

For Lease

# N. Wells Ave. & E. 7th St.



LOGIC



655 N. Wells Ave.  
Reno, NV 89512

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## Listing Snapshot



**\$230,000/Yr.**  
Ground Lease Rate



**Contact Broker**  
Built-to-Suit



**± 36,855 SF**  
Land Size

## Property Highlights

- Available for ground lease and built-to-suit
- Property is located on ± 0.846 AC
- Highly visible from interstate 80 with quick access at Wells Avenue on/off ramp
- Well located for quick service retail or ground up vertical development
- Two (2) pylon signs on site
- Zoning: MUD-ID Reno- mixed-use downtown innovation district

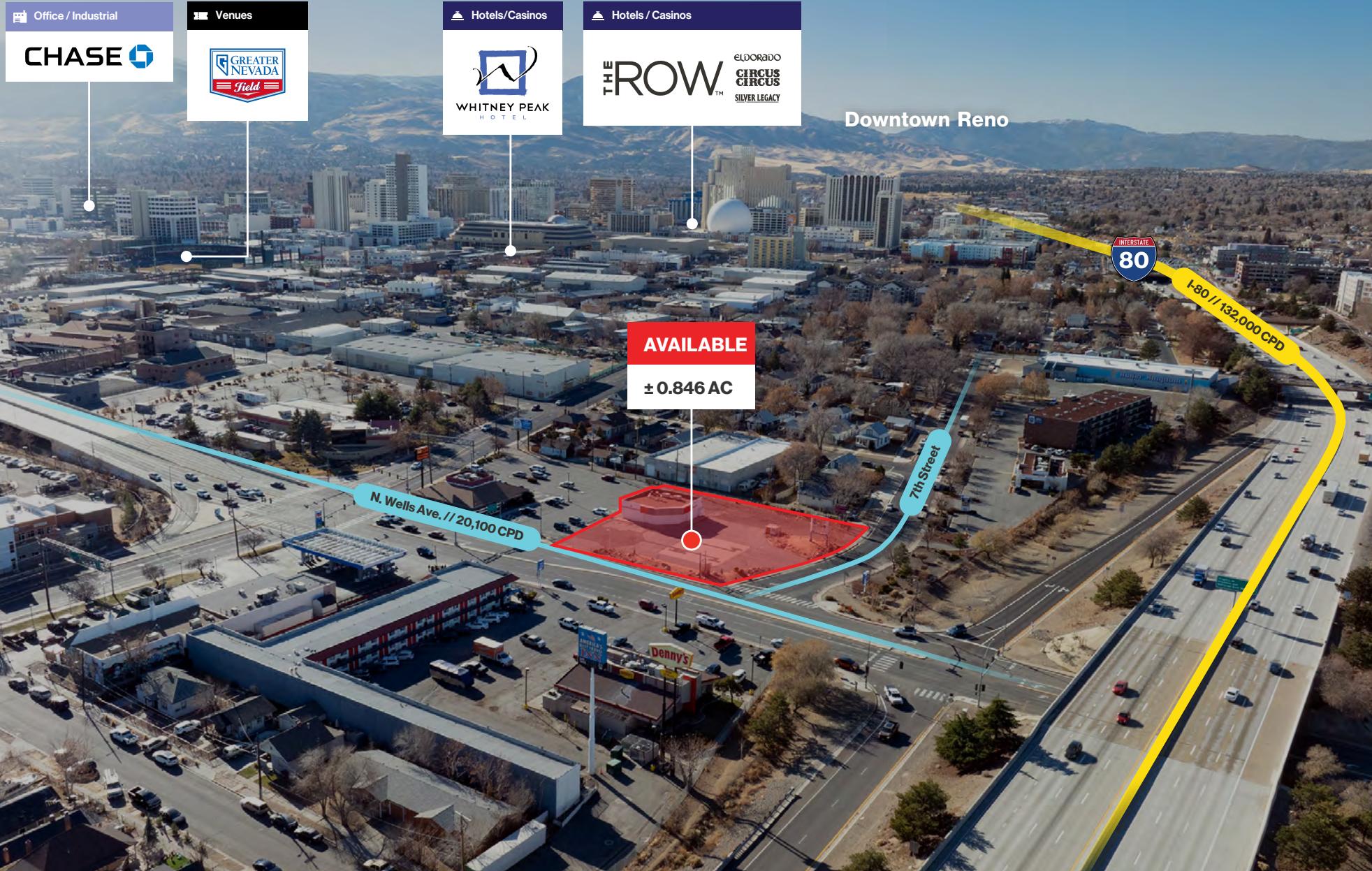
## Demographics

	1-mile	3-mile	5-mile
2025 Population	22,599	142,904	261,725
2025 Average Household Income	\$64,124	\$82,936	\$99,704
2025 Total Households	9,517	61,233	108,272



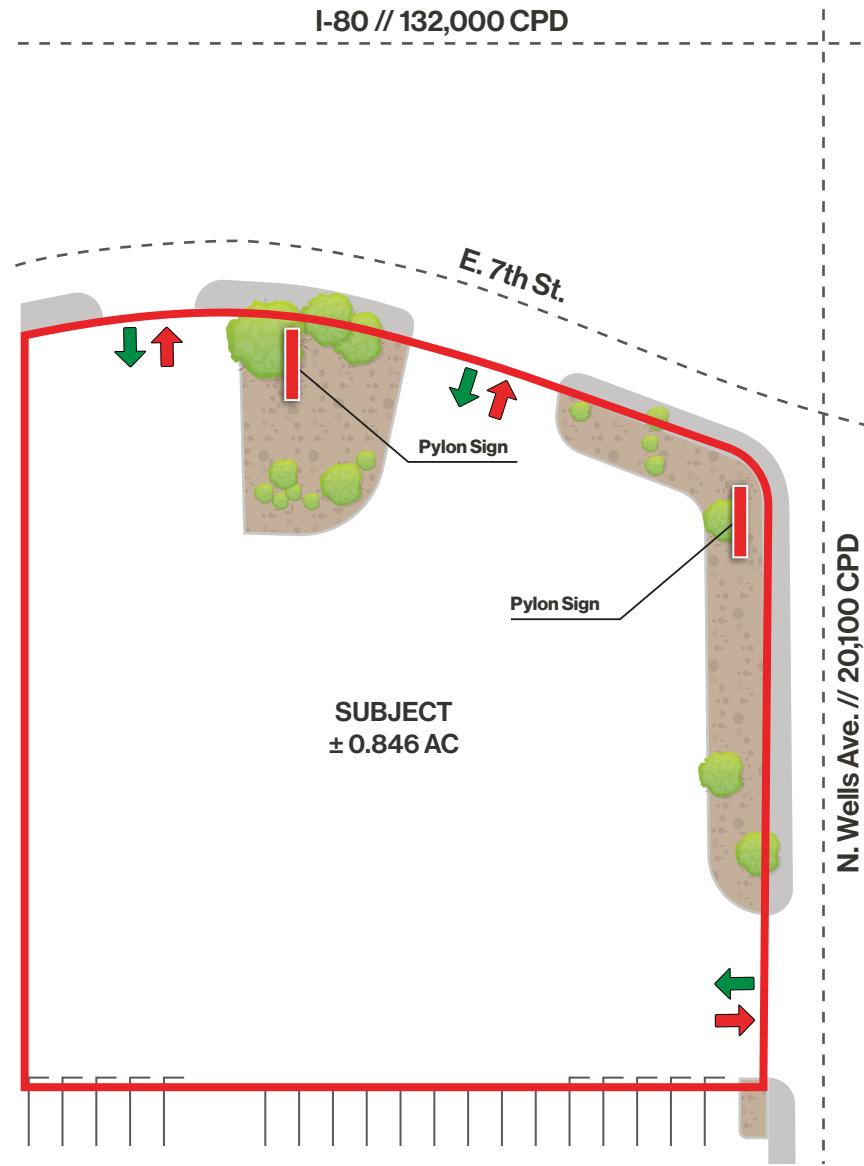
## Aerial





# Site Plan

 Subject



N  
▲

## Property Photos



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