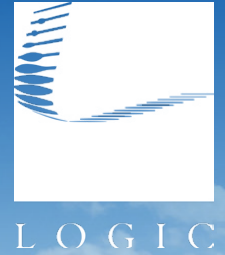


For Lease

S. Wells Ave. & Ryland St.



300 S. Wells Ave.
Reno, NV 89502

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Listing Snapshot



\$2.25 PSF NNN
Lease Rate



± 3,960 SF
Available Square Footage



\$0.40* PSF
Lease Expense
* 2025 Projection

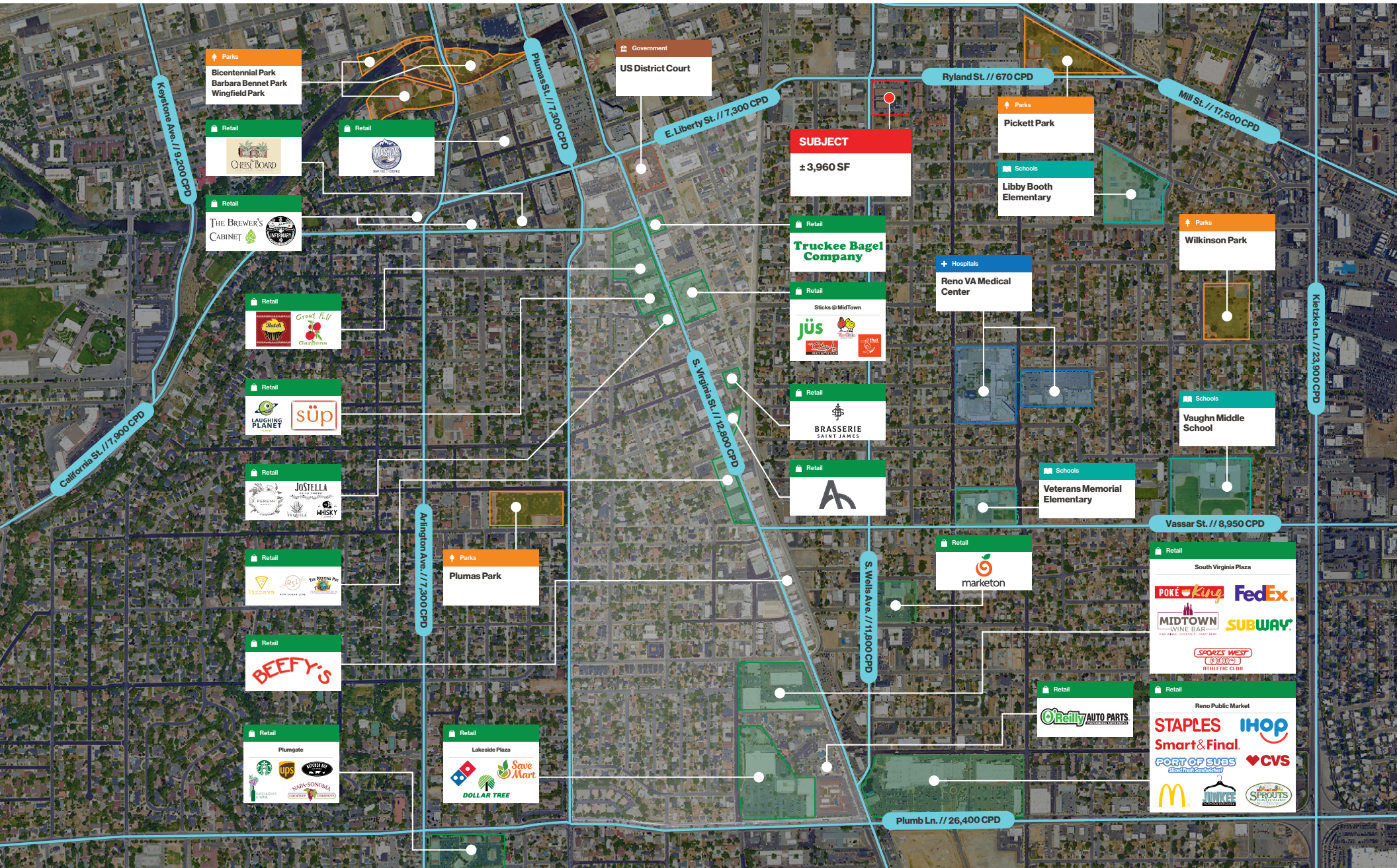
Property Highlights

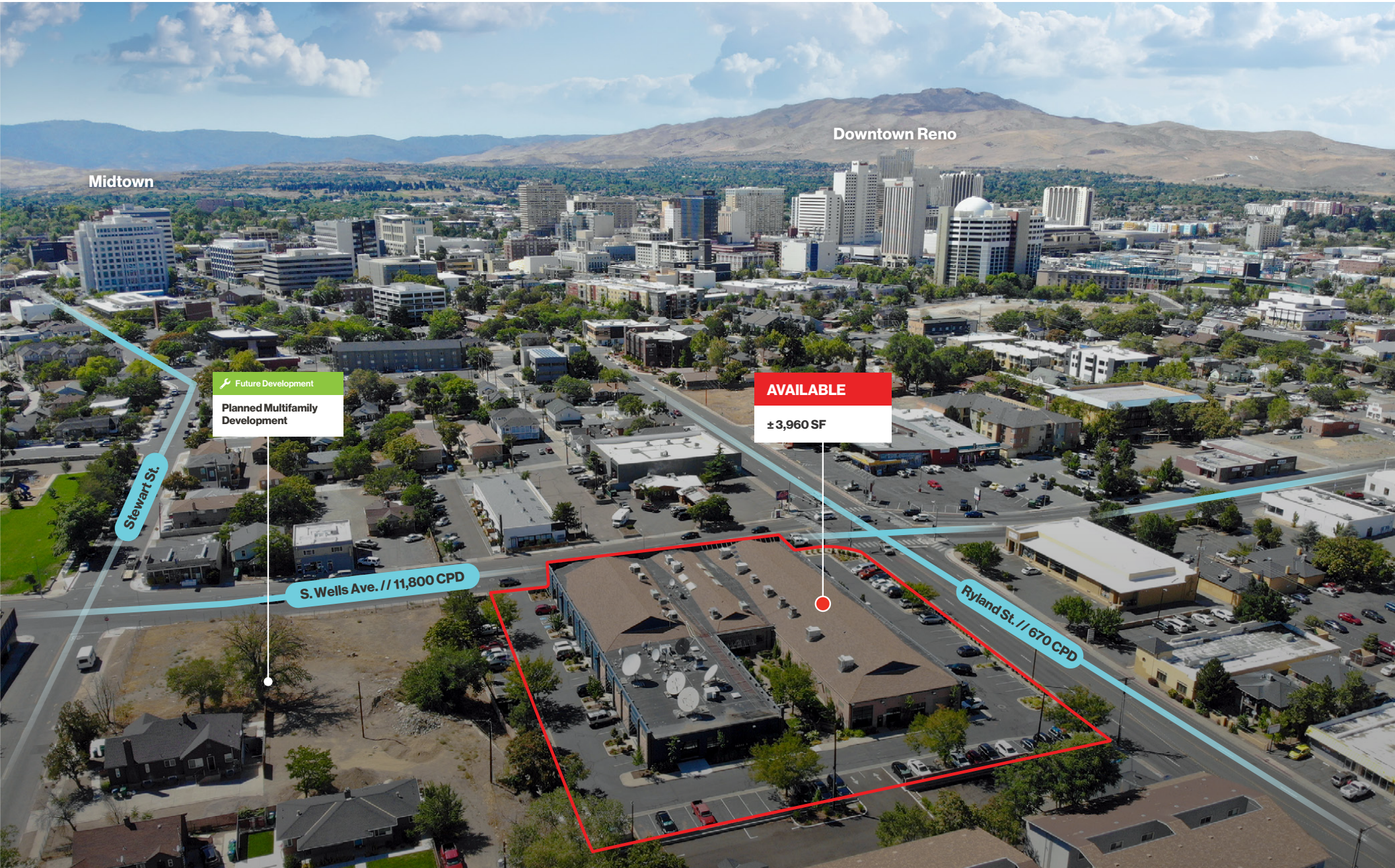
- Fully redeveloped multi-tenant, mixed-use building
- Tenant Improvement Allowance available for qualified tenants
- Close proximity to Renown Regional Medical Center and Downtown Reno
- Zoned for retail, office, and medical use
- Ample parking
- Common area outdoor patio with attractive amenities
- Easy access to I-80 via S. Wells Ave. or I-580 via Mill St.
- Located on the border of the Downtown and MidTown Districts
- Densely populated area with over 20,000 residents within a 1-mile radius

