

SENATOR

130-136 W 2ND ST,
RENO, NV 89501

*1,298 SF of Retail Space
Available for Lease
in Reno, NV*

ALEX HILGENBERG

775.470.8862

alex.hilgenberg@kidder.com

LIC N° S.0194326

SEAN RETZLOFF

775.470.8879

sean.retzloff@kidder.com

LIC N° S.0182046

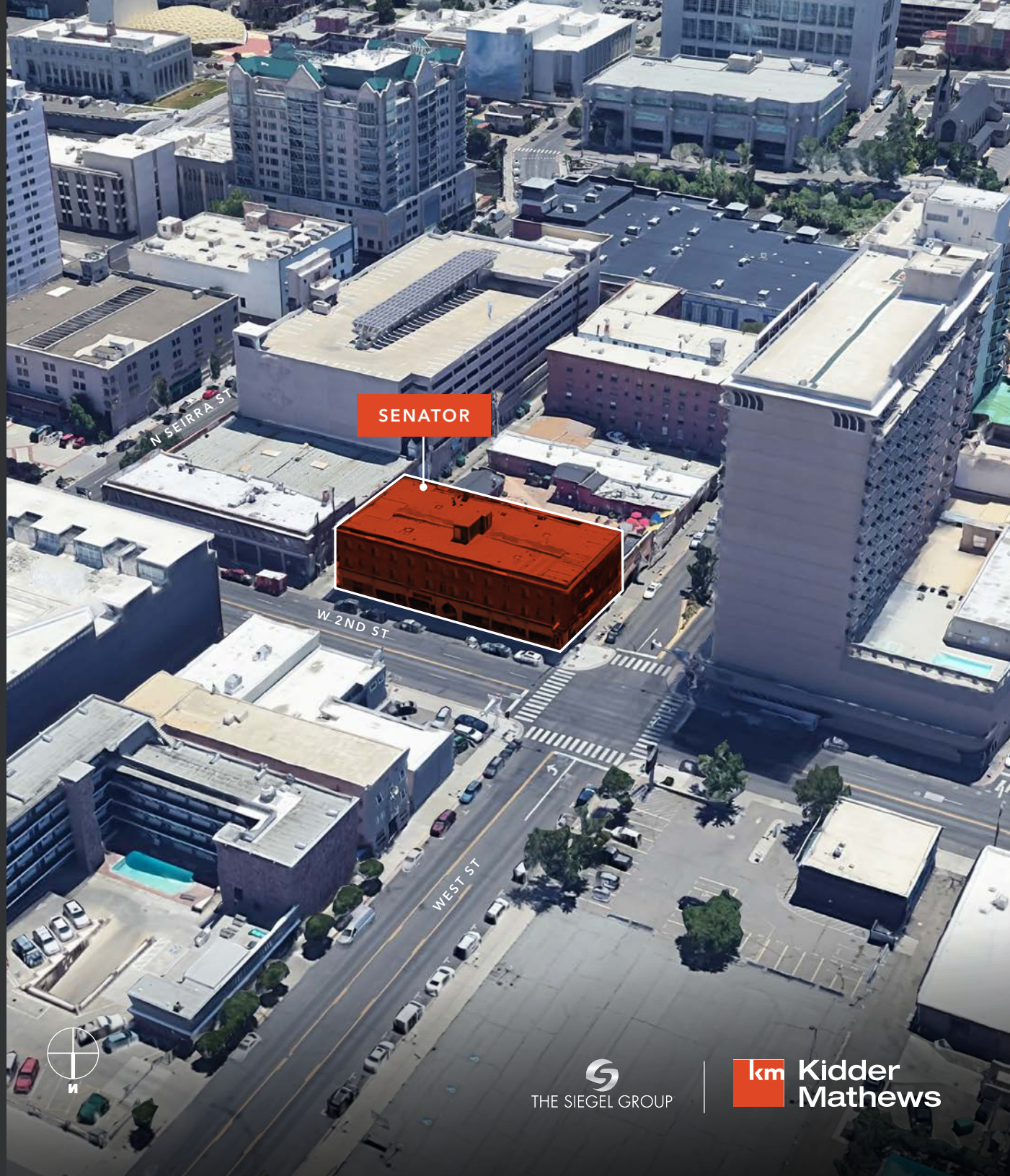
SHAWN SMITH

775.470.8878

shawn.smith@kidder.com

LIC N° BS.0046702

KIDDER.COM




THE SIEGEL GROUP


Kidder
Mathews



Street Retail space located below the Senator Apartments. Prominent building signage available.

PROPERTY INFORMATION

| | |
|--------------------|----------------|
| TOTAL SF AVAILABLE | 1,298 SF |
| YEAR BUILT | 1915 |
| OCCUPANCY | Vacant |
| RENT | \$13.80 /SF/Yr |
| ZONING | Retail |
| TERM | 1 - 5 Years |

\$13.80/SF/YR

LEASE RATE

130-136 W 2ND ST

*HIGHLY-
ACCESSIBLE*
LOCATION IN
DOWNTOWN RENO

UNIVERSITY OF NEVADA
STUDENT BODY 21,778

395

659

SPARKS

80

580

RENO

SUBJECT
PROPERTY

| | | |
|---|--|------------------|
| ELDORADO RESORT • CASINO • RENO | SILVER LEGACY RESORT • CASINO • RENO | I RESORT |
| CIRCUS CIRCUS RENO | RenoEvents CENTER | Reno Aces |
| DOWNTOWN RENO | | |

RENO/TAHOE AIRPORT

| | | |
|----------------------|-------------------|--------------------------|
| Walmart | sam's club | NORDSTROM rack |
| LOWE'S | BEST BUY | Chesecake Factory |
| MEADOWOOD SUB-MARKET | | |

395

659

130-136 W 2ND ST

DEMOGRAPHICS

POPULATION

| | 5 Min | 7 Min | 10 Min |
|-----------------------|---------|---------|---------|
| 2024 EST. POPULATION | 244,492 | 325,211 | 434,316 |
| 2029 PROJ. POPULATION | 242,158 | 320,757 | 433,535 |
| 2024 MED. AGE | 36.4 | 37.3 | 38.0 |
| DAYTIME POPULATION | 198,571 | 249,990 | 298,620 |

