

For Lease

245 North Arlington Avenue, Reno, NV



Ground Level Corner Retail Space Available



View Virtual
Tour Here



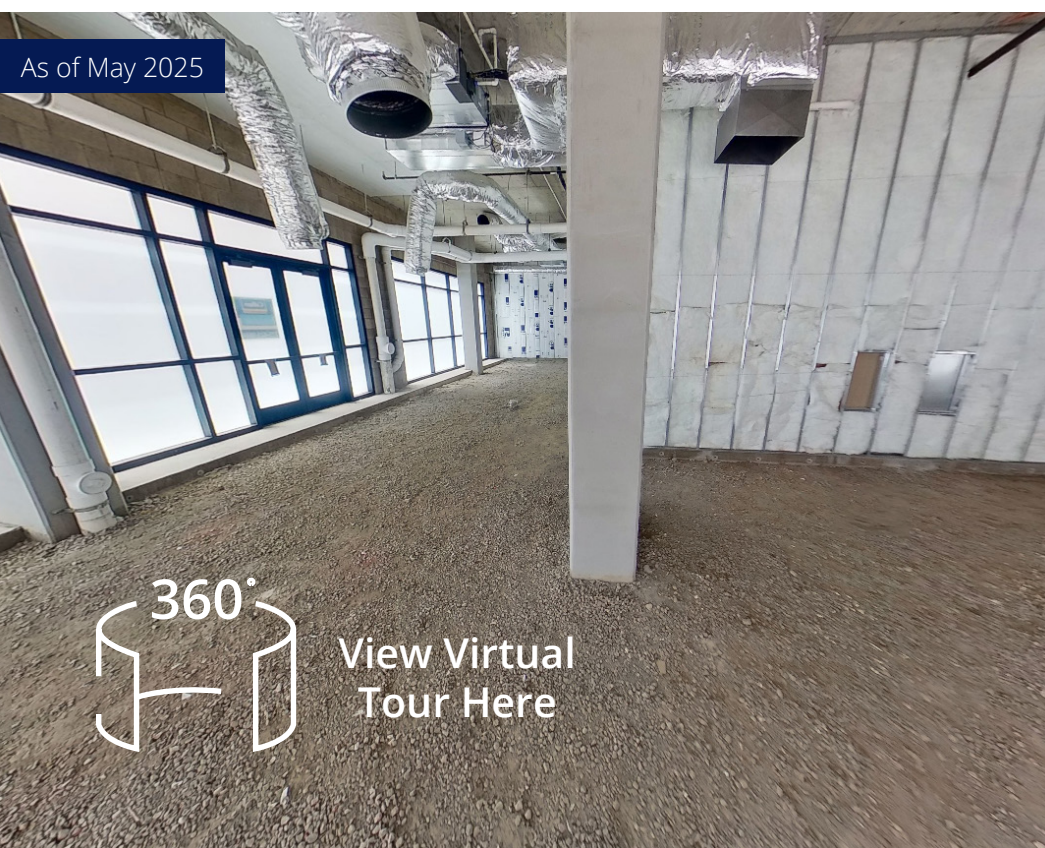
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Property Overview

- Downtown Reno's newest premier apartment complex delivering 60 multifamily units Q1 2025
- Heavy foot traffic and daytime population
- Strong average daily traffic along N Arlington Avenue and W 2nd Street, visibility to 10,000 vehicles per day
- Located within J Resort's Reno Neon Line
- Ample street parking in the area

Space For Lease: 1,855 SF*

- Available space is in shell condition ready for your build-out
- Grease interceptor
- Corner unit with large glass windows
- Landlord is willing to assist with tenant improvements
- *Space can be demised into 2 units

