

FOR LEASE | Land

Build To Suit Or For Lease



490 West Second Street, Reno, NV 89501

Downtown Retail Pad Available For Ground Lease or Build To Suit



Lease Brochure

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Executive Summary



OFFERING SUMMARY

Available SF: 7,200± SF

Lease Rate: Negotiable

Lot Size: 0.164 Acres

PROPERTY OVERVIEW

Negotiable terms depending on strength of the Operator.

Free rent available for qualified National Tenant.

Motivated Landlord.

LOCATION OVERVIEW

Retail pads available for Ground Lease or Build to Suit.

Suitable location for any Quick Service Restaurant, drive-thru permissible.

Prime, highly visible development pad located in the heart of downtown Reno.

Located in one of the most dense areas in Reno with daytime populations over 300,000.

Downtown Reno Map



Entertainment/Cultural

- 1. Freight House District
- 2. Greater Nevada Field (Reno Aces)
- 3. Cargo Concert Hall
- 4. Fitness for \$10
- 5. Liberty Food & Wine

6. Cinemark Theater

- 7. West Elm
- 8. Pioneer Center
- 9. Patagonia
- 10. Children's Discovery Museum
- 11. Nevada Museum of Art

Hospitality

- 12. Circus Circus
- 13. Silver Legacy
- 14. Eldorado
- 15. Whitney Peak
- 16. Sands Regency

Residential

- 17. 3rd Street Flats
- 18. Montage
- 19. Riverwalk Tower
- 20. Arlington Towers
- 21. Park Towers

