

FOR LEASE | Land

# Build To Suit Or For Lease



344 West Second Street, Reno, NV 89051

## Downtown Retail Pad Available For Ground Lease or Build To Suit



Lease Brochure

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 14,000± SF

**Lease Rate:** Negotiable

**Lot Size:** 0.321 Acres

### PROPERTY OVERVIEW

Landlord motivated to Ground Lease or Build to Suit.

Graded pad, currently used as a parking lot.

Negotiable terms depending on strength of the Operator.

### LOCATION OVERVIEW

Prime, highly visible development pad located Downtown within a block of the Truckee River and Wingfield Park.

Across the street from Osher Lifelong Learning Institute at the University of Nevada, Reno.

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

Perfect for a free-standing Franchise Restaurant.

# 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

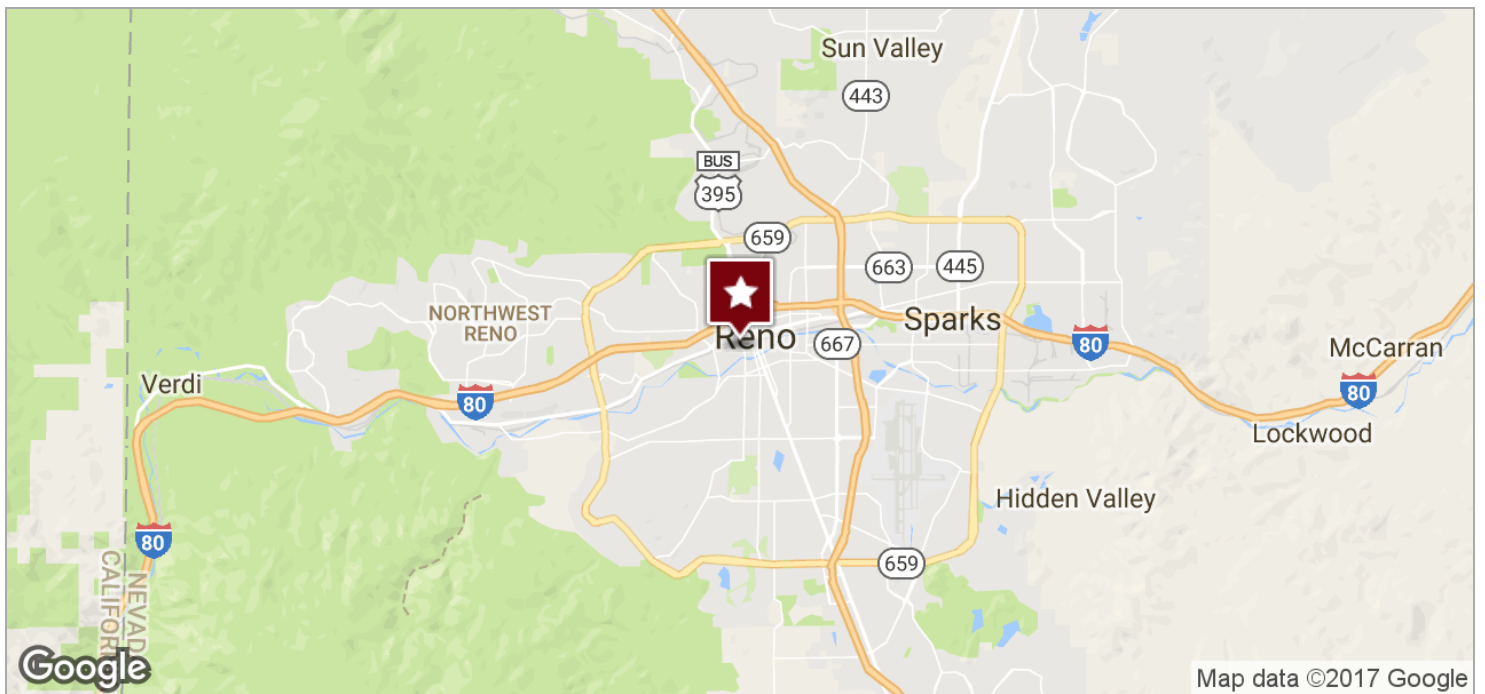
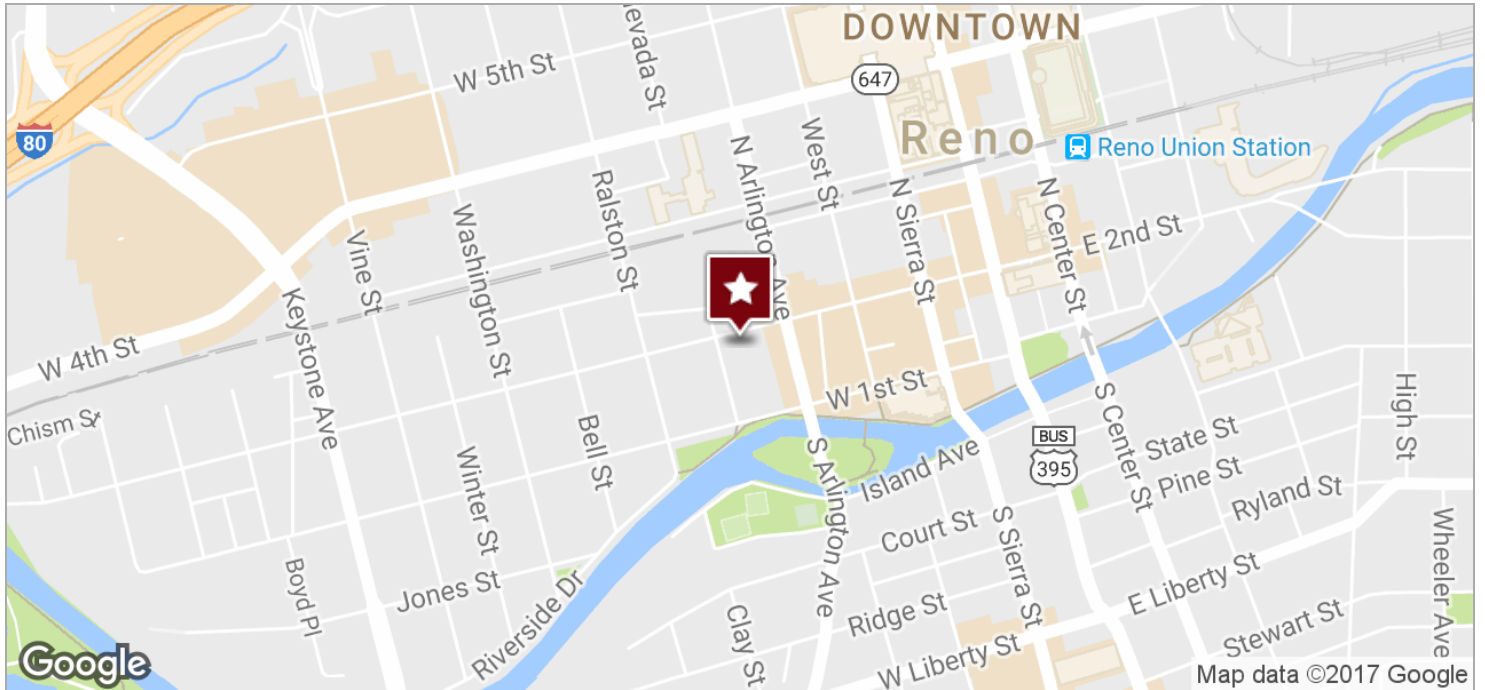
**Institutional**