Demographics

	1-mile	3-mile	5-mile
2024 Population	20,945	142,048	253,292
2024 Average Household Income	\$77,035	\$82,696	\$95,543
2024 Total Households	10,862	61,254	105,732







Midtown

Downtown Reno

 Future Development
Planned Multifamily
Development

AVAILABLE
± 3,960 SF

Stewart St.

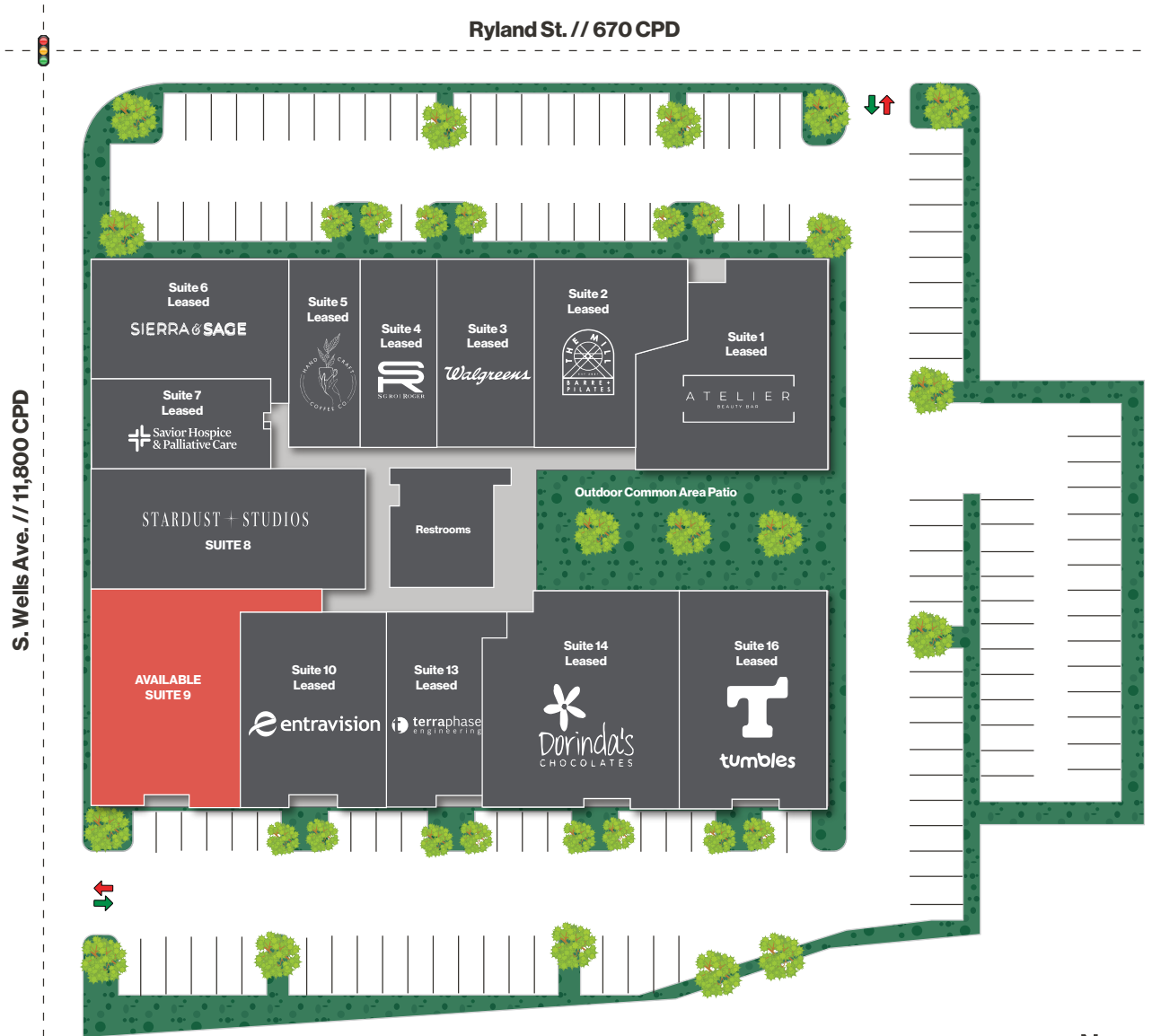
S. Wells Ave. // 11,800 CPD

Ryland St. // 670 CPD

Site Plan

Available ■ NAP ■

Suite	Tenant	SF
1	Atelier Beauty Bar	± 5,452 SF
2	The Mill Barre + Pilates	± 2,774 SF
3	Walgreens	± 2,169 SF
4	Sgro & Roger Law	± 1,660 SF
5	Hand Craft Coffee	± 1,608 SF
6	Sierra & Sage Hair Ex-tentions	± 2,498 SF
7	Savior Hospice	± 2,222 SF
