

FOR SALE OR LEASE ±0.466 AC

0 BOOTH STREET



RENO, NV 89509

WE ARE
THE CENTER
OF RETAIL



Reno High School
2021/21 | Grades-12 | 1,712 Students



View Property Video

0.466 Acres

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CUSHWAKERETAIL.COM

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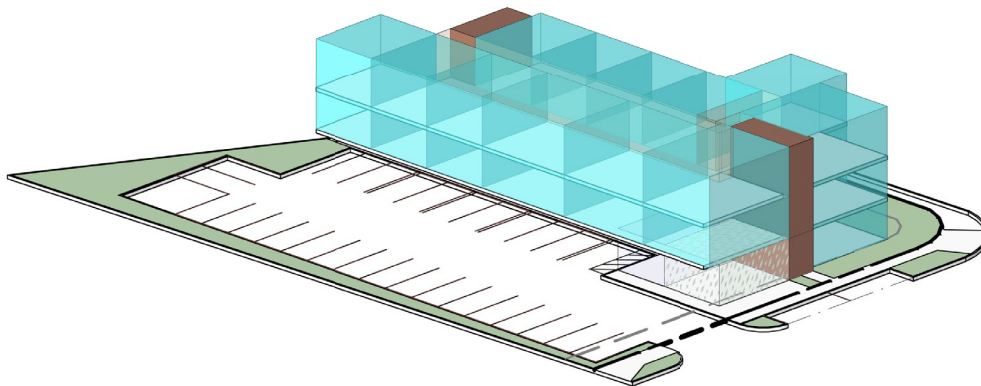
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Option A - Parking

Level	Count	Comments
MAIN LEVEL	28	Off-Street - Option A
Off-Street - Option A: 28	28	
MAIN LEVEL	2	On-Street - Option A
On-Street - Option A: 2	2	
MAIN LEVEL: 30	30	
Grand total	30	

Option A - TOTALS

Level	Mass Comments	Floor Area	Building #	Comments
MAIN LEVEL	RETAIL	465.87 SF	A	
: 1		465.87 SF		
MAIN LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
SECOND LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
THIRD LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
SECOND LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
THIRD LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
SECOND LEVEL	RESIDENTIAL	621.00 SF	A	1 Bdrm
THIRD LEVEL	RESIDENTIAL	621.00 SF	A	1 Bdrm
SECOND LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
THIRD LEVEL	RESIDENTIAL	644.00 SF	A	1 Bdrm
1 Bdrm: 9		5750.00 SF		
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
MAIN LEVEL	RESIDENTIAL	437.00 SF	A	Studio
SECOND LEVEL	RESIDENTIAL	437.00 SF	A	Studio
THIRD LEVEL	RESIDENTIAL	437.00 SF	A	Studio
Studio: 21		9177.00 SF		
RESIDENTIAL: 30		14927.00 SF		
MAIN LEVEL	Res. Circulation - Int	170.00 SF	A	
SECOND LEVEL	Res. Circulation - Int	170.00 SF	A	
MAIN LEVEL	Res. Circulation - Int	170.00 SF	A	
SECOND LEVEL	Res. Circulation - Int	170.00 SF	A	
MAIN LEVEL	Res. Circulation - Int	485.00 SF	A	
SECOND LEVEL	Res. Circulation - Int	485.00 SF	A	
MAIN LEVEL	Res. Circulation - Int	149.50 SF	A	
SECOND LEVEL	Res. Circulation - Int	149.50 SF	A	
MAIN LEVEL	Res. Circulation - Int	42.50 SF	A	
SECOND LEVEL	Res. Circulation - Int	42.50 SF	A	
MAIN LEVEL	Res. Circulation - Int	551.05 SF	A	
SECOND LEVEL	Res. Circulation - Int	551.05 SF	A	
: 12		3136.10 SF		
Res. Circulation - Int: 12		3136.10 SF		
MAIN LEVEL	OFFICE	311.38 SF	A	
: 1		311.38 SF		
OFFICE: 1		311.38 SF		
		18840.35 SF		



