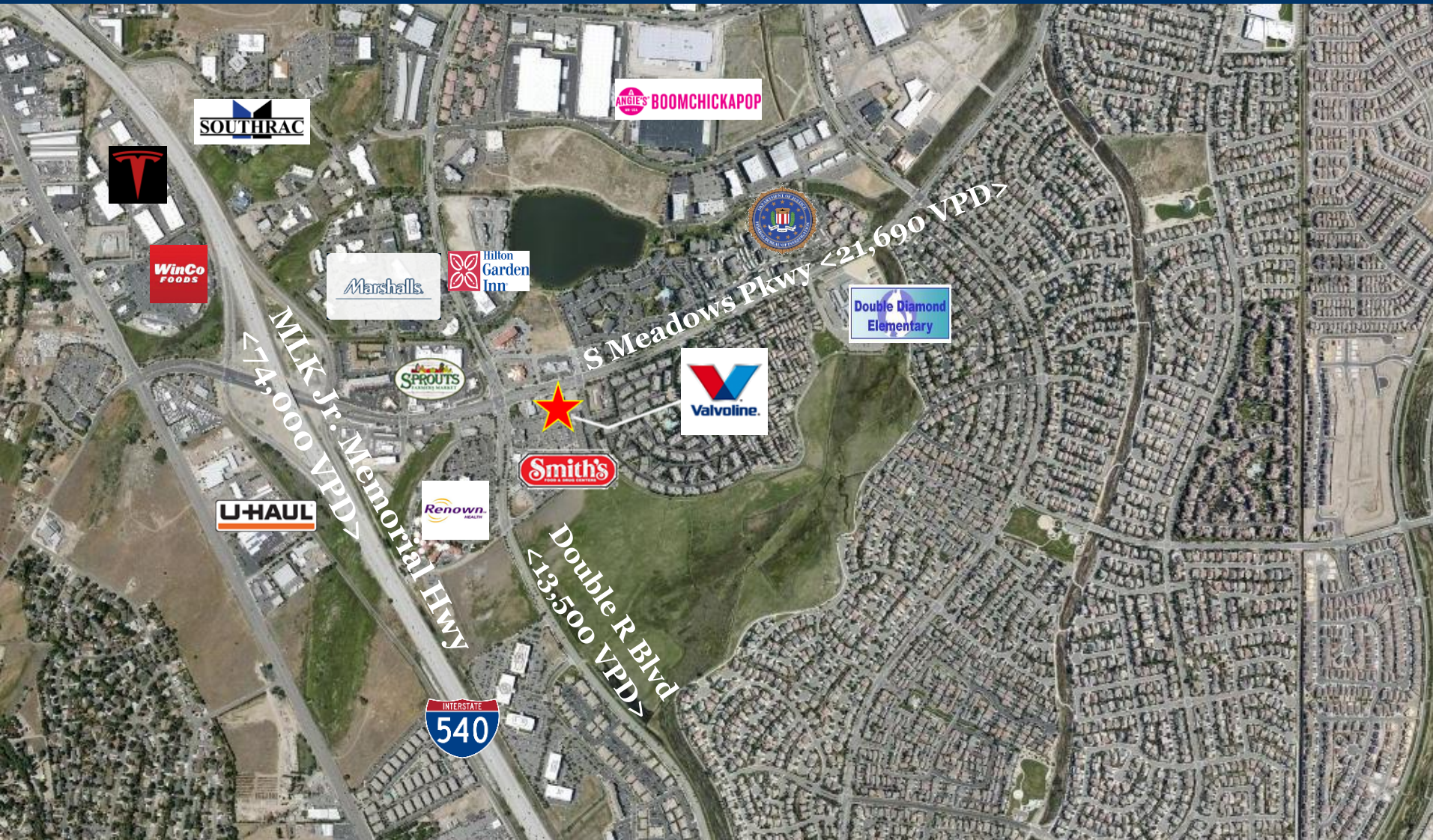
PROPERTY SUMMARY

- Brand New 20 Year Valvoline Ground Lease within Smith's Anchored Center.
- 10% Rent Bumps every 5 years, with 4 Five Year renewals after the initial 20 year term.
- Located South of Reno with Countless National Retailers nearby.











SOUTHEASTERN

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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

