



COFFEE SHOP

FOR LEASE
+8,845 SF

**GROUND LEASE &
BTS OPPORTUNITY**

0 W 4TH STREET, RENO, NV 89503

OFFERING - CALL BROKER FOR PRICING

Ground lease or build to suit opportunity surrounded by traffic generators. Inquire with Broker on pricing and options. Drive thru available with a conditional use permit. Automotive permitted as long as work is done interior of structure. Great opportunity for QSR, coffee, fast food, Oil and Lube, automotive and smog.

LOCATION

Located on the west side of downtown Reno off of the corner of Keystone and 4th Street. Taco Bell and Burger King in the same parking lot. Cross easement parking in place. One block off of Interstate 80 and one freeway exit from the University of Nevada, Reno.

PROPERTY HIGHLIGHTS

- Ground Lease or BTS opportunity
- Located next to Burger King, Taco Bell, and Wells Fargo
- QSR or Drive thru allowed with CUP
- Automotive allowed with work inside building
- Located off Keystone close to Interstate 80 and west side of Downtown Reno
- Easy freeway access surrounded by Retail, QSR & Automotive
- Elevations are conceptual. Site requirements to be verified.

DEMOGRAPHICS

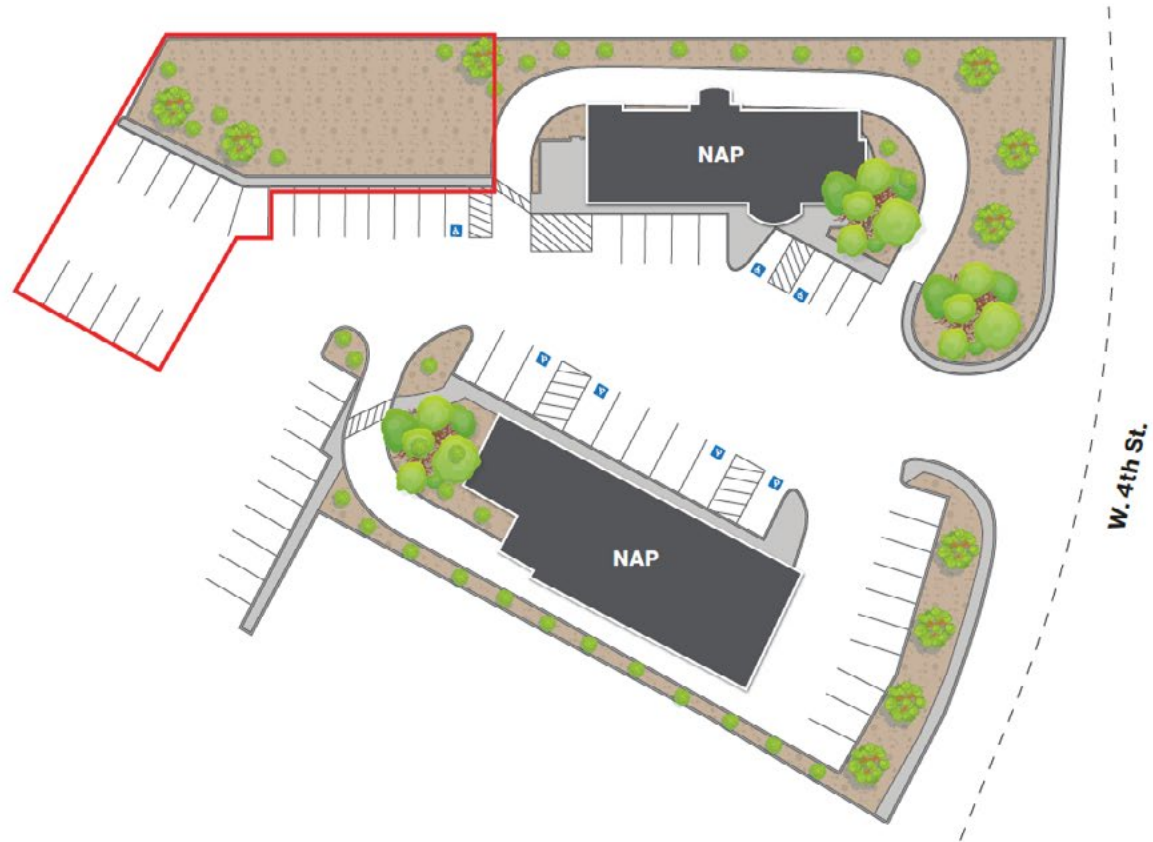
	1 mile	3 miles	5 miles
2024 Population	21,512	140,773	247,688
2024 Average Household Income	\$73,115	\$84,878	\$96,539
2024 Total Households	11,009	60,950	102,871

