

For Sale or Lease

0 W 4th Street, Reno, NV 89503



Retail Pad Available – 0.203 Acres | 8,845 SF



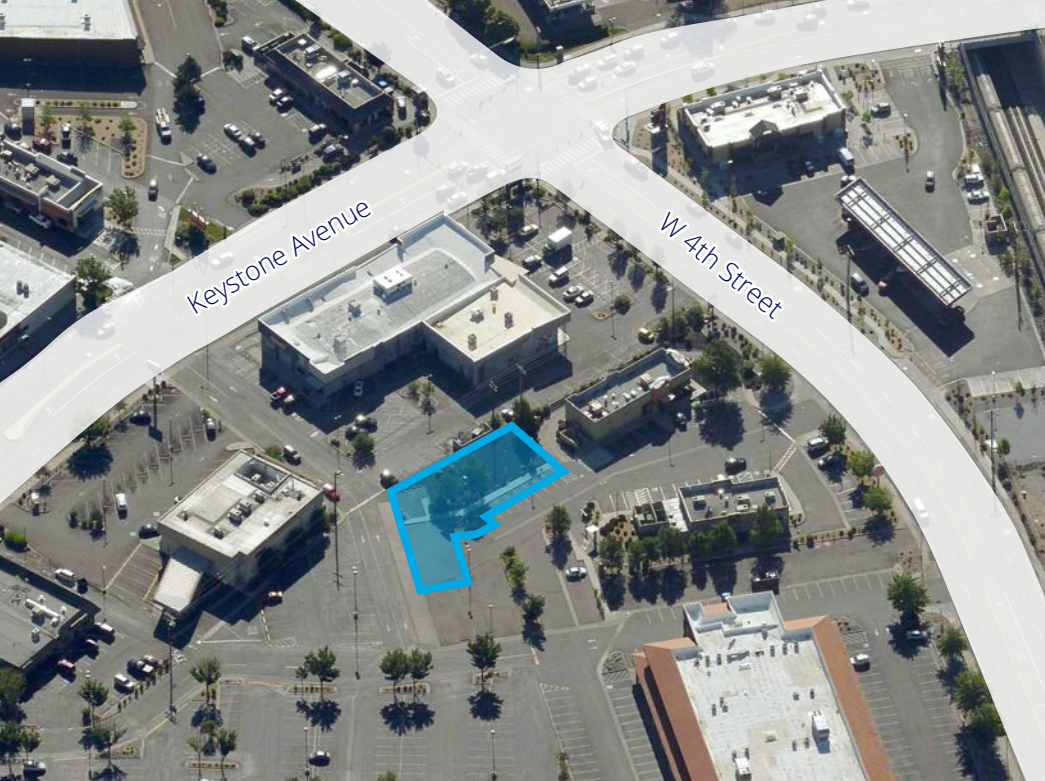
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Property Overview

Premier ground lease opportunity for a 0.203-acre (8,845 SF) parcel, zoned MU (Mixed-Use), accommodating a wide array of commercial uses. Situated along the high-traffic Keystone Avenue corridor, the property offers exceptional visibility and accessibility. It is in close proximity to Reno's Neon District, Downtown Reno, and major thoroughfares like I-80 and Keystone Avenue. This site is ideal for a variety of retail concepts, particularly those seeking a drive-thru configuration, given the minimal use restrictions for QSRs in the vicinity.

