

FOR LEASE

**300  
S. WELLS AVE.**

Reno, NV 89502



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300 S Wells Ave.,  
Reno, NV 89502



## Listing Snapshot



**Negotiable**  
Lease Rate



**\$0.31 PSF**  
Lease Expense



**+/- 2,222 - 3,950**  
Available SF

## Property Highlights

- Recently redeveloped multi-tenant mixed-use building
- Close proximity to Renown Regional Medical Center and downtown Reno
- Zoned for retail, office, and medical use
- Ample parking
- Common area outdoor patio with attractive amenities
- Easy access to I-80 via S. Wells Ave. or I-580 via Mill St.

## Demographics



**249,817**  
Total Population



**301,127**  
Daytime Population



**12,743**  
# of Businesses



**175,029**  
Total Employees



**0.43%**  
2020-2022 Pop. Growth



**\$380,645**  
Median Home Value

Population	1-mile	3-mile	5-mile
2022 Population	20,672	139,247	249,817

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$41,806	\$50,371	\$54,846

Households	1-mile	3-mile	5-mile
2022 Total Households	10,629	59,566	103,390

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# Vicinity Map

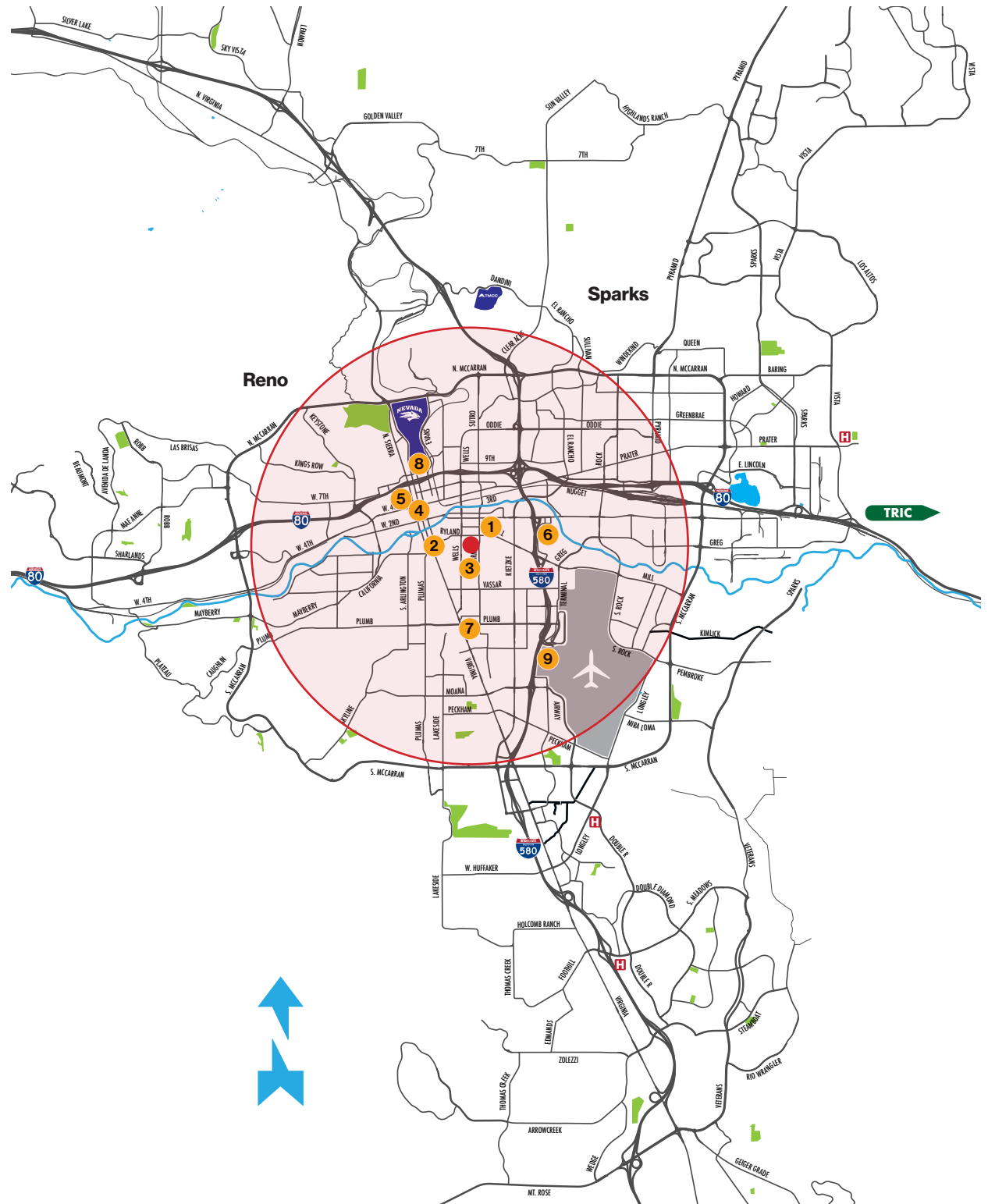
The property is strategically located in a dense and mature residential area servicing +/- 249,817 residents with an average household income of \$109,381 within a 5-mile radius.

