



FOR SALE OR LEASE

*±0.466 AC Hard Corner
Commercial Property on
Signalized Intersection Located
in Reno, NV*

0 BOOTH STREET
RENO, NV 89509

Approved 20-unit multifamily + café site plan

Zoned Neighborhood Commercial

APN: 011-132-04 (Washoe County)

Drive-thru Opportunity

→ VIEW PROPERTY VIDEO

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KIDDER.COM



OPPORTUNITY

BENEFITS

High profile, prime location at the corner of Booth Street and major thoroughfare, Keystone Avenue.

Neighboring tenants include Reno High School, the Truckee River and Idlewild Park.

Within walking distance to many community events such as Food Truck Friday and the Reno River Festival.

Neighborhood Commercial zoning allows for Retail and multifamily.

Property documents include: Phase 1 & Geotechnical Report; Dry & Wet Utility Locations; Topo & Boundary Survey; and approved 20-unit multifamily + café site plan.

0.466 AC
LOT SIZE

\$699K
ASKING PRICE

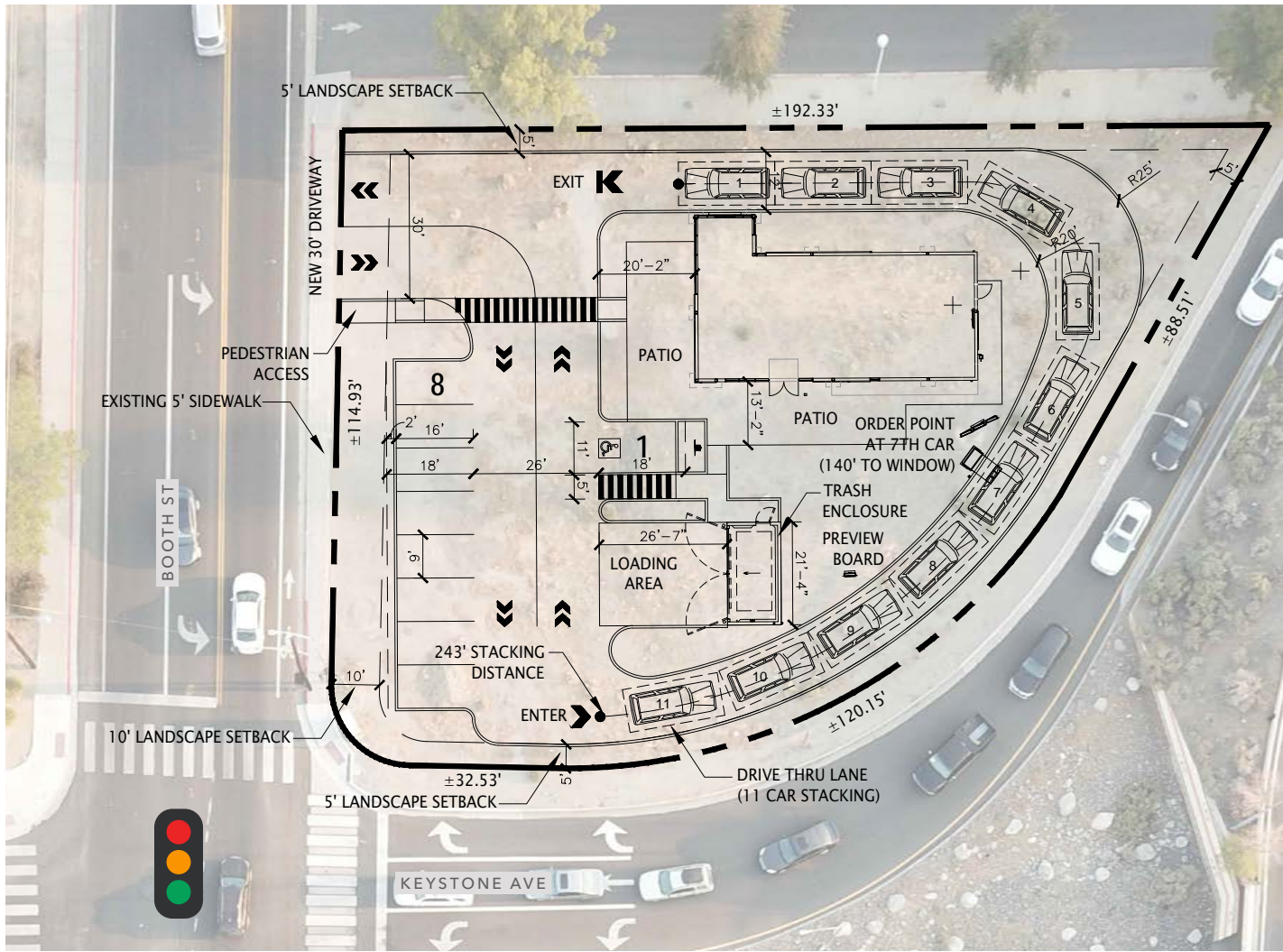
CONCEPTUAL *MULTIFAMILY* SITE PLAN & RENDERINGS

20 for rent apartment units and one retail tenant on the corner of Booth Street and the Keystone “off-ramp.”

The proposed project is a 3-story structure with one area having parking partially located underneath 2 stories of residential. This project proposes using the 45% density bonus allowed in the RMC as the average unit size shall be far below 1,000 SF. Parking is provided with an open air lot to the north of the building at grade. These apartments shall be market-rate level.