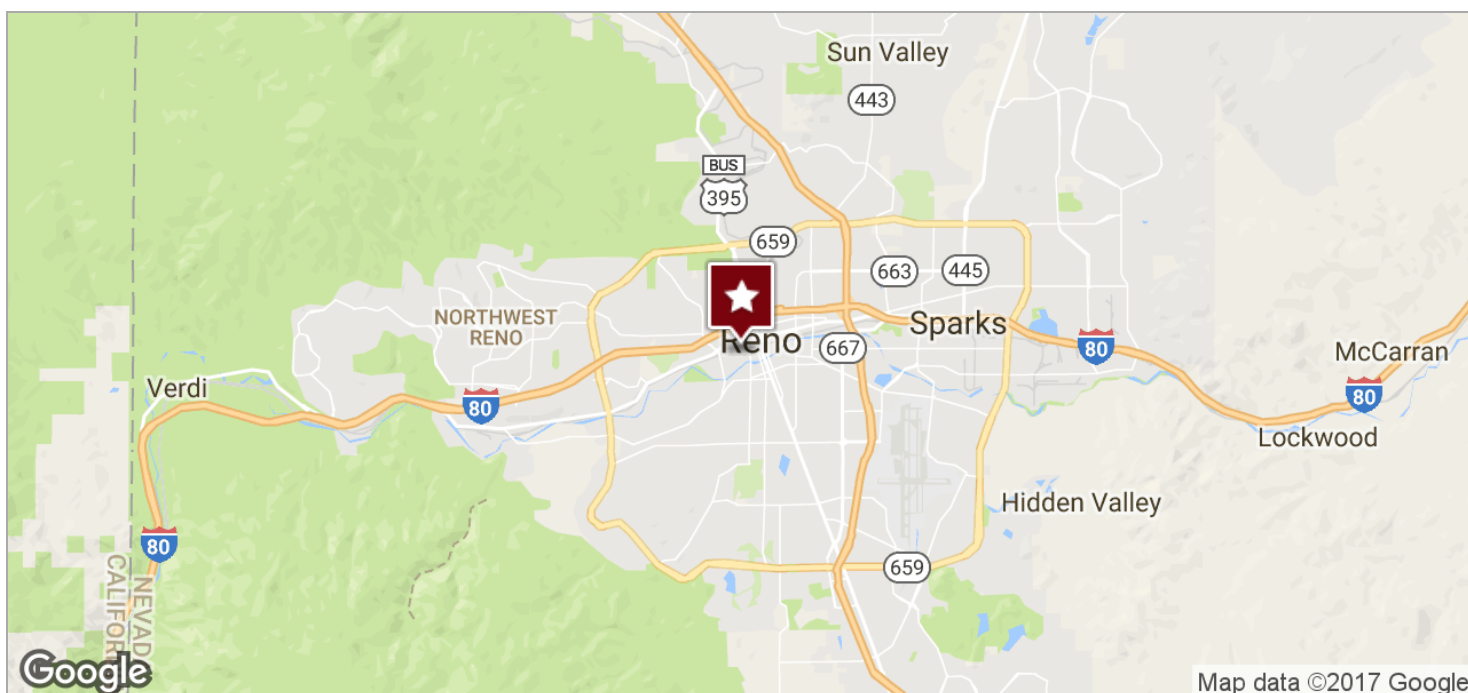
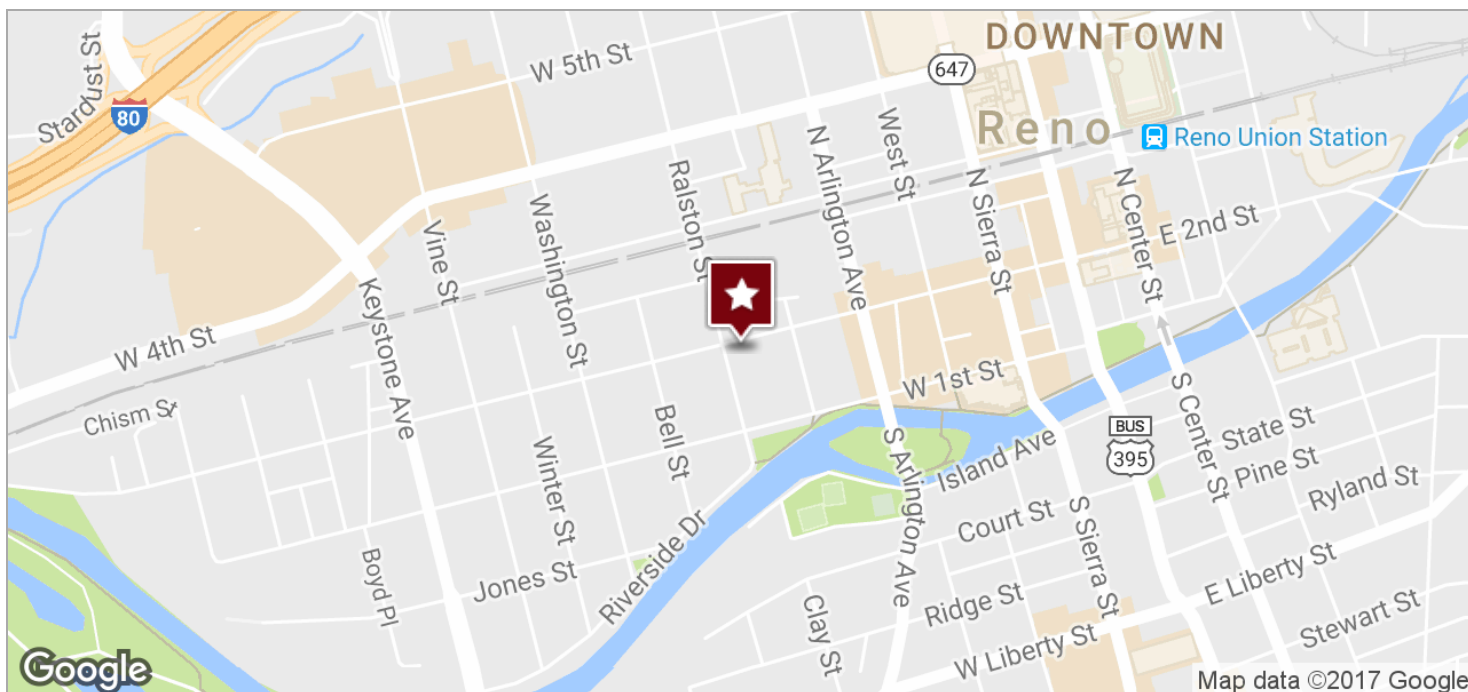
Institutional

