

For Sale Final Vacant Pad in Premiere Center 0 W 4th Street, Reno, NV 89503



Retail Pad Available – 0.203 Acres | 8,845 SF

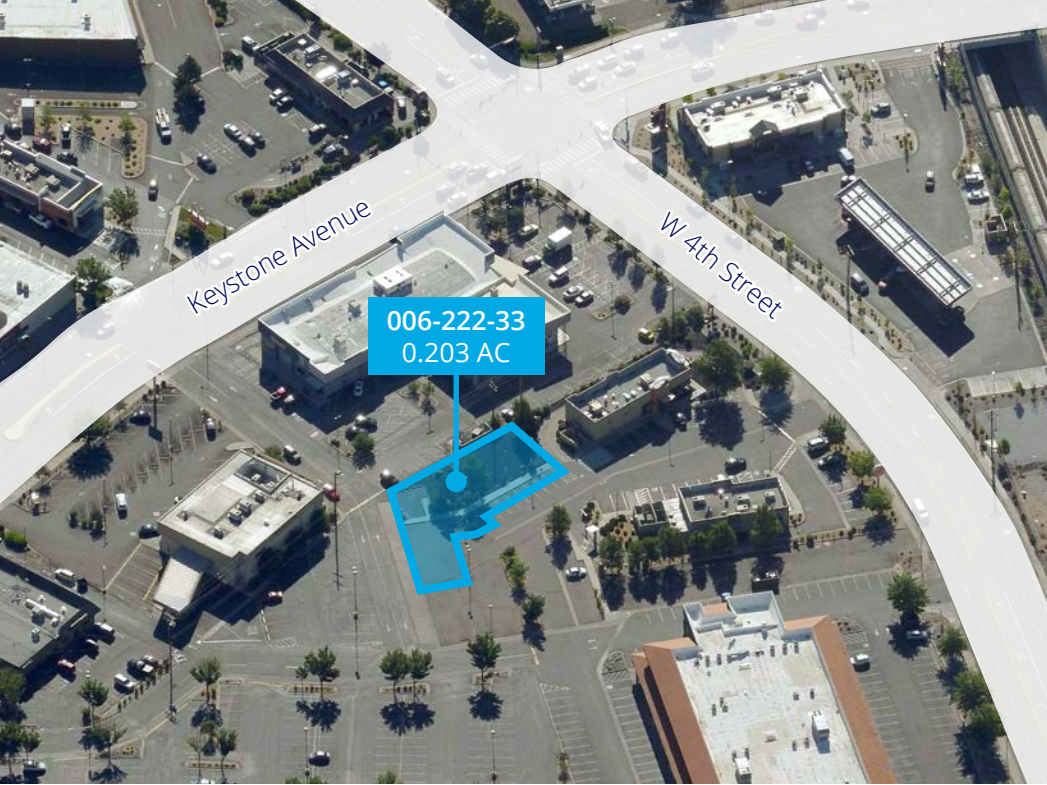


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Property Overview

An exceptional opportunity to acquire the last available parcel in this established shopping center. This 0.203 acre (8,845 SF) pad, zoned MU (Mixed-Use), is delivered free and clear of all encumbrances, with no restrictive CC&Rs, or REAs.

Positioned along the high-traffic Keystone Avenue corridor visible from I-80, located on a high traffic intersection. The site offers exceptional visibility and accessibility, Ideal for QSR/ drive-thru, retail, or owner-user development.