CONCEPTUAL *SITE PLAN*



±1,662 SF

BUILDING SIZE

13 SPACES

PARKING

±12 CARS

DRIVE THRU QUEUE

0 BOOTH STREET

RENO

IDLEWILD PARK

MCKINLEY ARTS & CULTURE CENTER



NEWLANDS PARK

RENO HIGH SCHOOL

GLENN HARE CENTER

SUBJECT PROPERTY



VILLAGE SHOPPING CENTER



AVAILABLE FOR SALE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	15,684	117,754	204,079
2020 CENSUS	15,866	127,159	221,681
2024 ESTIMATED	17,028	130,656	225,919
2029 PROJECTED	16,735	130,335	224,260

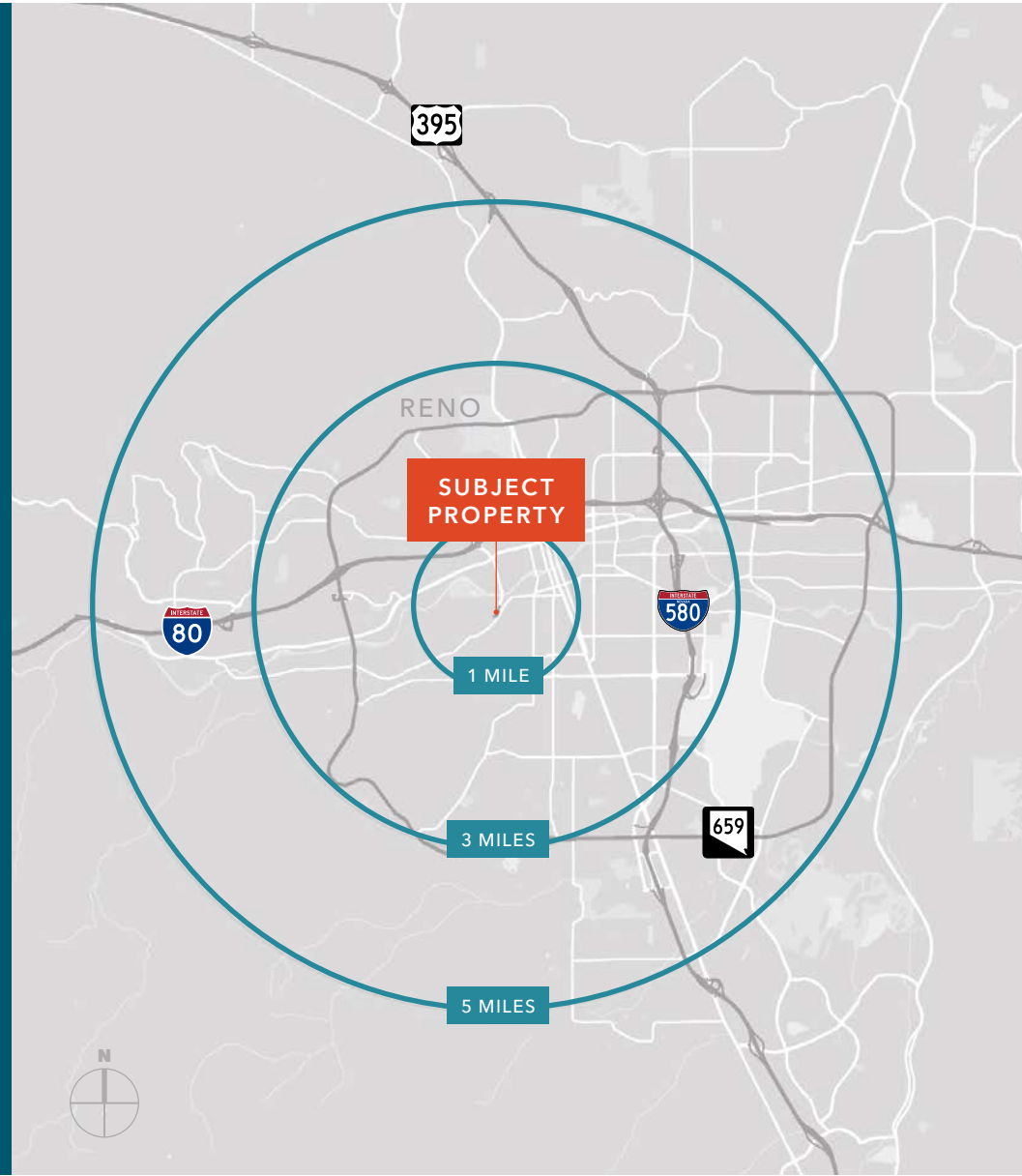
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.3	35.9	36.3
% FEMALE	47.5%	46.6%	47.7%
% MALE	52.5%	53.4%	52.3%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$69,157	\$71,251	\$74,709
2029 MEDIAN PROJECTED	\$69,938	\$71,386	\$74,909
2024 AVERAGE	\$100,140	\$98,988	\$100,022
2029 AVERAGE PROJECTED	\$105,556	\$103,488	\$105,141

Data Source: ©2023, Sites USA





SUBJECT
PROPERTY

O BOOTH STREET

*For more information on
this property, please contact*

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