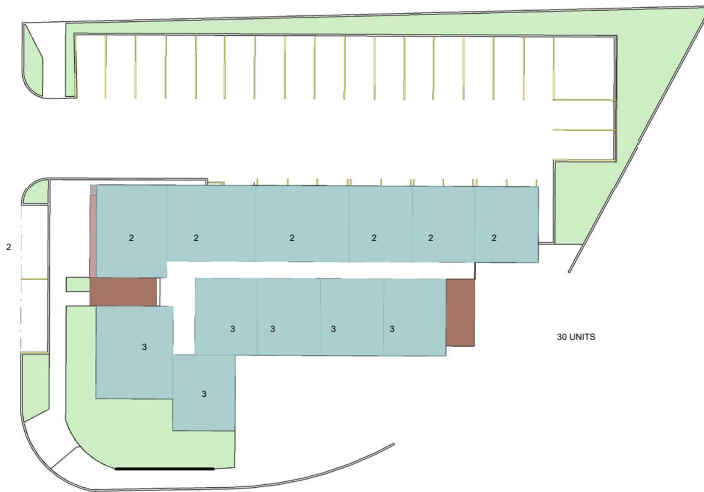
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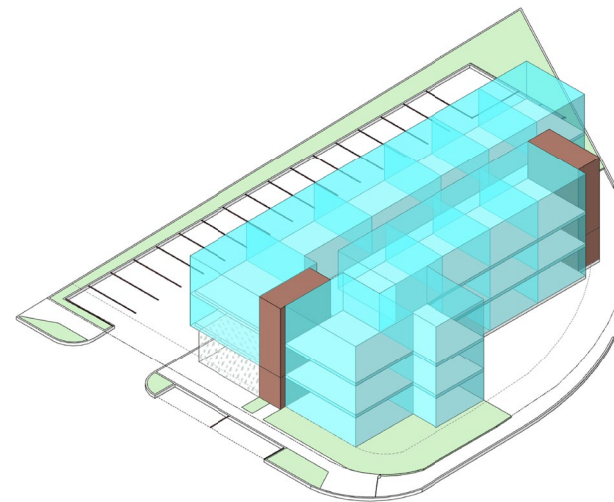


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Conceptual Site Plan A - Multi-Family



1 SITE PLAN - OPTION A
1" = 20'-0" REFERENCE - AS011/2



5 3D - OPTION A2
6" = 1'-0"

30 UNITS
30 PARKING STALLS

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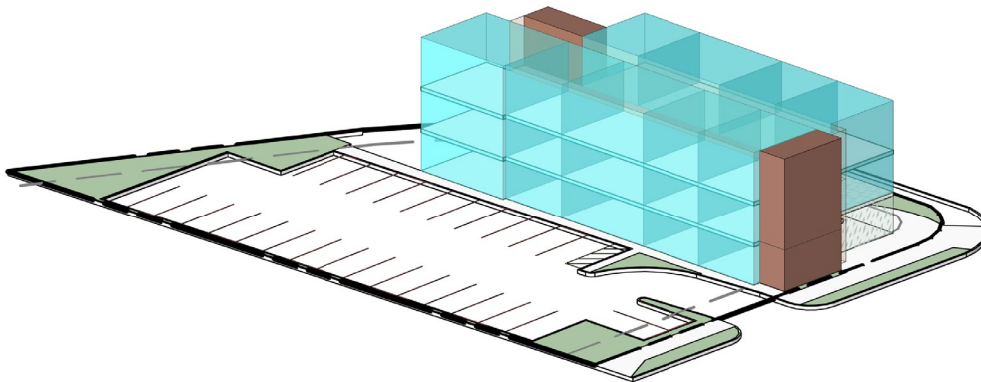
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Option B - Parking

Level	Count	Comments
MAIN LEVEL	27	Off-Street - Option B
MAIN LEVEL: 27	27	
Grand total	27	



