

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRASSERIE
SAINT JAMES

Established Restaurant located in Midtown Reno NV | Annual 2% Rent Increases | Personal Guaranty



901 South Center Street

RENO NEVADA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



CHUCK KLEIN

**Executive Managing Director
SRS Real Estate Partners, LLC**

chuck.klein@srsre.com

D: 619.223.3017

NV License No. S.0174447



Broker: Tami Lord, SRS Real Estate Partners, LLC | NV License No. B.1001815



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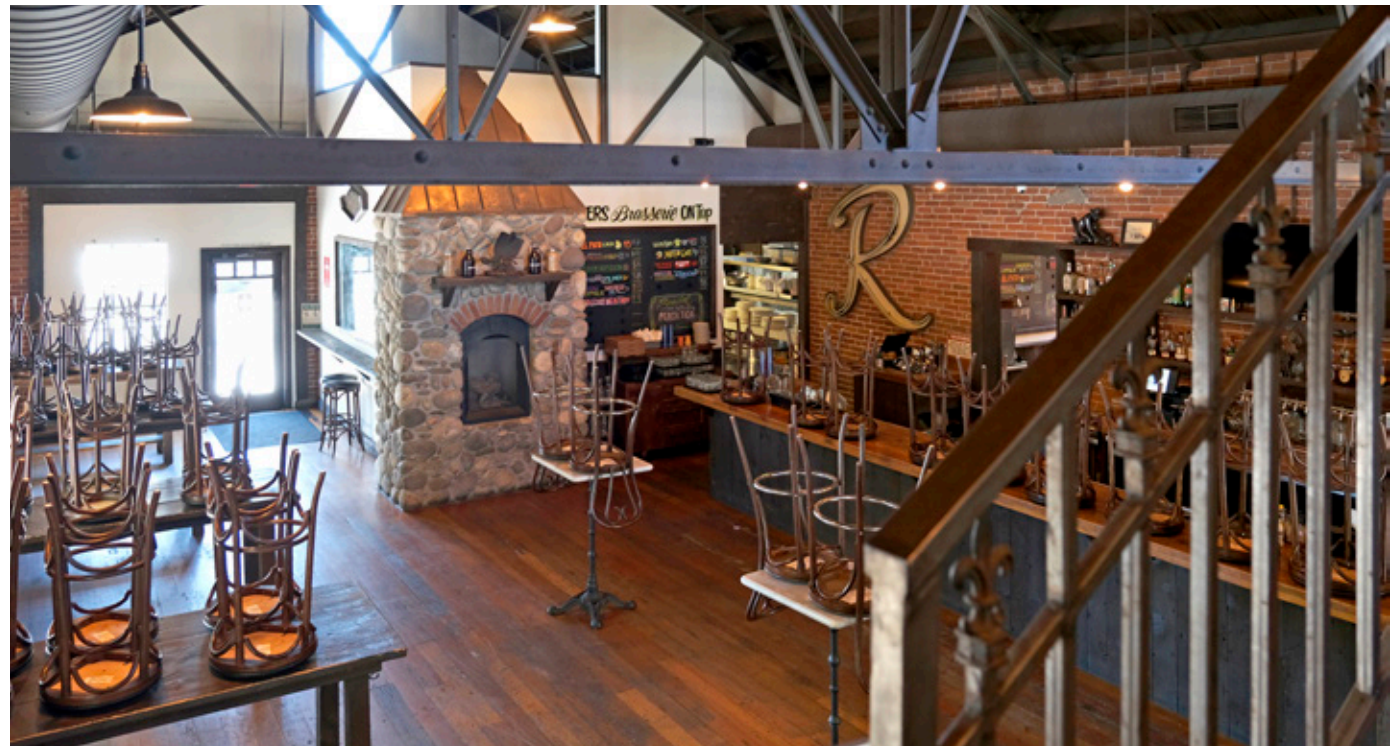
FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