Source: ESRI 2024



SITE PLAN

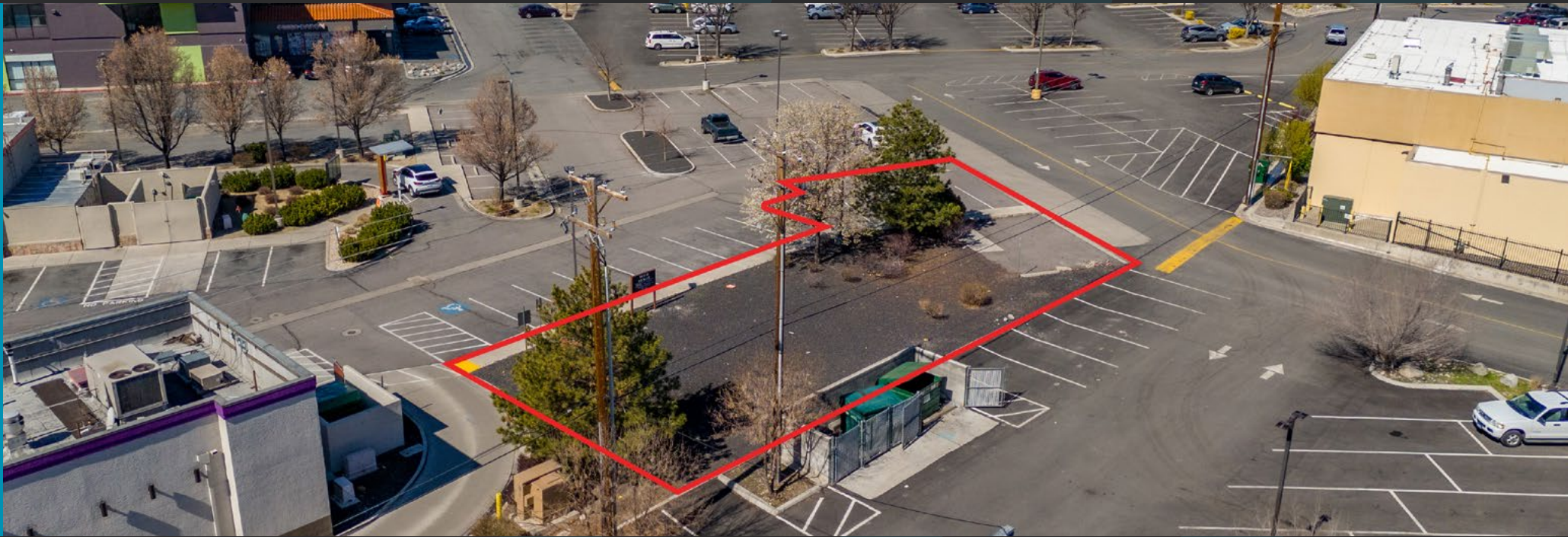
APN	Total Acreage	Available SF
006-222-33	±0.203 AC	±8,845 SF



PROPERTY PHOTOS

**All elevations and drawings are theoretical. Site requirements to be verified.*







COFFEE SHOP

**O W 4TH
STREET**

RENO, NV 89503

For more information, please contact:



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