Option B - TOTALS

Level	Mass: Comments	Floor Area	Building #	Comments
MAIN LEVEL	RETAIL	418.00 SF	B	
: 1		418.00 SF		
RETAIL: 1		418.00 SF		
MAIN LEVEL	RESIDENTIAL	418.00 SF	B	
SECOND LEVEL	RESIDENTIAL	418.00 SF	B	
THIRD LEVEL	RESIDENTIAL	418.00 SF	B	
MAIN LEVEL	RESIDENTIAL	418.00 SF	B	
SECOND LEVEL	RESIDENTIAL	418.00 SF	B	
THIRD LEVEL	RESIDENTIAL	418.00 SF	B	
MAIN LEVEL	RESIDENTIAL	616.00 SF	B	
SECOND LEVEL	RESIDENTIAL	616.00 SF	B	
THIRD LEVEL	RESIDENTIAL	616.00 SF	B	
MAIN LEVEL	RESIDENTIAL	418.00 SF	B	
SECOND LEVEL	RESIDENTIAL	418.00 SF	B	
THIRD LEVEL	RESIDENTIAL	418.00 SF	B	
MAIN LEVEL	RESIDENTIAL	616.00 SF	B	
SECOND LEVEL	RESIDENTIAL	616.00 SF	B	
THIRD LEVEL	RESIDENTIAL	616.00 SF	B	
MAIN LEVEL	RESIDENTIAL	418.00 SF	B	
SECOND LEVEL	RESIDENTIAL	418.00 SF	B	
THIRD LEVEL	RESIDENTIAL	418.00 SF	B	
MAIN LEVEL	RESIDENTIAL	418.00 SF	B	
SECOND LEVEL	RESIDENTIAL	418.00 SF	B	
THIRD LEVEL	RESIDENTIAL	418.00 SF	B	
MAIN LEVEL	RESIDENTIAL	644.00 SF	B	
SECOND LEVEL	RESIDENTIAL	644.00 SF	B	
THIRD LEVEL	RESIDENTIAL	644.00 SF	B	
: 26		12734.00 SF		
RESIDENTIAL: 26		12734.00 SF		
MAIN LEVEL	Res. Circulation - Int	170.00 SF	B	
SECOND LEVEL	Res. Circulation - Int	170.00 SF	B	
MAIN LEVEL	Res. Circulation - Int	170.00 SF	B	
SECOND LEVEL	Res. Circulation - Int	170.00 SF	B	
: 4		680.00 SF		
Res. Circulation - Int: 4		680.00 SF		
		13832.00 SF		

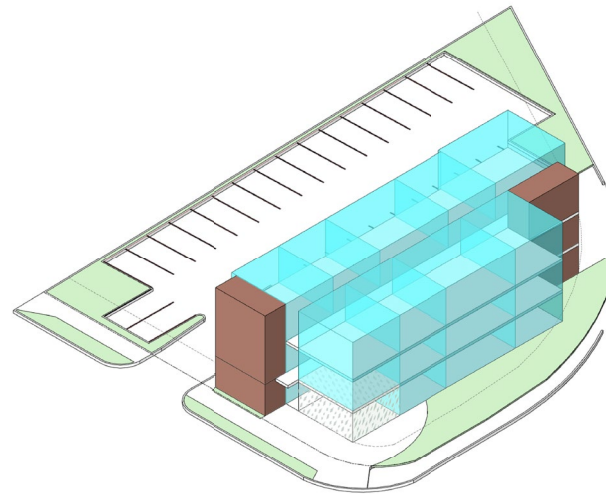
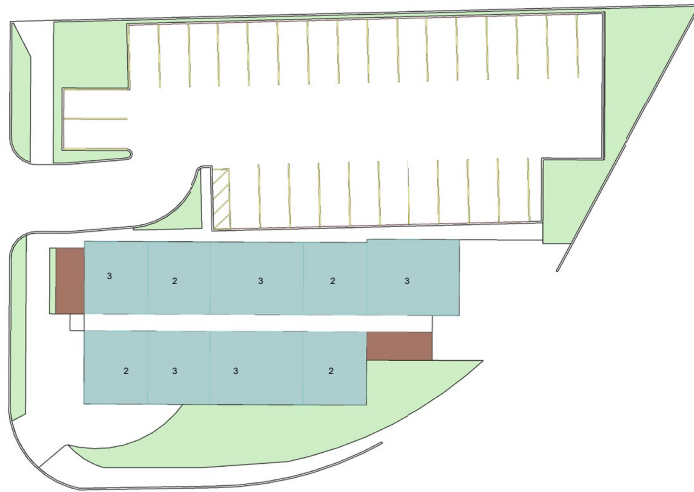
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Conceptual Site Plan B - Multi-Family



3 SITE PLAN - OPTION B

1" = 20'-0" REFERENCE - A301 / 2

2 3D - OPTION B2

6" = 1'-0"

**26 UNITS
27 PARKING STALLS**

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Additional Property Photographs