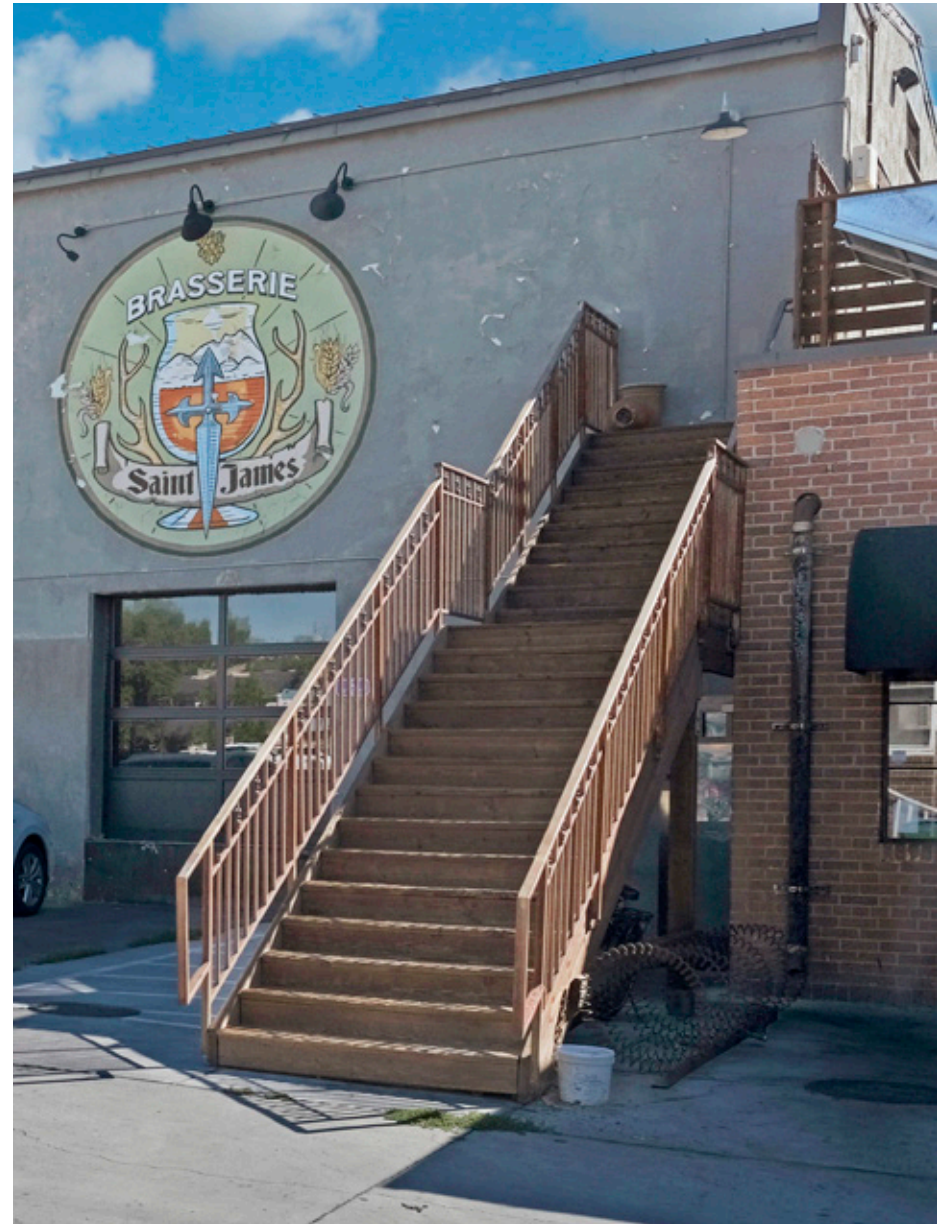
Price	\$3,400,000
Net Operating Income	\$248,116
Cap Rate	7.30% (7.44% in February 2025)
Tenant	Brasserie Saint James Brewery & Restaurant
Guarantor	Personal Guaranty
Lease Type	Absolute NNN
Increases	2% Annually (next to occur in February 2025)
Lease Term	~7+ years remaining

PROPERTY SPECIFICATIONS

Rentable Area	~13,646 SF
Land Area	~0.39 AC
Property Address	901 South Center Street Reno, Nevada 89501
Year Built / Remodeled	1930 / 2012
Parcel Number	011-334-15

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease – zero maintenance or expense responsibilities
- 2% Annual Rent Increases – next to occur in February 2025. Immediate short-term increase in NOI and excellent hedge against inflation
- Personal Guaranty from High Net Worth individual
- Tenant has invested in new Roof, HVAC, Electrical & Plumbing since 2015
- Dense Midtown Market – over 22,000 population within 1 mile of the subject property
- Strong Income Area – average household income is \$96,261 in a 5-mile radius
- Strategic location – situated in the rapidly growing region of Midtown Reno, 1 mile south of Downtown Reno
- 1.5 miles south of the University of Nevada-Reno (~20,000 students)
- 1.5 miles southwest of Renown Regional Medical Center, the region's only level II trauma center with 985 licensed patient beds, providing care to approximately 1 million patients
- 1.5 miles east of Reno High School (~1,800 students)
- 1.5 miles west of Earl Wooster High School (~1,500 students)
- 2 miles west of Reno-Tahoe International Airport, which served over 4.5 million passengers in 2023
- Tax Free State – no state income tax in Nevada



PROPERTY OVERVIEW

LOCATION



Reno, Nevada
Washoe County
Reno MSA

PARKING



There are 7 exclusive Parking spaces on the Owned property, with access to an additional 24 Parking Spaces, and a large volume of available street parking along S Center St. The Parking Ratio is apx. 2.27 stalls per 1,000 SF of Leasable area.

