

395

E 4th Street
RENO, NV 89512

RETAIL
FOR SALE



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**BROKER IS AFFILIATED WITH THE PROPERTY OWNER*





395

E 4th STREET
RENO, NV 89512

ABOUT THE PROPERTY

- Distinctive event venue in Reno's historic Fourth Street District
- Licensed and permitted as an Event Space with capacity up to 300 people
- **The Barrelhouse** features a built-in stage with flexible configurations for a variety of events
- Oversized walk-in refrigerator with roll-up door access.
- Mens and Womens restrooms
- Heated and air conditioned space.
- Prominent E. 4th Street location near Downtown Reno's dining, entertainment and hospitality amenities
- Convenient access to I-80, Downtown Reno and the greater Reno-Sparks area
- 200 Amps 240V 3-Phase Power



FOR SALE | \$2,600,000

SIZE | 13,500 SF

ZONING | MD-ED
DOWNTOWN ENTERTAINMENT DISTRICT

APN | 007-303-15

AREA MAP



COURTYARD
BY MARRIOTT

GREATER NEVADA Field

ABBY'S
HIGHWAY
40

DR

E 4th Street

LEAD DOG
BREWING

RENO
REAL BIKE

395
E 4th Street

Black Rabbit
MEAD COMPANY

BATTLE
BORN

THE JESSE
— RENO, NEVADA —

LOUIS
Basque
corner.