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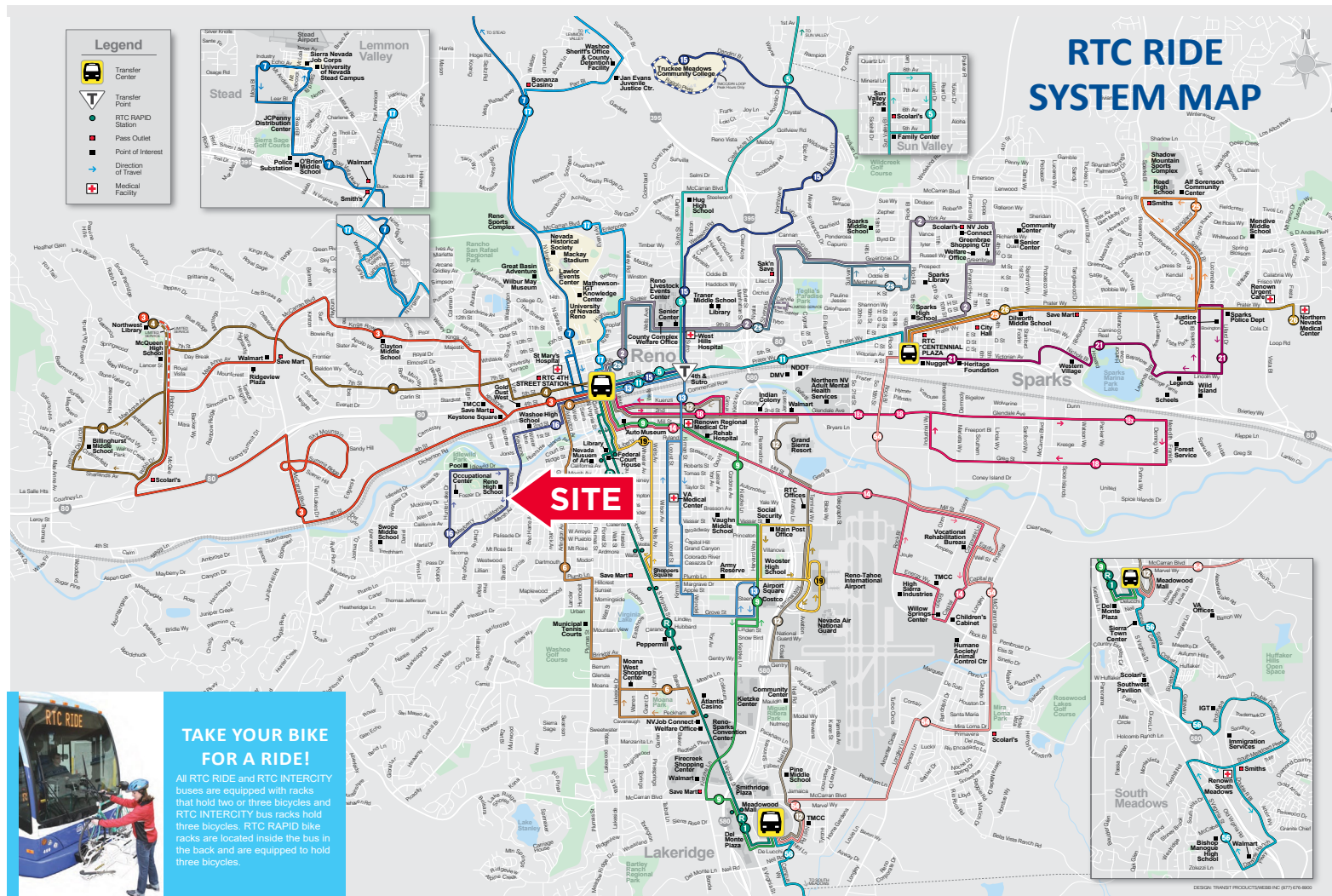
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Bike Map



View Property Video



TAKE YOUR BIKE FOR A RIDE!

All RTC RIDE and RTC INTERCITY buses are equipped with racks that hold two or three bicycles and RTC INTERCITY bus racks hold three bicycles. RTC RAPID bike racks are located inside the bus in the back and are equipped to hold three bicycles.

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LOT SIZE

0.466 Total Acres

ZONING

Neighborhood Commercial
(Allows for Retail and Multi-Family)

APN

011-132-04 (Washoe County)

NEIGHBORING TENANTS

Reno High School, Truckee River, Idlewild Park

COMMENTS

- High profile corner location
- Prime location corner of Booth St. and major thoroughfare Keystone Ave.
- Walking distance to many events such as Food Truck Friday and the Reno River Festival

**Property Documents Include: Phase I & Geo technical Report Dry & Wet utility locations and Topo & Boundary Survey.*

2021 NEIGHBORHOOD DEMOGRAPHICS

SOURCE: ESRI 2021



POPULATION



AVERAGE
HOUSEHOLD INCOME



AVERAGE
AGE



NUMBER OF
HOUSEHOLDS

3 MILES

128,115

\$78,140

37.9

55,197

5 MILES

223,369

\$77,764

36.6

91,593

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