- 22. Reno City Hall
- 23. UNR Innovation Center
- 24. Federal Courthouse
- 25. County Courthouse
- 26. State Courthouse



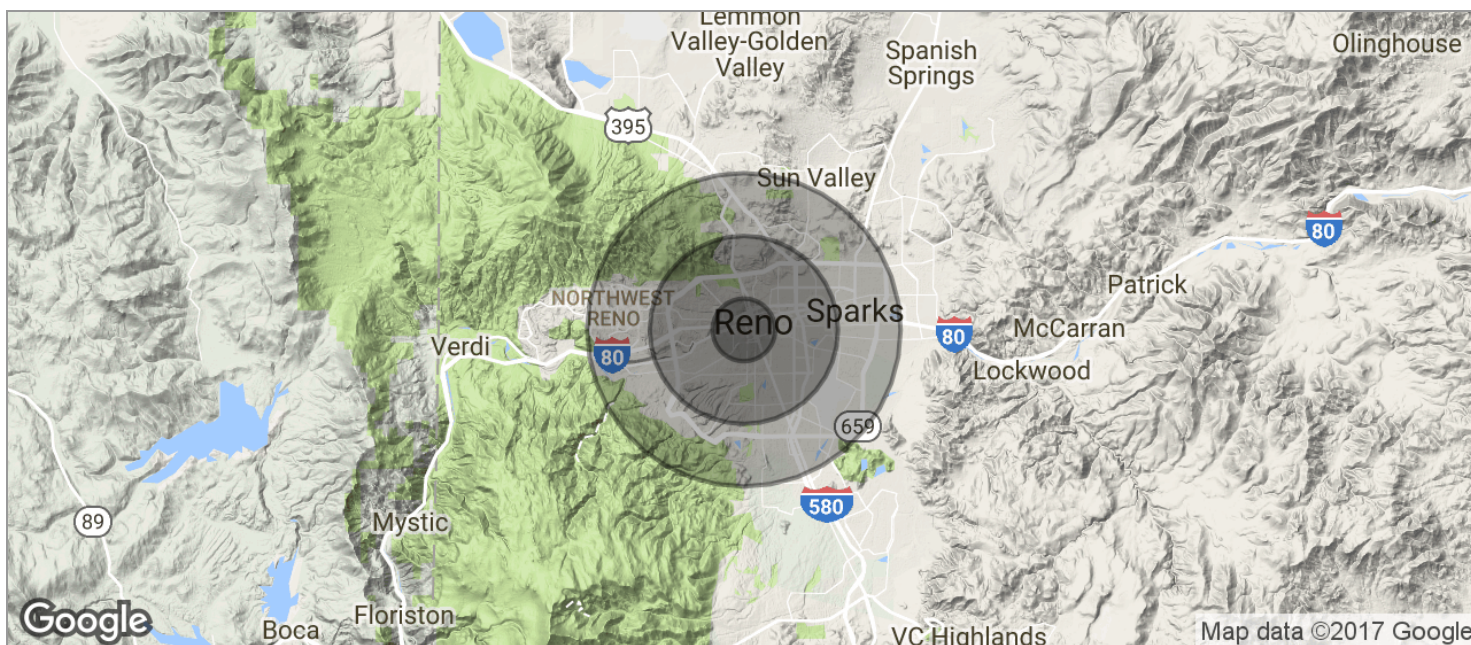
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Location Maps



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,780	129,416	227,399
MEDIAN AGE	36.9	35.3	35.4
MEDIAN AGE (MALE)	36.6	34.4	34.4
MEDIAN AGE (FEMALE)	36.4	36.1	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,705	54,701	93,501
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$48,790	\$56,482	\$60,989
AVERAGE HOUSE VALUE	\$231,561	\$325,227	\$335,984

* Demographic data derived from 2010 US Census