ACCESS



S. Center Street: 1 Access Point
E. Taylor Street: 1 Access Point
Taylor Place: 1 Access Point

PARCEL



Parcel Number: 011-334-15
Acres: 0.39
Square Feet: 16,858 SF

TRAFFIC COUNTS



S. Center Street: 3,100 VPD
S. Virginia Street: 16,400 VPD

CONSTRUCTION



Year Built: 1930
Year Renovated: 2012

IMPROVEMENTS



There is approximately 13,646 SF of existing building area

ZONING



MU-MC: Mixed-Use Midtown Commercial



RENO PUBLIC MARKET

SPROUTS FARMERS MARKET
Staples
Smart & Final
CVS pharmacy
BASKIN BR ROBBINS
COLD STONE ICE CREAMERY
McDonald's
RED WING
IHOP

SOUTH VIRGINIA PLAZA

PLATO'S CLOSET
FedEx
SPORTS WEST ATHLETIC CLUB

LAKESIDE PLAZA
Save Mart
DOLLAR TREE
Dominos Pizza

RENO-TAHOE INTERNATIONAL AIRPORT
VA SIERRA NEVADA HEALTH CARE SYSTEM

BRASSERIE
 SAINT JAMES

HOLCOMB AVE.

S. CENTER ST.

E. TAYLOR ST.

S. VIRGINIA ST.





Mane Δ LCHEMY
MIDTOWN

EXTRA TOUCH UPHOLSTERY

Trippy Kitty Co.

sol-up

BLACK HOLE
CRAFT BEER

TAYLOR PL.