Lease Rate: Call for pricing

Area Demographics

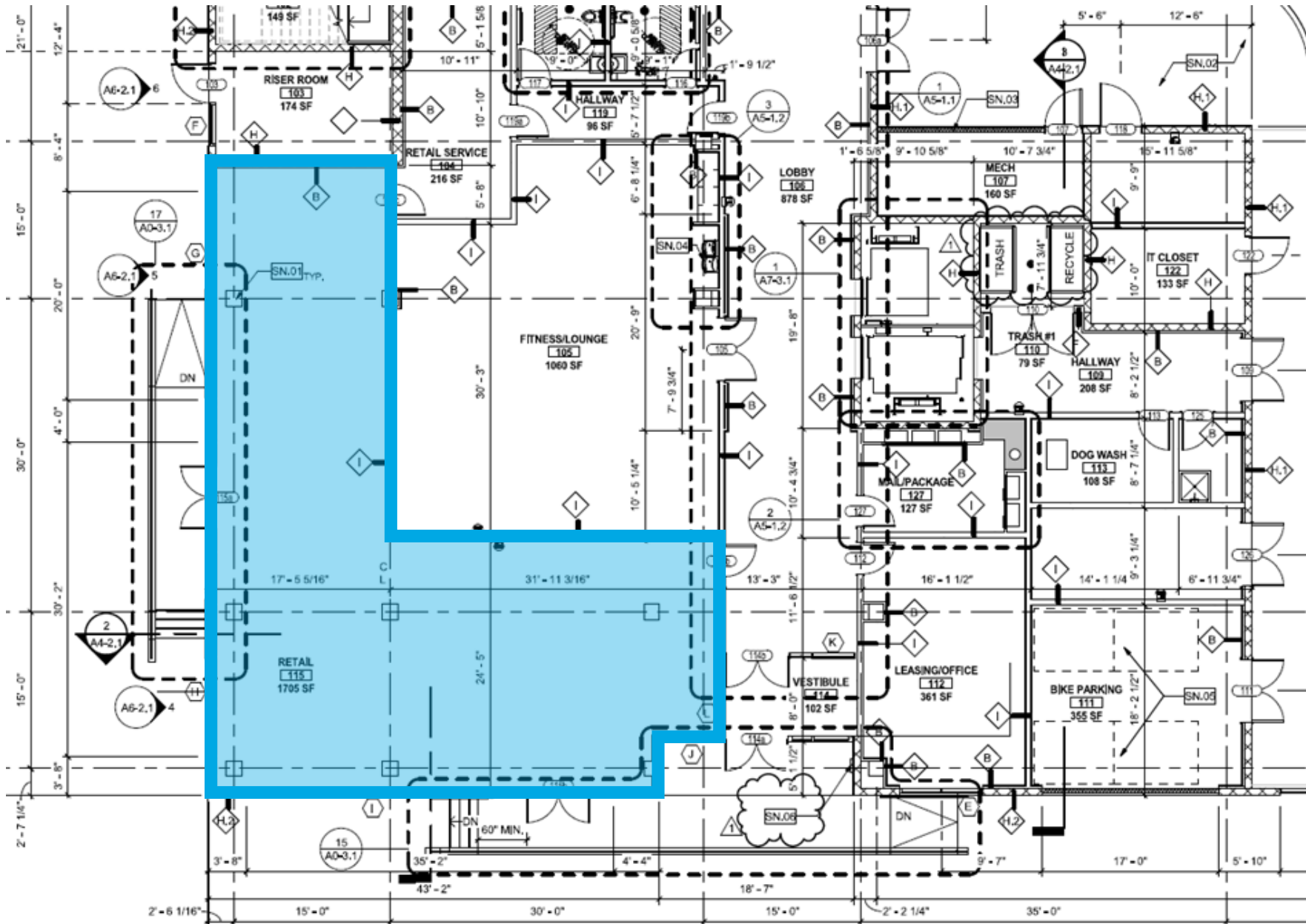
	1 mile	3 mile	5 mile
2023 Population	21,642	136,628	242,775
Daytime Population	40,675	168,935	294,526
Average Household Income	\$69,915	\$81,007	\$90,668
Total Households	13,295	63,316	107,494

