

770

S Wells Ave
RENO, NV 89502

**FREE STANDING
DRIVE THRU**

**FOR SALE
OR LEASE**



CORFAC
INTERNATIONAL

TAYLOR CAIN

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770

S Wells Ave

Reno, NV 89502



Sale Price | \$1,750,000

Lease Rate | \$3.75 PSF NNN

Building Size | 2,129 SF

Parking | 18 spaces
2 handicap | 16 regular

Year Built | 2008

Lot Size | 0.423 AC

Zoning | GC
General Commercial

APN | 013-115-14

ABOUT THE PROPERTY

- Parking lot has 18 spaces (2 handicap, 16 regular) plus off-street parking
- 2 drive-thru windows



PARCEL MAP

S WELLS AVE

770
S WELLS AVE

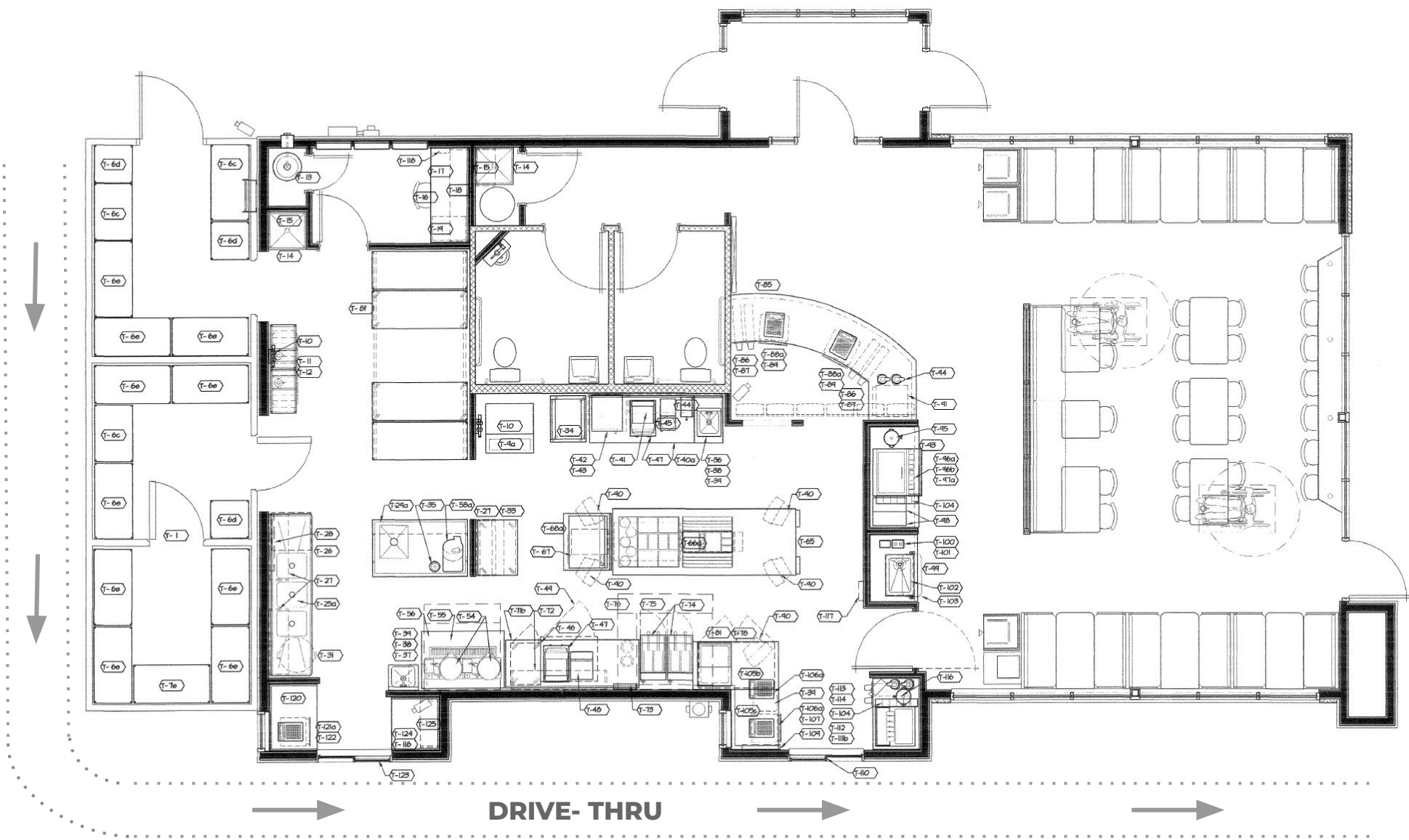
CHENEY ST





RESTAURANT LAYOUT

FRONT ENTRANCE



AREA MAP



80

80

DOWNTOWN

süp
Great Fall
Gardens
LANDSCAPE

sticks
Two Chicks

BROTHERS
BARBECUE

RENO
Aces

UNIVERSITY OF NEVADA, RENO
Innevation center
POWERED BY SWITCH

Discovery
Terry Lee Wells Nevada Discovery Museum

MEXCAL
TACOS • TECHILA

Arario
KOREAN FUSION

Noble Pie
parlor

DEATH & TAXES
Pianists and Artists

MIDTOWN
RENO

Von Bismarck
Gaststätte

770
S WELLS AVE

7-ELEVEN

N





AREA MAP



marketon
SAVE A TON / AHORROS A MONTÓN

ACE
The helpful place.