HOUSEHOLD INCOME

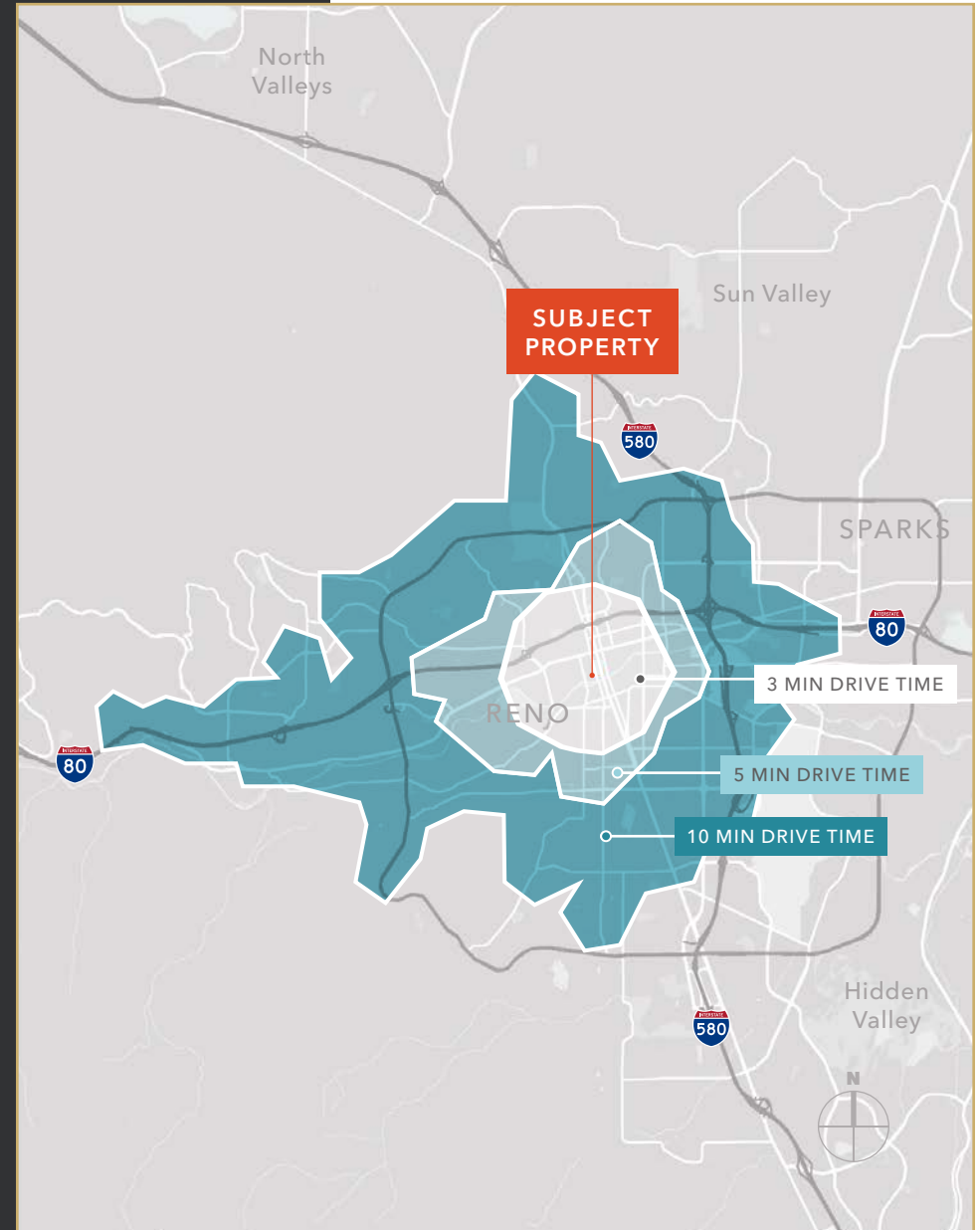
| | 5 Min | 7 Min | 10 Min |
|----------------------------------|-----------|-----------|-----------|
| 2024 EST. AVG. HH INCOME | \$99,013 | \$105,902 | \$114,396 |
| PROJ. AVG. HH INCOME (2024-2029) | \$102,261 | \$109,822 | \$119,213 |
| 2024 EST. MED. HH INCOME | \$74,950 | \$80,313 | \$87,905 |
| 2029 PROJ. MED. HH INCOME | \$75,799 | \$81,549 | \$89,620 |
| 2024 EST. PER CAPITA INCOME | \$42,299 | \$44,478 | \$47,048 |

HOUSEHOLD

| | 5 Min | 7 Min | 10 Min |
|---------------------------------|---------|---------|---------|
| 2024 EST. HH | 104,038 | 136,157 | 178,203 |
| 2029 PROJ. HH | 103,813 | 135,467 | 178,877 |
| PROJ. ANNUAL GROWTH (2024-2029) | -225 | -690 | 674 |
| AVG. HH SIZE | 2.3 | 2.3 | 2.4 |

CONSUMER EXPENDITURE

| | 5 Min | 7 Min | 10 Min |
|----------------------------|----------|----------|-----------|
| ANNUAL HH EXPENDITURE | \$7.17 B | \$9.88 B | \$13.57 B |
| ANNUAL RETAIL EXPENDITURE | \$3.36 B | \$4.63 B | \$6.37 B |
| MONTHLY HH EXPENDITURE | \$2,695 | \$6,044 | \$6,348 |
| MONTHLY RETAIL EXPENDITURE | \$2,704 | \$2,837 | \$2,979 |