## Amenities within 3-miles of Radius

- 1** Renown Regional Medical Center  
- 0.43 miles
- 2** MidTown  
- 0.50 miles
- 3** Reno VA Medical Center  
- 0.82 miles
- 4** Downtown Reno  
- 0.88 miles
- 5** Saint Mary's Regional Medical Center  
- 1.07 miles
- 6** Grand Sierra Resort and Casino  
- 1.14 miles
- 7** Reno Experience District  
- 1.30 miles
- 8** University of Nevada, Reno  
- 1.62 miles
- 9** Reno-Tahoe International Airport  
- 1.82 miles

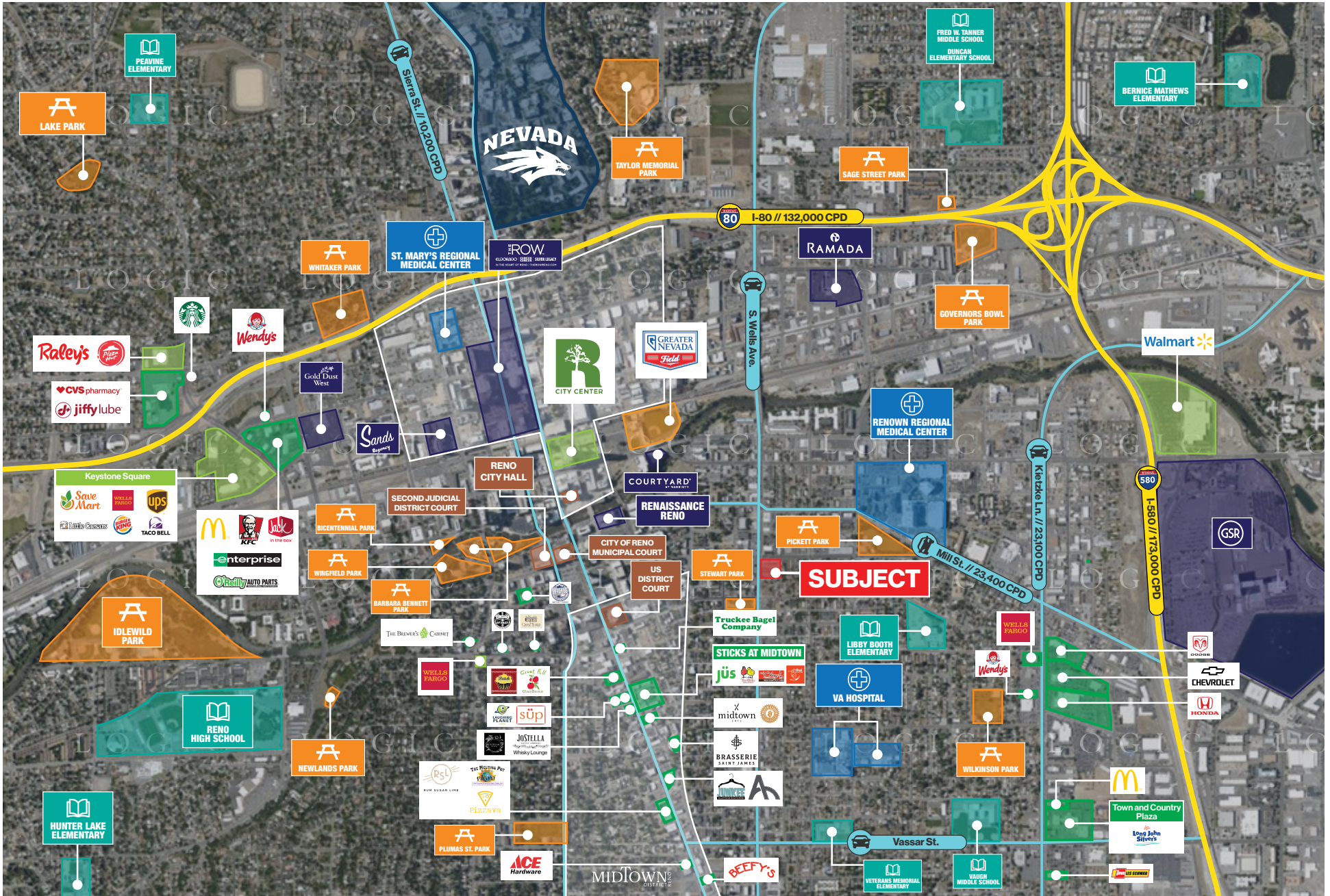
■ Major Landmarks ■ Major Parks 🏥 Hospitals ✈ Airports