Sale and Lease Pricing: Call for Details

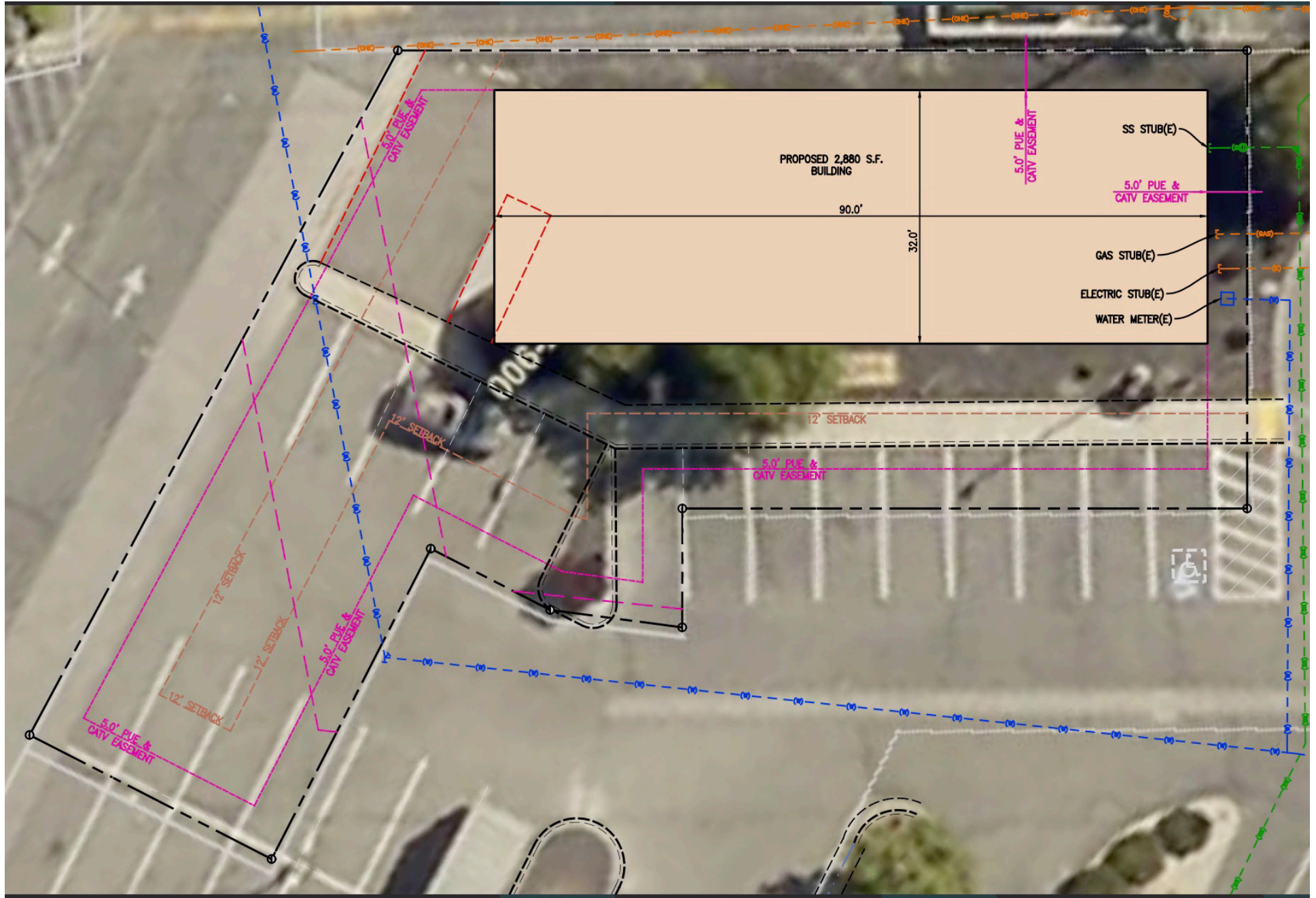
Area Demographics

	1 mile	3 mile	5 mile
2025 Population	19,452	130,998	231,240
Daytime Population	33,825	160,867	283,978
Average Household Income	\$92,881	\$93,168	\$102,123
Total Households	10,167	57,250	97,099

The site plan illustrates the proposed 800 S.F. building and its relationship to the surrounding site. Key features include:

- Proposed Building:** A rectangular structure with a curved corner, labeled "PROPOSED 800 S.F. BUILDING".
- Order Kiosk/Window:** Located on the building's facade, labeled "ORDER KIOSK/WINDOW (IF APPLICABLE)".
- Payment Window:** Located on the building's facade, labeled "PAYMENT WINDOW".
- Setbacks:** Various setbacks are indicated, including a "12' SETBACK" along the building's perimeter and a "12' SETBACK" along the property line.
- Easements:** Several easements are shown, including "5.0' PUE & GATV EASEMENT" and "5.0' PUE & GATV EASEMENT".
- Utility Stubs:** Stubs for "SS STUB(E)", "ELECTRIC STUB(E)", and "WATER METER(E)" are indicated.
- Access:** A "12' SETBACK" is shown along the building's access path.
- Dimensions:** A "12.0'" dimension is shown for the building's width.
- Other Features:** A "POSSIBLE MAX BUILDING OUTLINE 620 S.F." is shown, and a "140 L.F. TO PAYMENT WINDOW (140 L.F. MIN.)" and "100 L.F. TO ORDER WINDOW (100 L.F. MIN.)" are indicated.

Potential Freestanding Site Plan – 2,880 SF Building



QSR Renderings



Surrounding Area & Retail Tenants



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