



# 4TH STREET BISTRO

3065 West 4th Street, Reno, NV 89523

FOR SALE | \$795,000

## A Retail Investment Opportunity



**COLDWELL  
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**PREMIER REALTY**

**LANCE HAMRICK**

Commercial Real Estate

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**FOR SALE**

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### OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	3,383 SF
Lot Size:	1.253 Acres
Price / SF:	\$235.00
Year Built:	1945
Renovated:	1959
Zoning:	C
Market:	Reno
Submarket:	Northwest Reno Market

### PROPERTY OVERVIEW

Owner/investor opportunity to purchase a fully improved restaurant building and a single-family detached home on an approximately 1.253 acre lot overlooking the Truckee River. This property is just east of McCarran Boulevard on the north side of W. 4th Street. The single family home is 1,211 sf.

### PROPERTY HIGHLIGHTS

- Multiple Use C-Zoned Property



FOR SALE

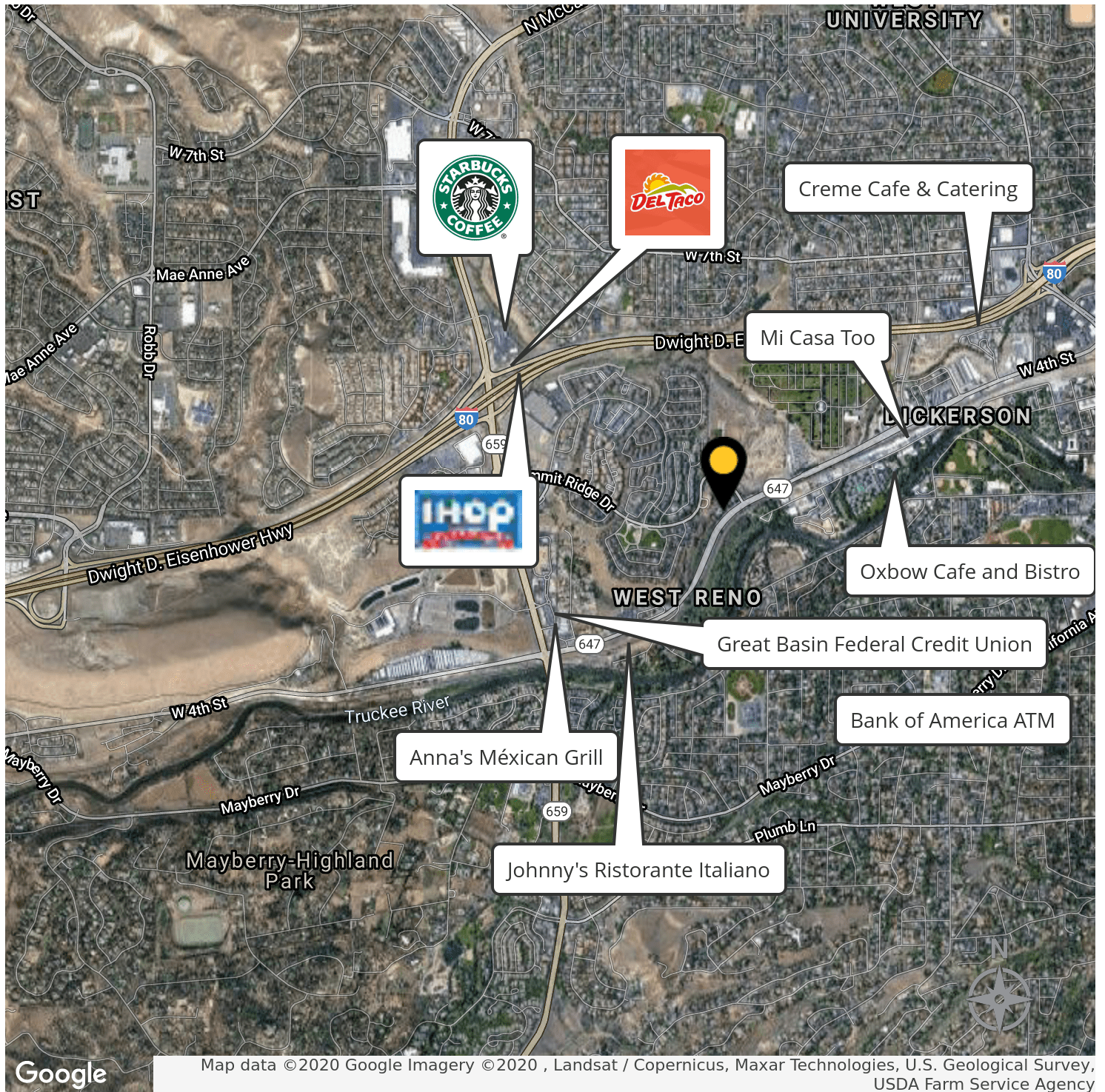




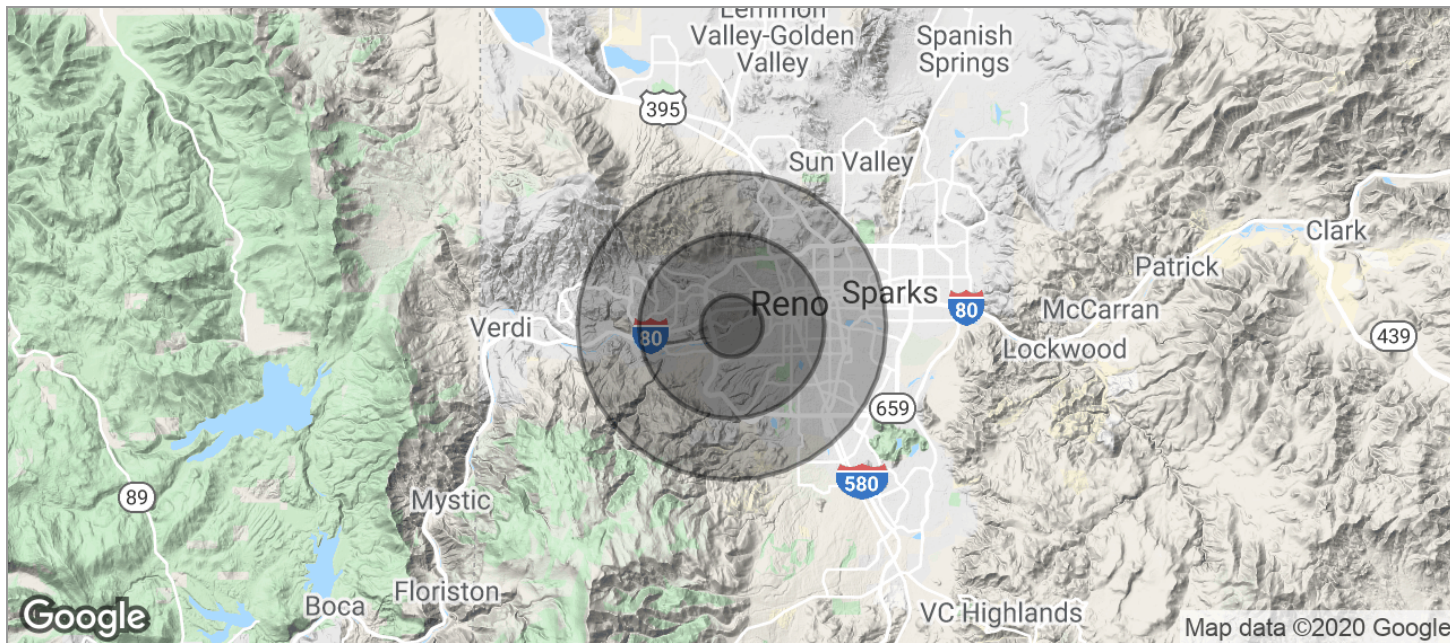
FOR SALE



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,797	92,080	190,395
MEDIAN AGE	39.1	38.6	36.1
MEDIAN AGE (MALE)	39.5	37.7	35.3
MEDIAN AGE (FEMALE)	38.6	38.9	36.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	6,065	40,773	79,369
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$64,972	\$75,806	\$67,430
AVERAGE HOUSE VALUE	\$338,389	\$414,204	\$379,849
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	86.4%	85.1%	79.3%
% BLACK	2.1%	2.3%	3.2%
% ASIAN	2.6%	5.0%	5.4%
% HAWAIIAN	0.5%	0.3%	0.8%
% INDIAN	0.8%	0.8%	1.3%
% OTHER	5.7%	3.8%	7.4%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	14.4%	11.3%	22.0%

\* Demographic data derived from 2010 US Census