N320

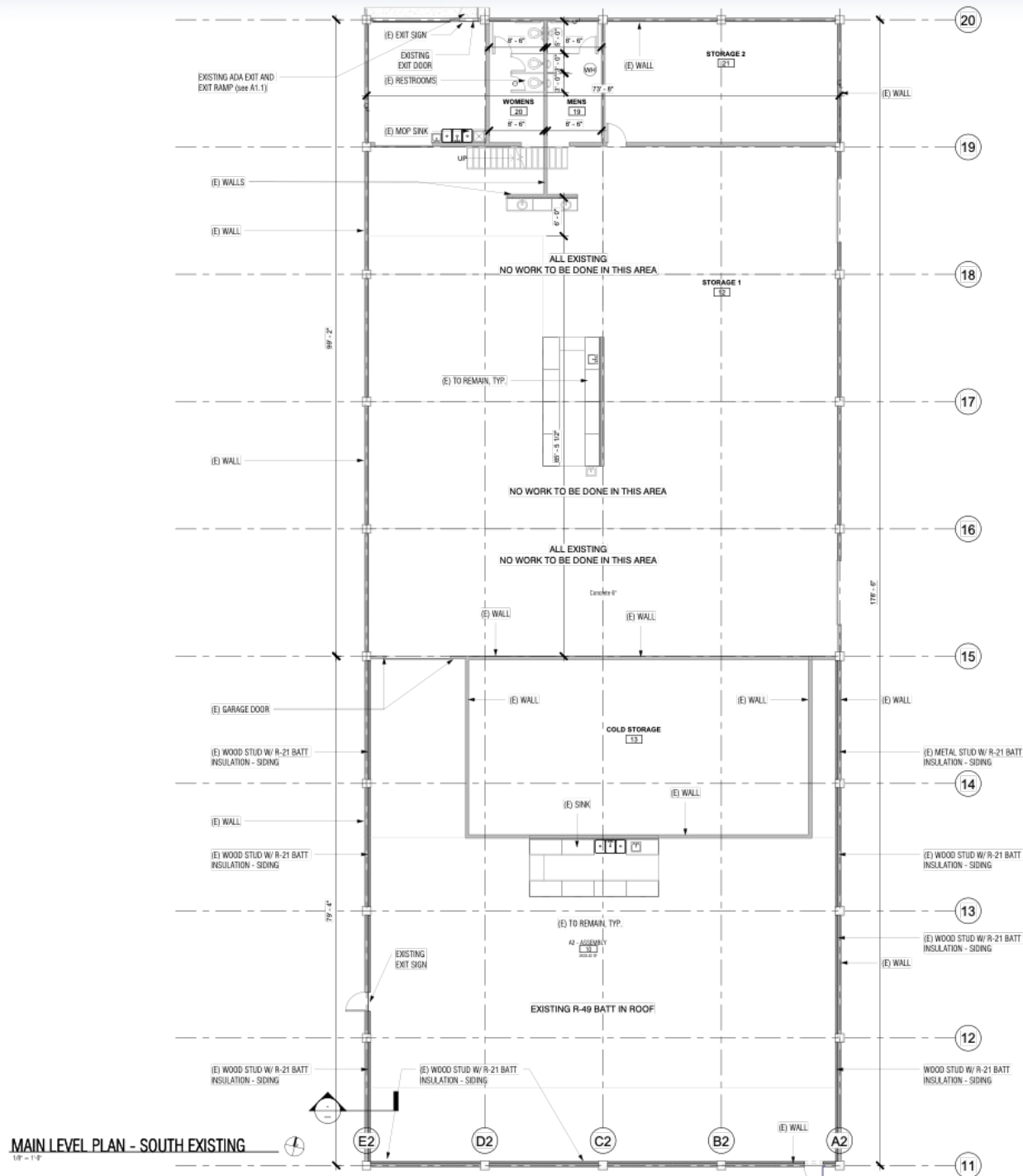
The
MINT
CASINO

WHITNEY PEAK
HOTEL