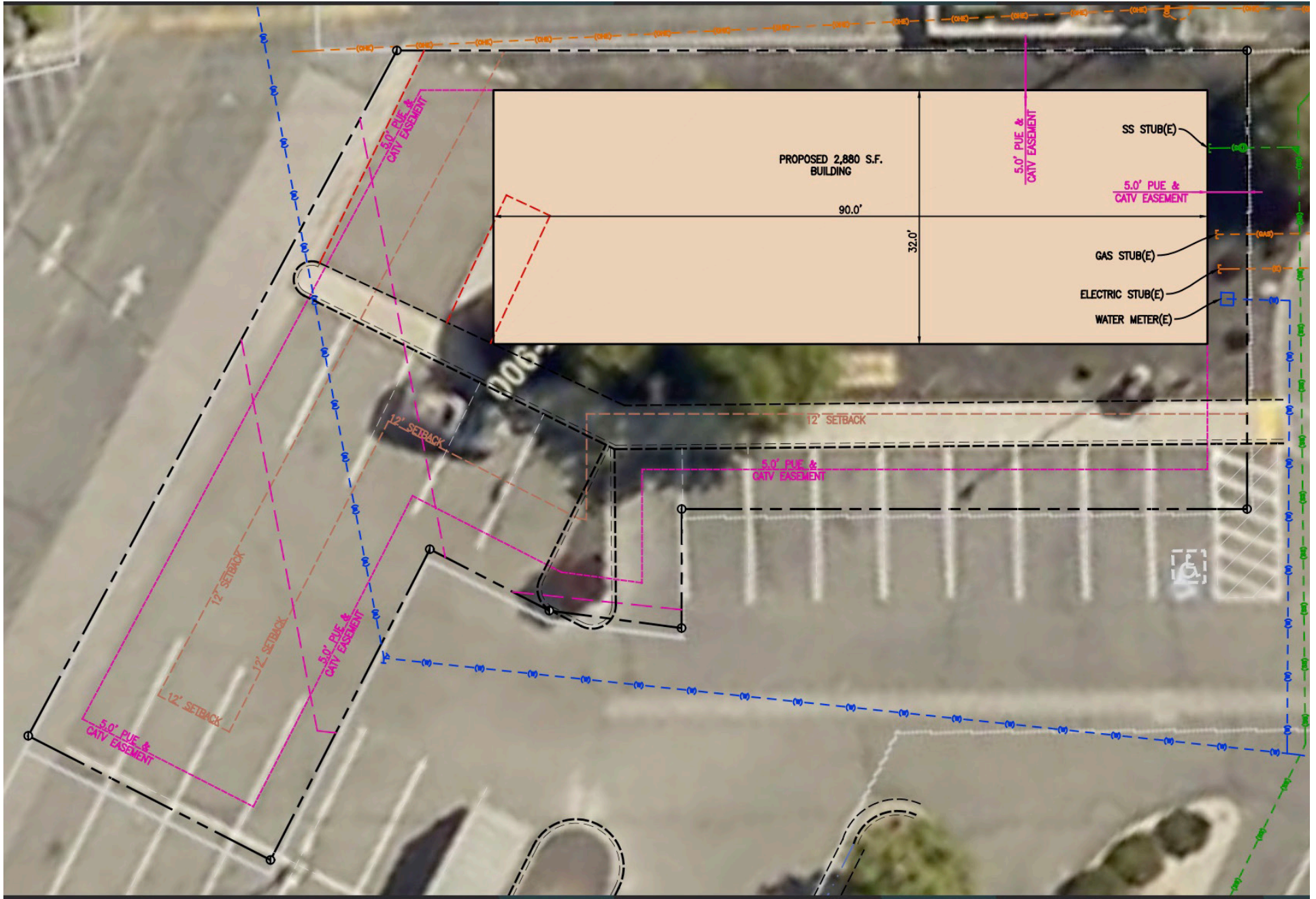
- **Last remaining vacant parcel in high traffic infill shopping center**
- **Rare shopping center pad unencumbered by CC&R's and REA's**
- **High-visibility Keystone Avenue corridor with immediate I-80 access**
- **MU zoning accommodates a wide array of commercial uses, including drive-thru/QSR**
- **Shopping center anchor space backfill in progress**

Sale Price: \$310,000

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

Potential Freestanding Site Plan – 2,880 SF Building



QSR Renderings





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