— RTC Bus Route — RTC Bus Route — RTC Bus Route

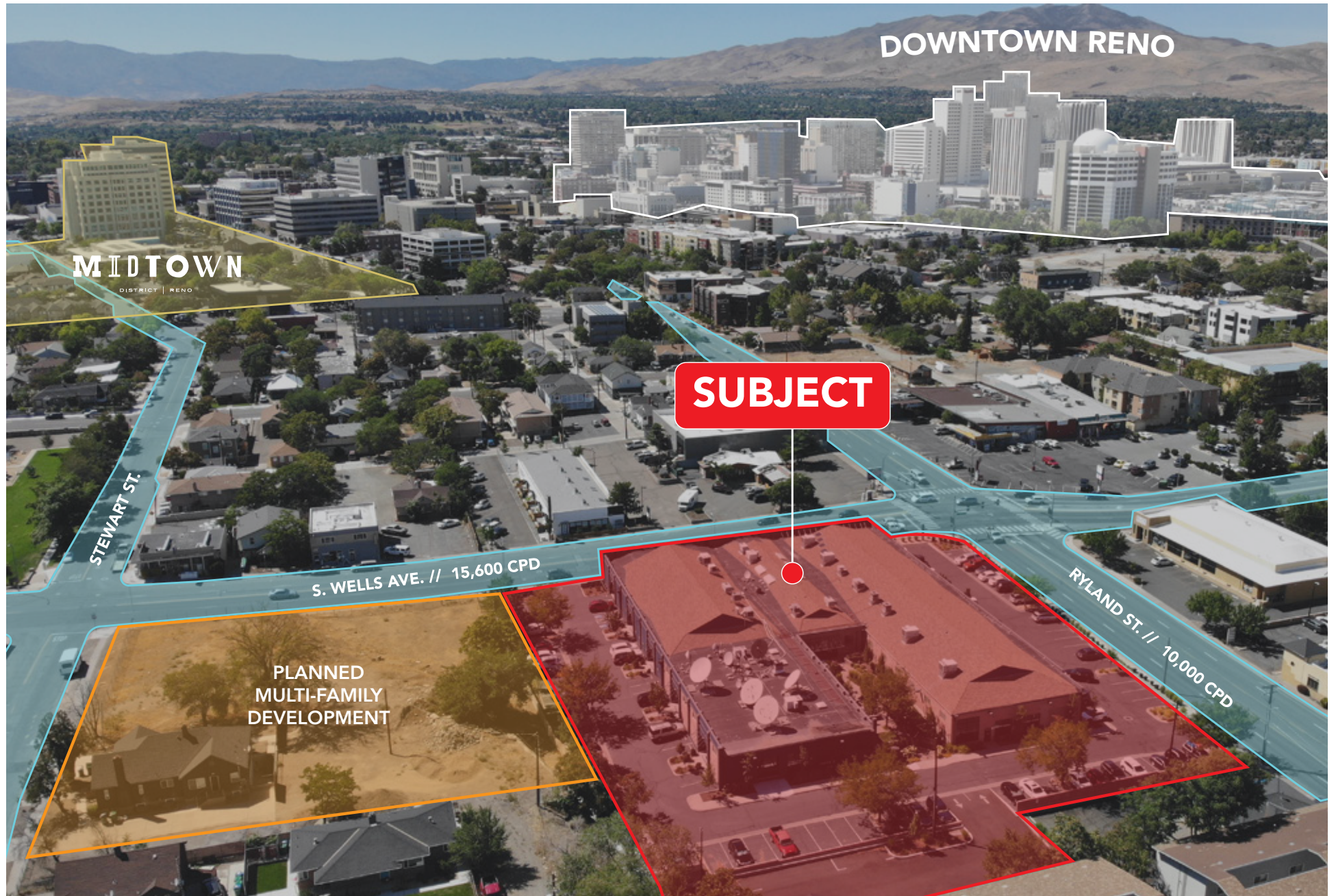


# Aerial

- Hospitals
- Hotels