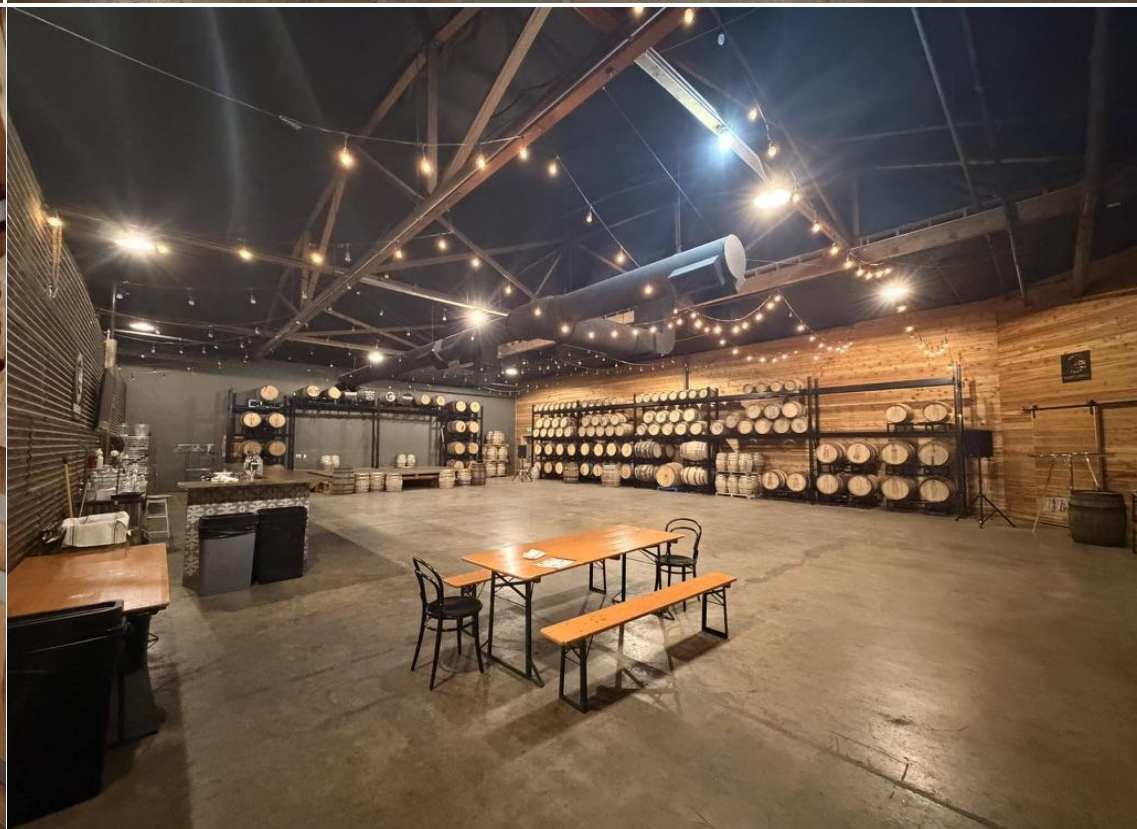
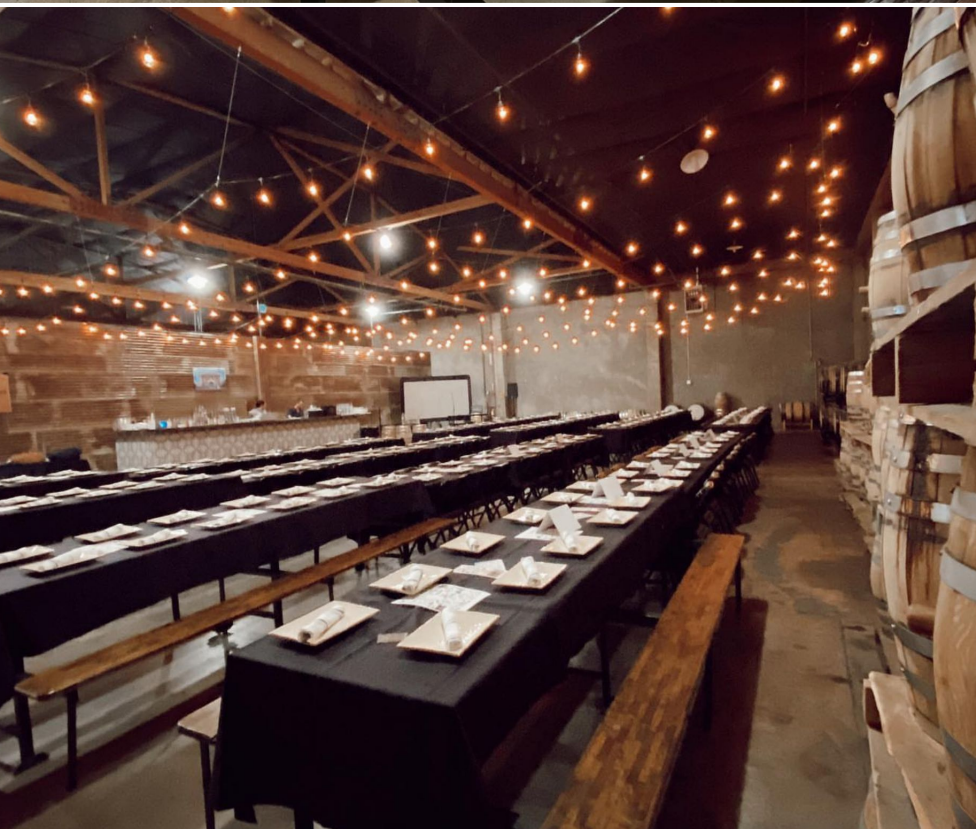
BALLPARK