8	Stardust Studios	± 3,870 SF
9	AVAILABLE	± 3,960 SF
10	Entravision Commu-nications Corporation	± 3,434 SF
13	Terraphase Engineering	± 2,116 SF
14	Dorinda's Chocolates	± 4,904 SF
16	Tumbles	± 3,586 SF



Floor Plan | Suite 9



\$2.25 PSF

Lease Rate



± 3,960 SF

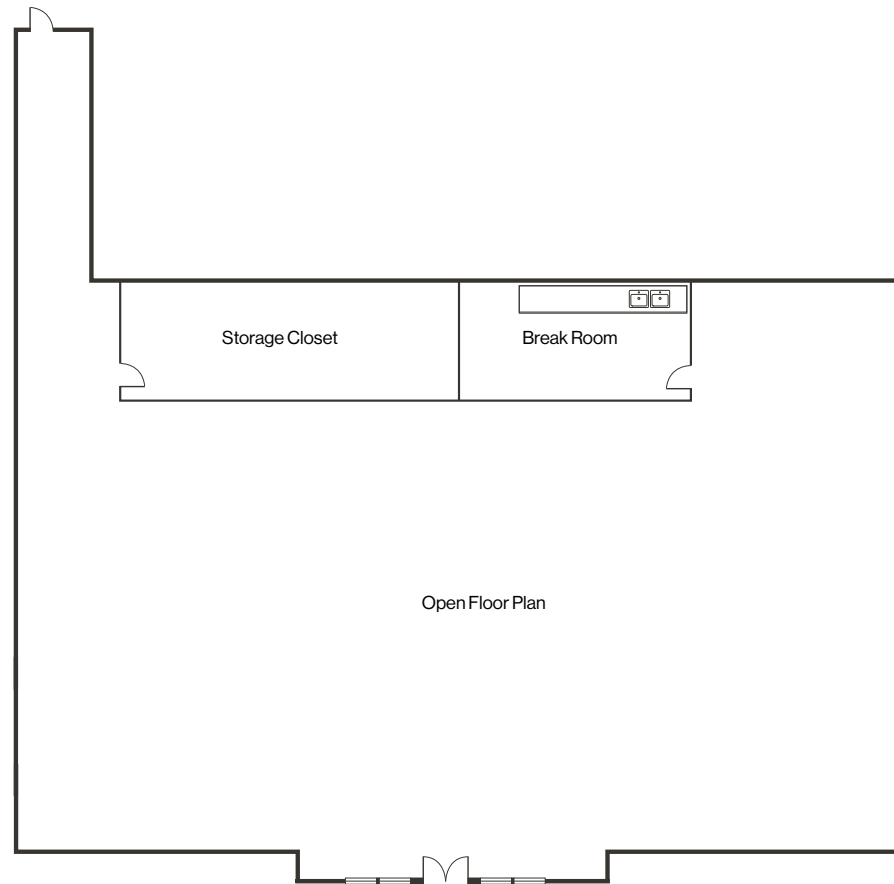
Available Square Footage



\$0.38 PSF

Lease Expense

- Mostly open floor plan
- Break room
- Storage closet
- Up to \$100,000 TIA available to qualified tenant



[Click for a Virtual Tour](#)

Property Photos



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For inquiries please
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