- Schools
- Park
- Power Center
- Neighborhood Center

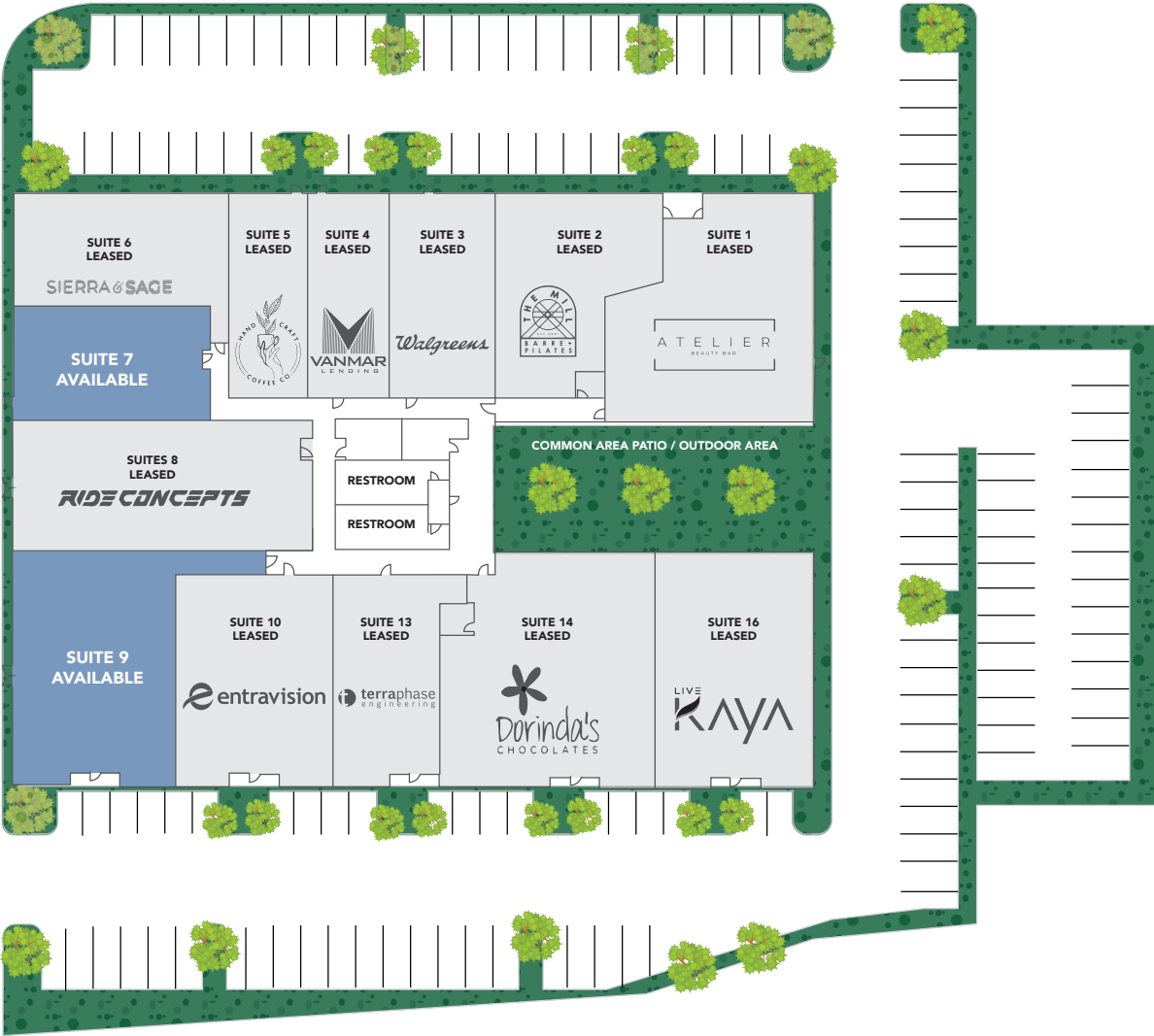


# 3D Aerial



# Site