Ground Level Corner Retail Space Available – 1,855 SF



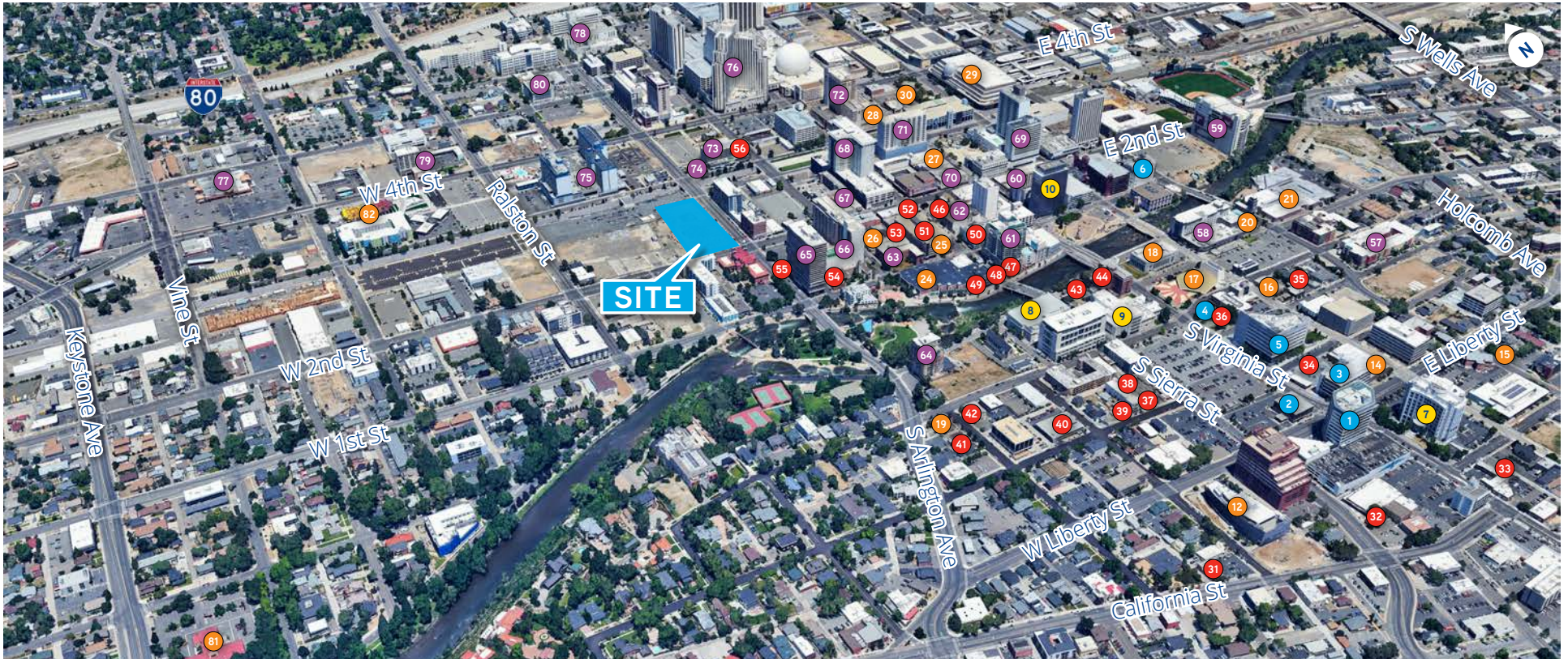
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W 2nd Street



N Arlington Avenue

Surrounding Area



🏦 Banking

- 1 Meadows Bank
- 2 Nevada State Bank
- 3 US Bank
- 4 Chase Bank
- 5 Wells Fargo ATM
- 6 Nevada State Bank

🏛️ Courthouse

- 7 Bruce R. Thompson Courthouse & Federal Building
- 8 Reno Justice Court
- 9 Second Judicial District Court
- 10 Reno City Hall

🎭 Entertainment

- 12 Nevada Museum of Art & Chez Louie
- 14 Washoe County Library
- 15 Discovery Museum
- 16 Patagonia Outlet
- 17 Pioneer Center for Performing Arts
- 18 The Basement
- 19 Arts for All Nevada at the Lake Mansion
- 20 Bundox Bocce
- 21 National Automobile Museum
- 22 Greater Nevada Field
- 24 Century Riverside Theatre
- 25 Escape Room
- 26 Crafted Palette

- 27 Siri's Casino
- 28 Cargo Concert Hall
- 29 National Bowling Stadium
- 30 A an Art
- 31 McKinley Art Center
- 32 J Resort's Glow Plaza