395
E 4th St

FLOOR PLAN - FIRST FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



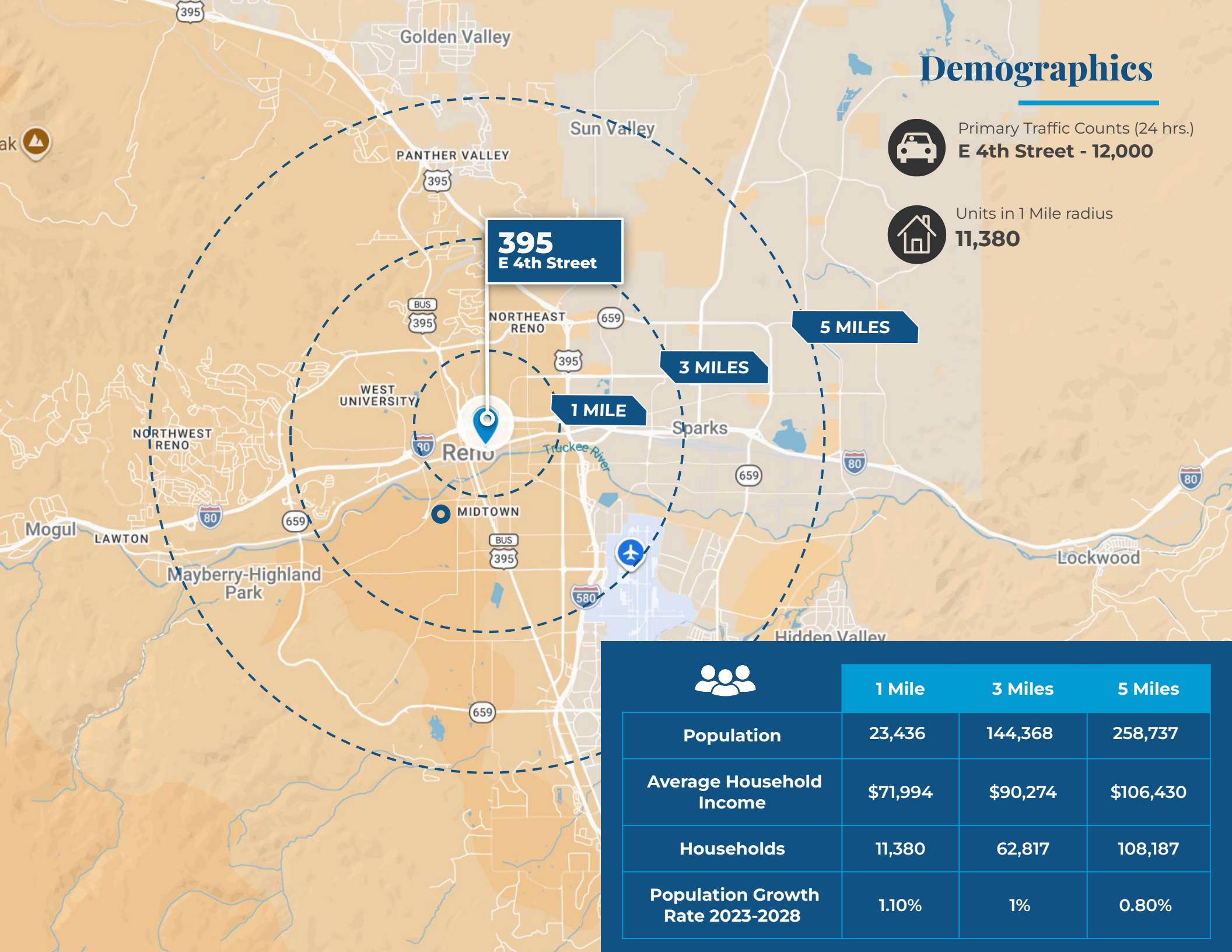
Demographics



Primary Traffic Counts (24 hrs.)
E 4th Street - 12,000



Units in 1 Mile radius
11,380



	1 Mile	3 Miles	5 Miles
Population	23,436	144,368	258,737
Average Household Income	\$71,994	\$90,274	\$106,430
Households	11,380	62,817	108,187
Population Growth Rate 2023-2028	1.10%	1%	0.80%

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:

NO

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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA • BLACK HAWK



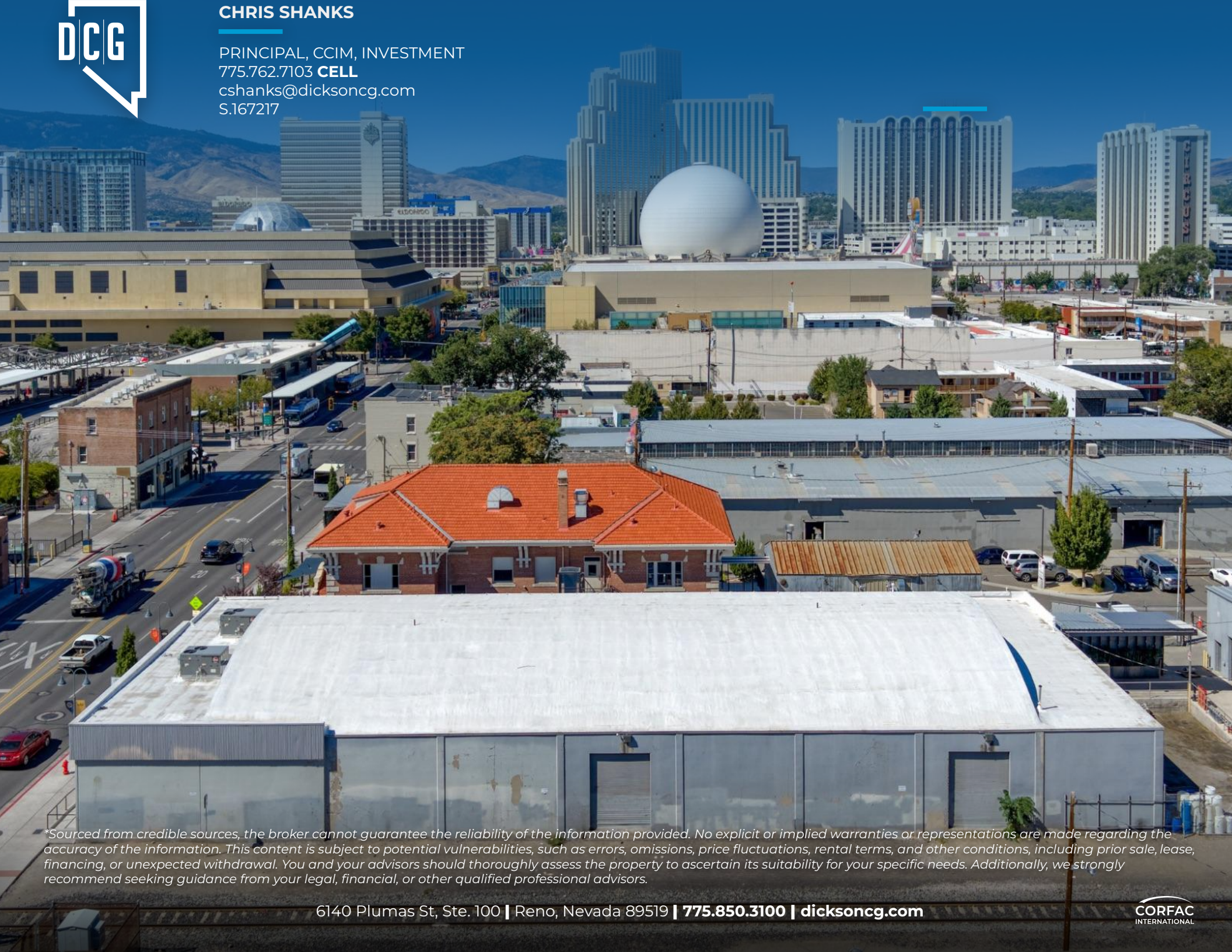
TAX COMPARISONS

	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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