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



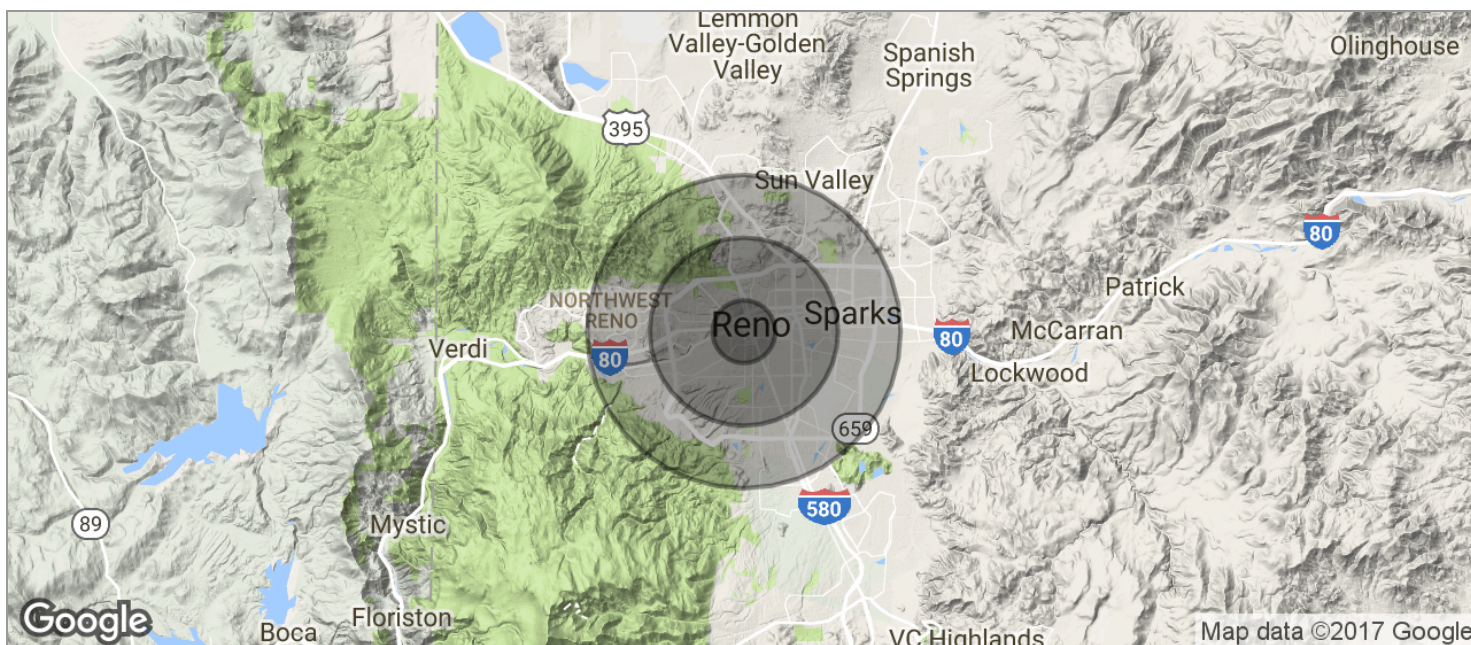
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## Location Maps



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## Demographics Map



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	16,808	130,088	227,403
MEDIAN AGE	37.0	35.1	35.3
MEDIAN AGE (MALE)	36.8	34.3	34.3
MEDIAN AGE (FEMALE)	36.5	36.0	36.1
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	8,826	55,106	93,304
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$46,381	\$55,587	\$60,721
AVERAGE HOUSE VALUE	\$218,557	\$317,414	\$333,225

\* Demographic data derived from 2010 US Census