🍴 Eat/Drink

- 31 Cheese Board
- 32 Bibo Coffee Company
- 33 Mexcal
- 34 Starbucks
- 35 The Dropout Bike Shop & Hub Coffee Roasters
- 36 La Famiglia Italian & The Coconut
- 37 Old Granite Street Eatery
- 38 RedRock Bar

- 39 Royce
- 40 Washoe Public House
- 41 Pignic Pub & Patio
- 42 Great Basin Community Food Co-Op
- 43 The Eddy
- 44 Wild River Grille
- 46 Pizza Reno
- 47 Campo
- 48 Sierra St Kitchen & Cocktails, Ole Bridge Pub
- 49 Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
- 50 Liberty Food & Wine Exchange
- 51 Silver Peak
- 52 Thai Corner Café
- 53 5 Star Saloon, West Street Wine Bar

- 54 Our Bar
- 55 Playfield '76
- 56 Bab Café

🏠 Live/Stay

- 57 City Center Apartments
- 58 The Renaissance
- 59 Courtyard Marriott
- 60 Cal Neva
- 61 The Palladio
- 62 Riverboat Hotel
- 63 The Ross Apartments
- 64 Park Tower
- 65 Arlington Towers
- 66 Plaza Resort Club

- 67 Colonial Garden Court Apt-Homes
- 68 The Montage
- 69 Harrah's
- 70 The Nugget
- 71 Whitney Peak Hotel
- 72 ElDorado Resort Casino
- 73 3rd Street Flats
- 74 WorldMark Reno
- 75 J Resort
- 76 Silver Legacy
- 77 Gold Dust West
- 78 St. Mary's Hospital
- 79 Renova Flats
- 80 Reno Orthopaedic

Downtown Developments



Renova Flats

A new urban apartment community converted the former Crest Inn. The 47-unit project was delivered by Jacobs Entertainment, Inc. in 2019.



West End

A new 45,000 square foot retail center was delivered 2023.



J Resort's Reno Neon Line

A \$1 Billion new mixed used project led by Jacobs Entertainment, Inc., 20-block mixed-use development to revitalize Downtown Reno.



P3

Multi-modal sports complex proposed by P3 Partners on three city blocks adjacent to the National Bowling Stadium. Will include a mix of event space, office space, hotel rooms, and parking.



661 Lake

13-story apartment project with 275 units and a six-story student housing complex with more than 600 beds has broken ground.



Reno City Center

Repurposing of former Harrah's into apartment units, office space, retail, and a public plaza.



J Resort Hotel & Casino

\$250 million renovation of the 800-room hotel-casino has been completed.



245 N Arlington Ave

Downtown Reno's newest premier apartment complex delivering 60 multifamily units Q1 2025.



Kimpton Hotel

20-story project with 270 hotel rooms, 50 residential condominiums, 60,000 square feet of office space, and 20,000 square feet of meeting space under construction.



Stadium Village

5-story apartment project totaling 504,700 square feet with 358 units planned in the first phase.

SITE

J Resort's Reno Neon Line – Redevelopment Project

Jacobs Entertainment, Inc.

The Master Developer of the J Resort's Reno Neon Line is Jacobs Entertainment, Inc. (Jacobs), a developer, owner, and operator of gaming and entertainment facilities throughout the United States. With more than 2,000 employees and a long-tenured management team, Jacobs' experience in real estate, gaming development, financing, leasing and operations establishes Jacobs as a committed industry leader with a reputation for quality.

Jacobs has already invested more than \$100 million in the acquisition of more than 70 properties in the J Resort's Reno Neon Line, including the Gold Dust West Casino and the Sands Regency Hotel Casino.

"The Neon Line is about celebrating Reno's future, while also embracing its past," said Jeff Jacobs, owner of Jacobs. "A strong focus on public art is a cornerstone to any successful urban revitalization effort. We anticipate that bringing this exhibition to Reno will not only be of interest to locals but will be an experience to behold for destination travelers as well."