E. TAYLOR ST.

PYLON SIGN

S. CENTER ST.

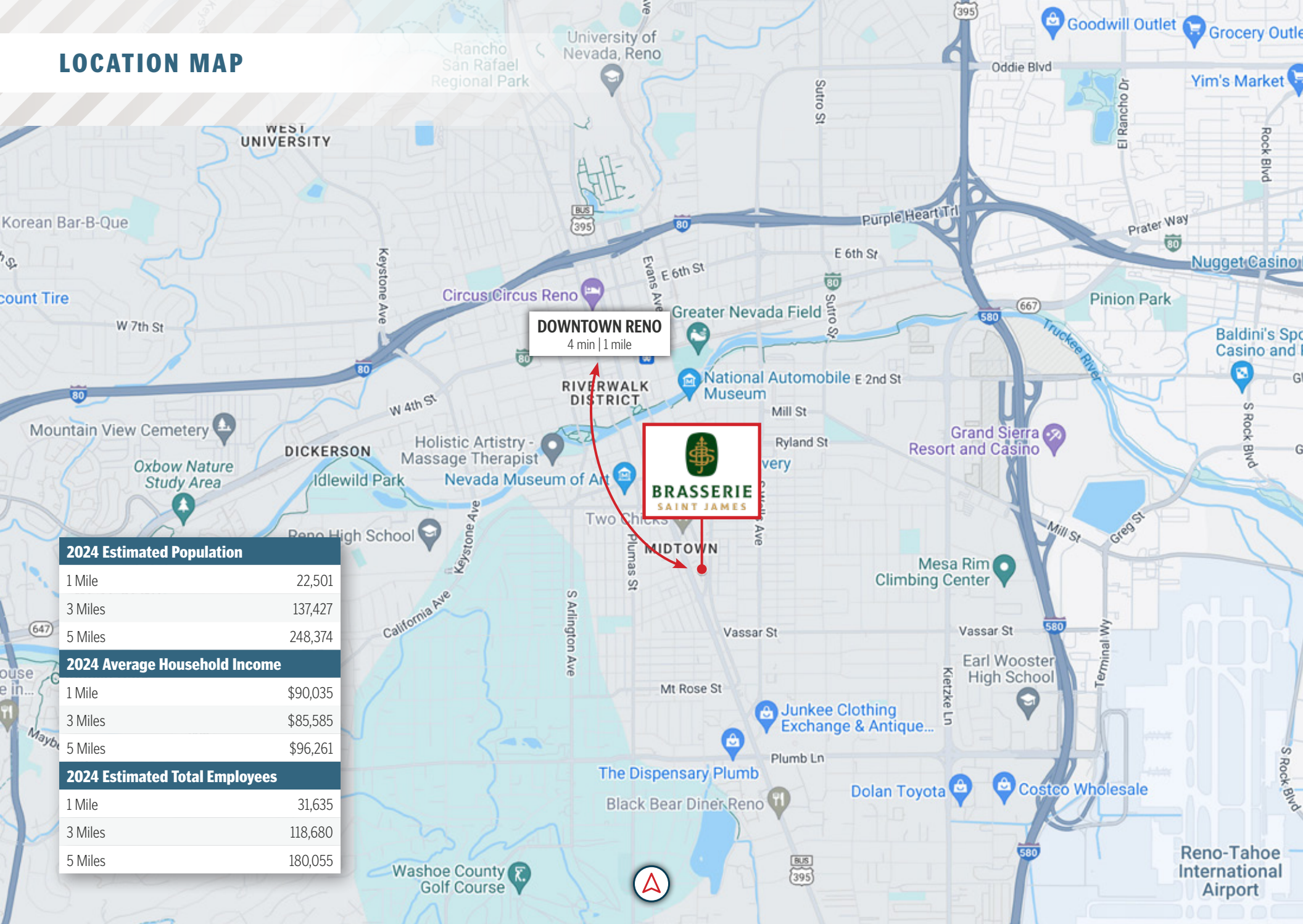

BRASSERIE
SAINT JAMES

HOLCOMB AVE.

PANGBORN & CO., LTD.
CERTIFIED PUBLIC ACCOUNTANTS



LOCATION MAP



DOWNTOWN RENO
4 min | 1 mile



2024 Estimated Population

1 Mile	22,501
3 Miles	137,427
5 Miles	248,374

2024 Average Household Income

1 Mile	\$90,035
3 Miles	\$85,585
5 Miles	\$96,261

2024 Estimated Total Employees

1 Mile	31,635
3 Miles	118,680
5 Miles	180,055



RENO, NEVADA

Reno, Nevada, the largest community in Northern Nevada and the fourth largest city in the state, began as “Lake’s Crossing” in 1859 at a toll bridge for pioneers crossing the Truckee River on their way to California. In 1868, the Central Pacific Railroad established a town site in the area as a new stop in the growing transcontinental railroad. The city was incorporated in 1903. It is located in the southern part of Washoe County, nestled in the Sierra Nevada Mountains 35 miles northeast of Lake Tahoe, in the area called the Truckee Meadows. Reno has a 2024 population of 278,226.

Reno’s economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Approximately 25% of the workforce is employed in the fields of construction, manufacturing, transportation, communications, public utilities, and finance related services.



Reno is home to a variety of recreation activities including both seasonal and year-round. In the summer, Reno locals can be found near three major bodies of water: Lake Tahoe, the Truckee River, and Pyramid Lake. The Truckee River originates at Lake Tahoe and flows west to east through the center of downtown Reno before terminating at Pyramid Lake to the north. The river is a major part of Artown, held in the summer at Wingfield Park. Washoe Lake is a popular kite and windsurfing location because of its high wind speeds during the summer. Skiing and snowboarding are among the most popular winter sports and draw in many tourists. There are 18 ski resorts (8 major resorts) located as close as 11 miles and as far as 98 miles from the Reno–Tahoe International Airport.

The University of Nevada, Reno is the oldest university in the state of Nevada and Nevada System of Higher Education. The closest major airport to Reno, Nevada is Reno-Tahoe International Airport. This airport is 6 miles from the center of Reno, NV.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	22,501	137,427	248,374
2029 Projected Population	24,476	143,241	257,069
2010 Census Population	20,447	121,817	221,261
Projected Annual Growth 2024 to 2029	1.70%	0.83%	0.69%
Historical Annual Growth 2010 to 2020	0.49%	0.85%	0.89%
Households & Growth			
2024 Estimated Households	11,722	59,600	104,423
2029 Projected Households	12,848	63,156	109,924
2010 Census Households	10,127	51,325	89,936
Projected Annual Growth 2024 to 2029	1.85%	1.17%	1.03%
Historical Annual Growth 2010 to 2020	1.12%	1.05%	1.09%
Race & Ethnicity			
2024 Estimated White	77.84%	73.42%	74.26%
2024 Estimated Black or African American	3.68%	4.20%	3.63%
2024 Estimated Asian or Pacific Islander	5.73%	6.27%	6.81%
2024 Estimated American Indian or Native Alaskan	1.72%	1.97%	1.79%
2024 Estimated Other Races	11.85%	17.40%	16.10%
2024 Estimated Hispanic	24.23%	33.23%	31.70%
Income			
2024 Estimated Average Household Income	\$90,035	\$85,585	\$96,261
2024 Estimated Median Household Income	\$58,040	\$57,370	\$67,430
2024 Estimated Per Capita Income	\$47,028	\$37,376	\$40,628
Businesses & Employees			
2024 Estimated Total Businesses	2,559	8,017	12,476
2024 Estimated Total Employees	31,635	118,680	180,055