Plan

## RYLAND ST. // 10,000 CPD

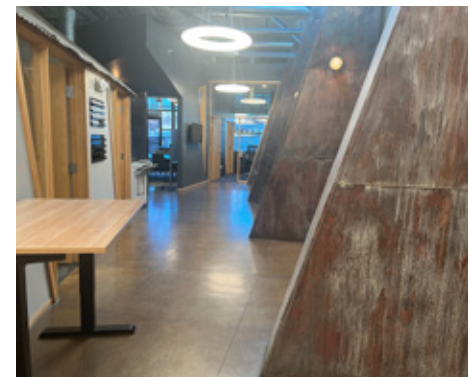
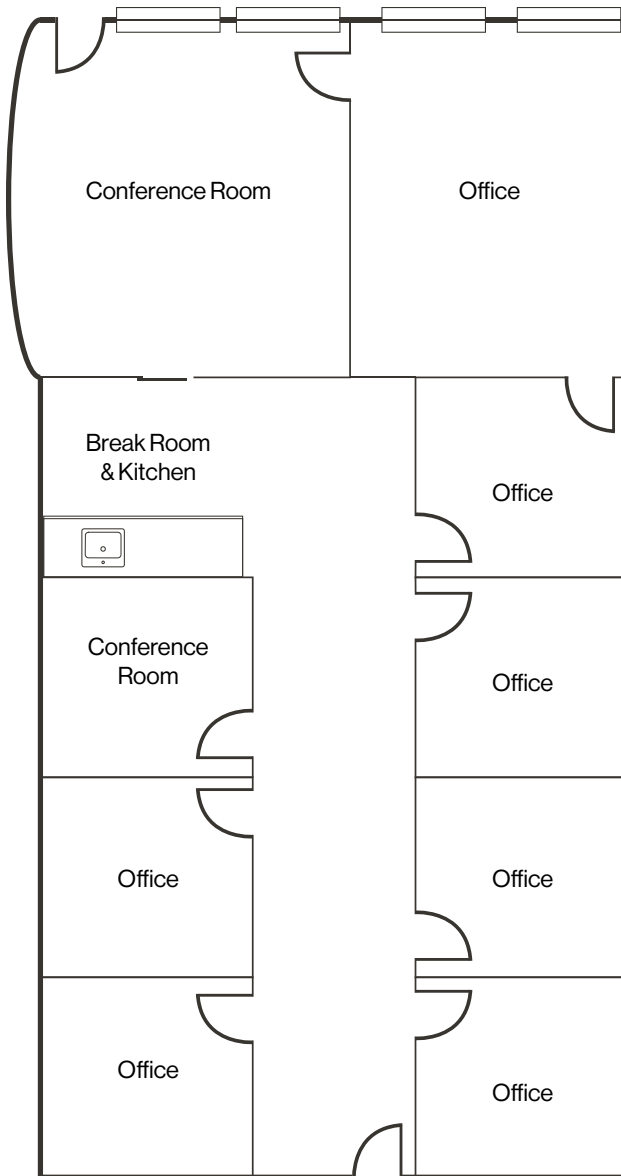