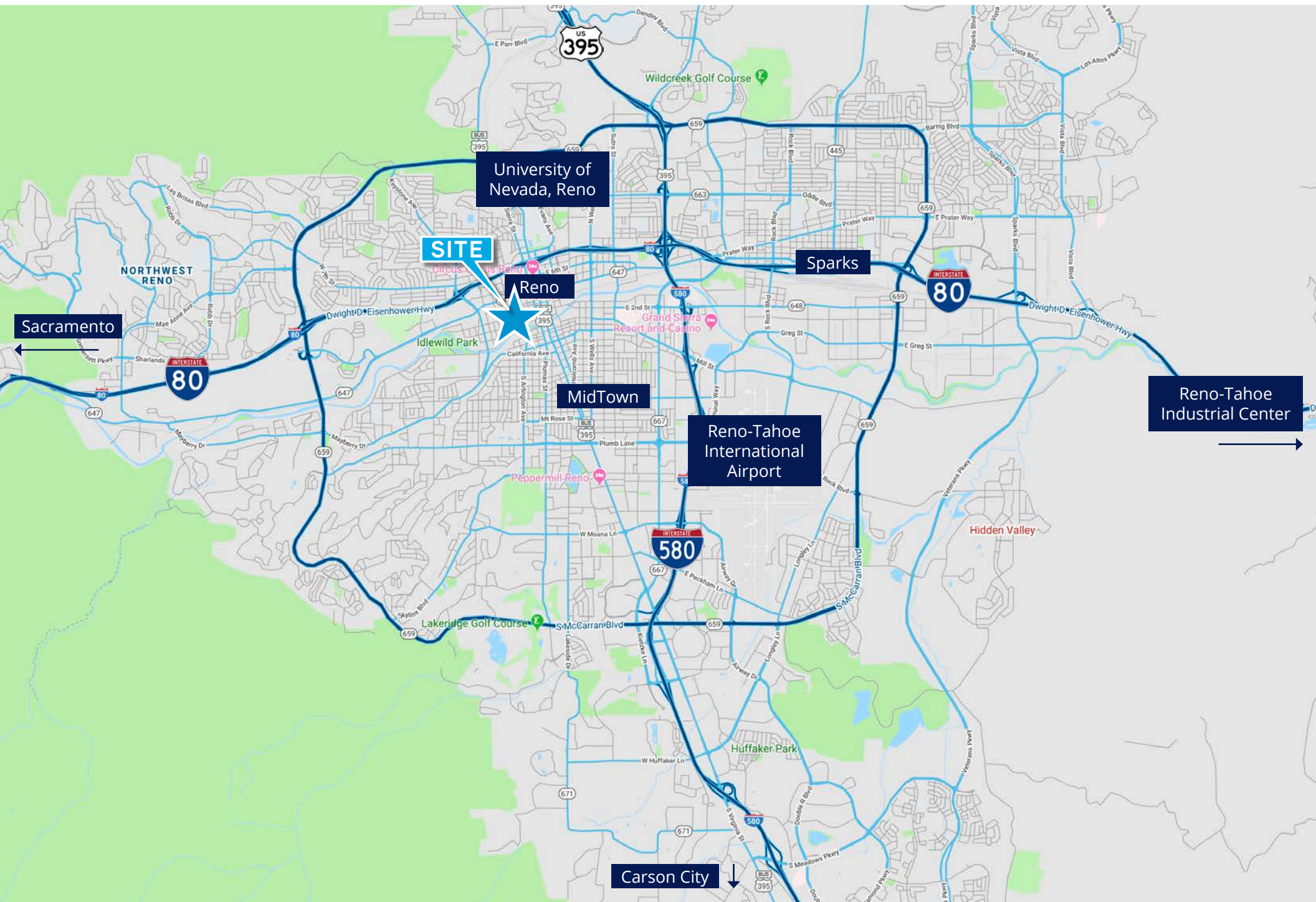
The Sands Rebrand to J Resort

The Sands Regency Hotel Casino was an iconic structure in Downtown Reno since 1970. Jacobs has remodeled and rebranded the asset into J Resort, an epicenter of art and entertainment, naturally complementing the creative culture in which Reno takes pride.

The Sands Regency was rebranded in 2023 to the J Resort Hotel and Casino after \$250 million in completed renovations which include completely remodeling all 800 hotel rooms and suites, remodeled and expanded casino floor, front desk, new steakhouse, and new three meal restaurant called Hanna's Table, as well as exterior lighting and video screens. Jacobs notes that "The J Resort will be without a doubt the finest gaming property in the Reno market."



Regional Location





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