

640 Kuenzli St, Reno, NV 89502

FOR SALE
\$1,400,000



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PROPERTY HIGHLIGHTS

The parcel is at the signaled intersection of Wells Ave and Kuenzli St., both major thoroughfares.

HIGHLIGHTS

- Opportunity Zone
- Attractive MU-RD Zoning
- Centrally Located
- High Traffic Signalized Corner Parcel



The billboard (NAP) is located on the parcel and is subject to a recorded easement for maintenance.

LOCATION



LAND AREA

- 0.41 AC (17,807 AF)
- Corner Lot
- Signalized Intersection

ZONING DESCRIPTION

Located in an Opportunity Zone, this mixed-use river-walk district (MU-RD) property allows for a variety of retail, office, and residential uses. All utilities are available on-site.

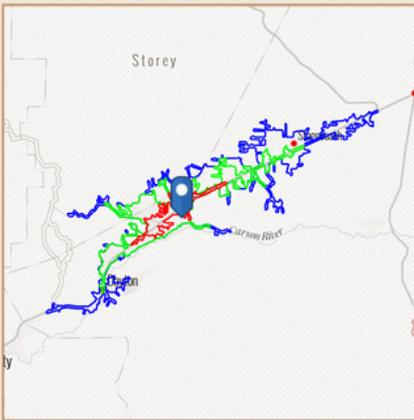
The parcel is conveniently located and in close proximity to the Truckee River, Downtown Reno, UNR, I-80, and Hwy 395. An 800 SF concrete block building onsite is currently occupied by the Seller and operating as a convenience store.

DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

80 S Pinemut Dr, Dayton, Nevada, 89403

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Nevada	USA
	5 mins	10 mins	15 mins	Counties Lyon County	CBSAs Reno, NV Metropolitan Statistical Area		
0 - 4	5.24%	5.48%	5.27%	5.41%	5.36%	5.49%	5.39%
5 - 9	5.88%	5.95%	5.75%	5.86%	5.67%	5.79%	5.75%
10 - 14	5.26%	5.86%	5.63%	6.04%	5.84%	6.04%	5.98%
15 - 19	6.21%	6.15%	5.94%	6.04%	6.32%	6.22%	6.47%
20 - 34	14.69%	15.44%	15.11%	16.37%	20.68%	20.22%	20.33%
35 - 54	23.87%	23.98%	23.87%	23.63%	24.62%	26.21%	25.20%
55 - 74	28.90%	27.77%	28.57%	26.56%	23.23%	22.37%	22.82%
75+	9.92%	9.36%	9.77%	10.07%	8.27%	7.66%	8.05%
HOUSEHOLD INCOME							
<\$15,000	5.8%	6.0%	5.3%	8.0%	6.5%	7.2%	8.3%
\$15,000-\$24,999	3.5%	4.1%	4.2%	5.0%	4.2%	5.5%	5.9%
\$25,000-\$34,999	5.3%	5.5%	6.0%	6.7%	5.6%	6.6%	6.3%
\$35,000-\$49,999	9.6%	8.8%	9.1%	11.1%	8.7%	9.7%	9.8%
\$50,000-\$74,999	18.2%	18.9%	18.3%	19.0%	16.3%	16.9%	15.6%
\$75,000-\$99,999	10.7%	12.6%	12.5%	13.7%	14.4%	13.7%	12.5%
\$100,000-\$149,999	22.7%	21.3%	23.3%	22.0%	19.8%	18.9%	17.8%
\$150,000-\$199,999	10.2%	13.3%	12.2%	8.2%	10.4%	9.4%	9.8%
\$200,000+	13.9%	9.4%	9.1%	6.2%	14.1%	12.0%	14.0%
KEY FACTS							
Population	3,457	12,068	15,915	63,699	588,069	3,303,677	339,887,819
Daytime Population	2,138	7,841	10,703	52,501	577,242	3,288,380	338,218,372
Employees	1,620	5,834	7,492	26,820	291,622	1,607,495	167,630,539
Households	1,377	4,562	6,072	24,610	234,168	1,270,466	132,422,916
Average HH Size	2.51	2.64	2.62	2.58	2.48	2.57	2.50
Median Age	45.0	43.5	44.6	43.0	39.5	39.4	39.6
HOUSING FACTS							
Median Home Value	400,372	395,648	397,220	385,096	547,066	460,995	370,578
Owner Occupied %	90.0%	85.2%	85.2%	77.2%	62.5%	60.3%	64.2%
Renter Occupied %	9.9%	14.8%	14.8%	22.8%	37.5%	39.7%	35.8%
Total Housing Units	1,409	4,706	6,330	26,217	251,774	1,370,075	146,800,552
INCOME FACTS							
Median HH Income	\$91,312	\$86,510	\$87,526	\$75,148	\$88,260	\$80,950	\$81,624
Per Capita Income	\$46,645	\$42,668	\$43,024	\$36,121	\$48,495	\$42,691	\$45,360
Median Net Worth	\$458,928	\$354,729	\$368,925	\$260,952	\$259,870	\$200,811	\$228,144

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FOR INQUIRIES, CONTACT US.

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