### 300 S. WELLS AVE.

UNIT	TENANT	SF
1	Atelier Beauty Bar	5,452
2	The Mill Barre+ Pilates	2,774
3	Walgreens	2,169
4	KC Lending	1,660
5	Hand Craft Coffee	1,608
6	Sierra & Sage Hair Extensions	2,498
7	AVAILABLE	2,222
8	Ride Concepts	3,870
9	AVAILABLE	3,950
10	Entravision Communications Corporation	3,434
13	Terraphase Engineering	2,116
14	Dorinda's Chocolates	4,784
16	Live Kaya	3,706

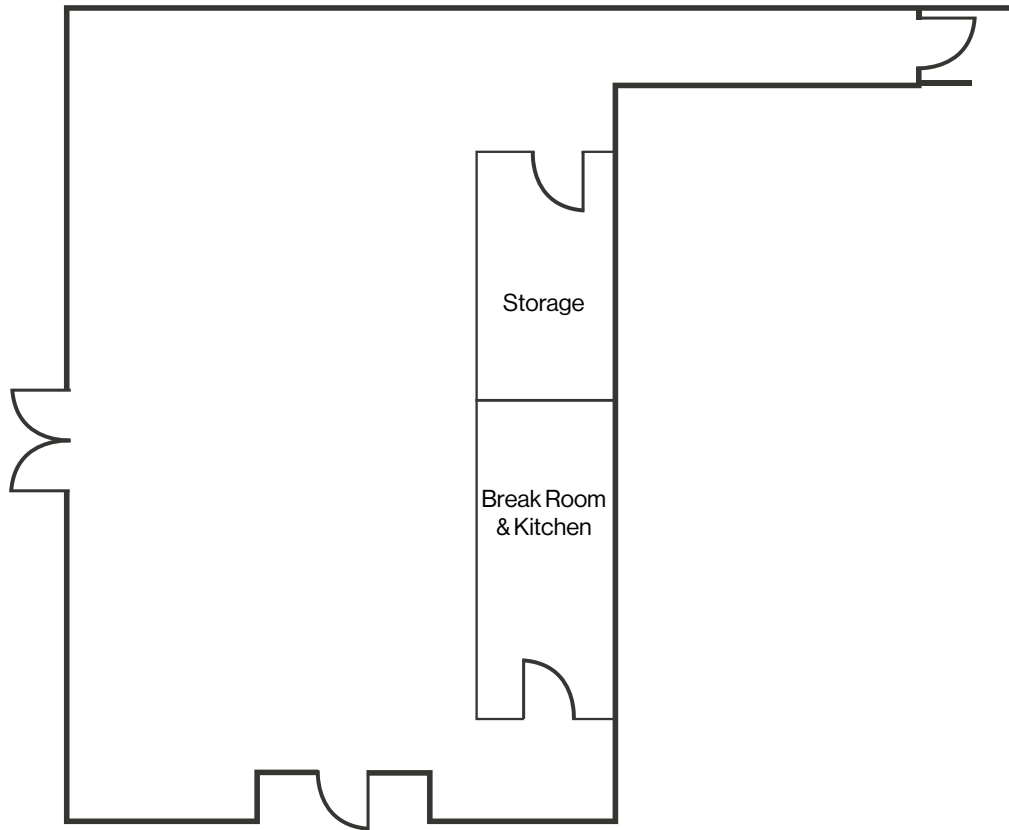
# Floor Plan

## Suite 7 - 2,222 SF



# Floor Plan

## Suite 9 - 3,950 SF





# Property Photos



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