EL ADOBE CAFÉ

pangolin
-CAFÉ-

BEST BET
MOTOR LODGE

BRASSERIE
SAINT JAMES

DEATH & TAXES
Funerals and Cremations

MIDTOWN
RENO

Sinclair

7-ELEVEN

770
S WELLS AVE



S WELLS AVE

S WELLS AVE 15,600 ADT

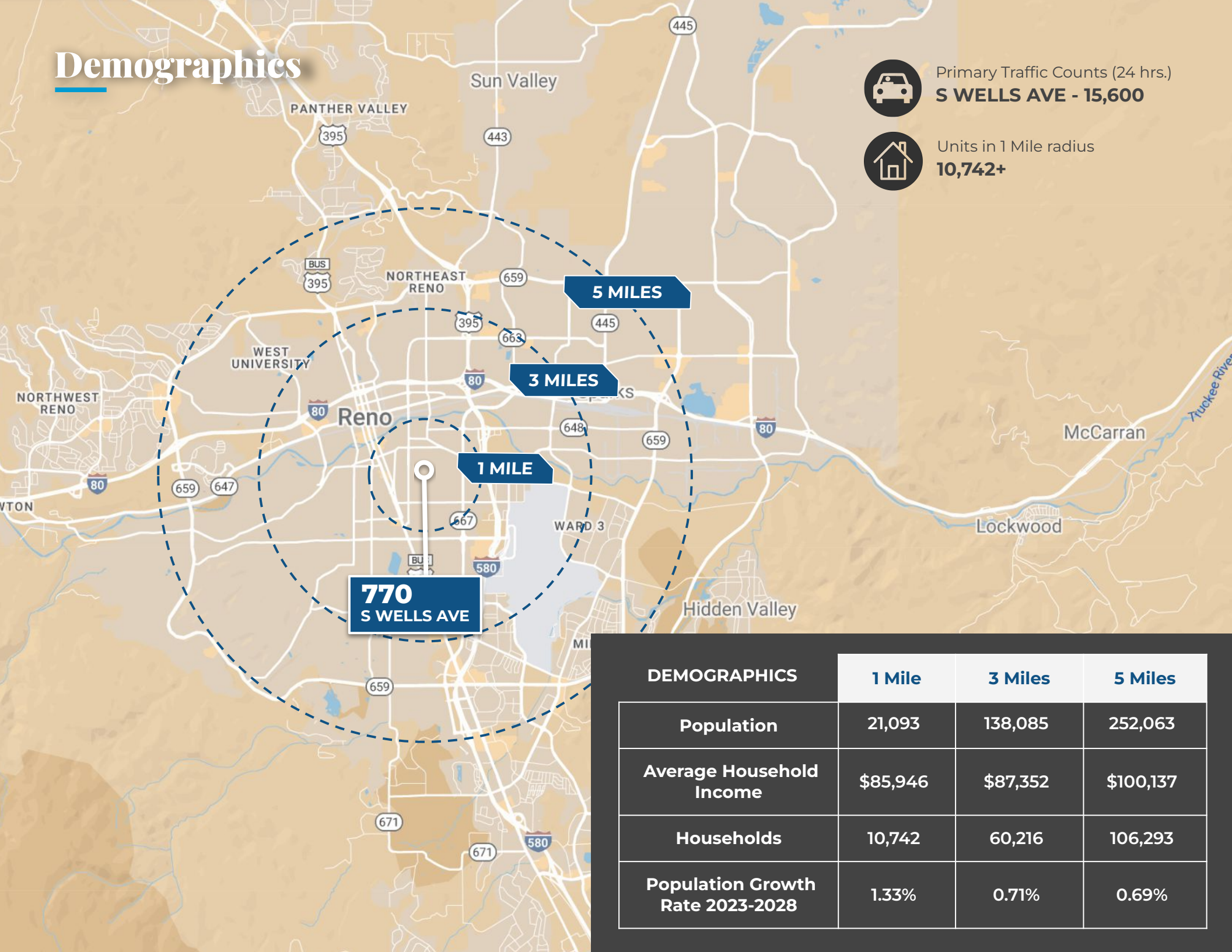
TAYLOR ST

LOCUST ST

CHENEY ST

CHENEY ST

Demographics



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,093	138,085	252,063
Average Household Income	\$85,946	\$87,352	\$100,137
Households	10,742	60,216	106,293
Population Growth Rate 2023-2028	1.33%	0.71%	0.69%

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

- Corporate or Personal Income Tax
- Inventory or Franchise Tax
- Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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