RENT ROLL



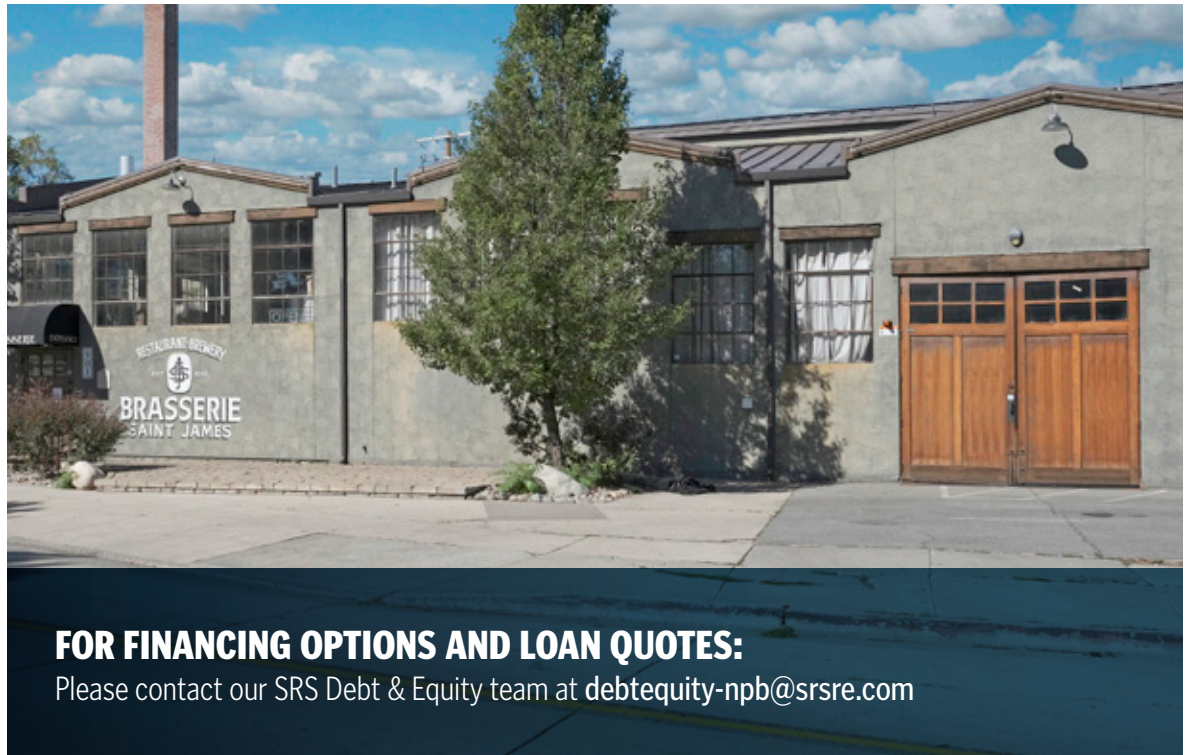
Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Brasserie Saint James	13,646	Feb. 2017	Jan. 2032	Current	-	\$20,676.33	\$1.52	\$248,116	\$18.18	Absolute NNN	2 (10-Year)
(Personal Guaranty)							2% Annual Rent Increases				

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



BRASSERIE SAINT JAMES

brasseriesaintjames.com

Company Type: Private

Locations: 1+

Brasserie Saint James is a brewpub in Reno, Nevada. Located in the historic Crystal Springs ice and water building in Midtown Reno, Nevada. They are a rustic brasserie style restaurant showing food the same reverence as our beer and giving old world European comfort dishes and American classics new life. The restaurant opened to the public on October 17, 2012 on the site of an old icehouse with its own water supply. Over one hundred emptied wine barrels are kept for maturing their beers.

Source: brasseriesaintjames.com, en.wikipedia.org





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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