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

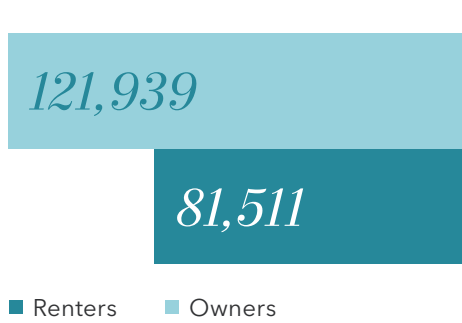
\$110,796

2023 AVG
HH INCOME

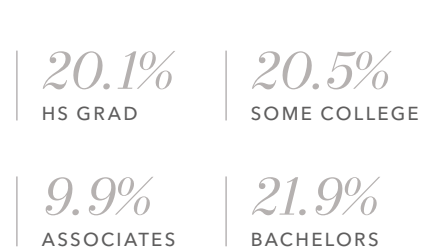
38.6

2023 EST.
MEDIAN AGE

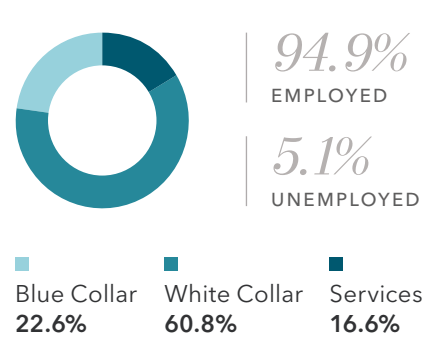
Home Ownership



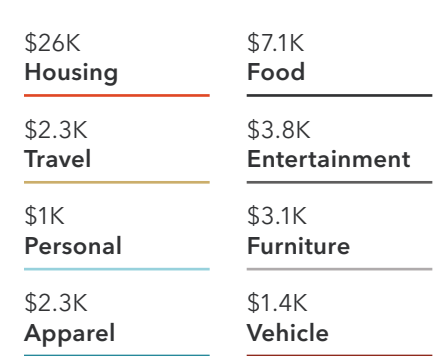
Education



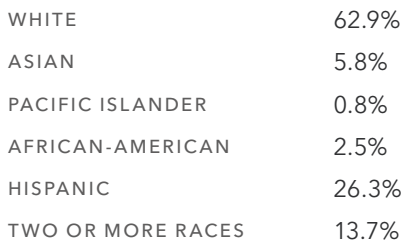
Employment



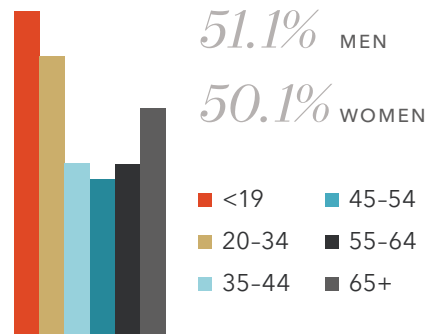
Household Spending



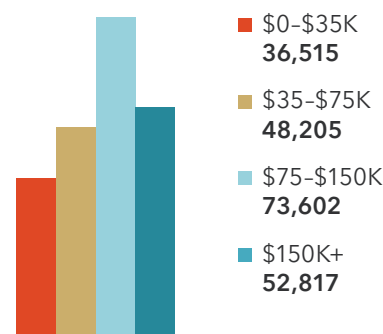
Race & Ethnicity



Gender & Age



Income by Household





Exclusively listed by

ALEX HILGENBERG

775.470.8862

alex.hilgenberg@kidder.com

LIC N° S.0194326

SEAN RETZLOFF

775.470.8879

sean.retzloff@kidder.com

LIC N° S.0182046

SHAWN SMITH

775.470.8878

shawn.smith@kidder.com

LIC N° BS.0046702

KIDDER.COM


THE SIEGEL GROUP

 **Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.