

265 KEYSTONE AVENUE



FOR SALE/FOR LEASE

*19,064 SF Flex/Warehouse Bldg on 3.26 AC
Available for Sale or Lease in the Downtown Reno*

RENO, NV 89503



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265 KEYSTONE AVE

PROPERTY DETAILS

COUNTY	Washoe
TOTAL SF	±19,064 SF
APN	010-610-17
ACRES	3.26
PROPERTY TYPE	Industrial / Retail
ZONING	(I) 55% / (G) 45%
YEAR BUILT	1956/1961
OCCUPANCY	Vacant
RATING/PRICING	Negotiable
BUILDINGS	2

PROPERTY HIGHLIGHTS

Yard space available

Tenant improvement allowance for qualified tenant

Dense residential, hospitality, food, retail and multifamily surround the site

Downtown Reno is under a transformation with Jacobs Entertainment and others



265 KEYSTONE AVE

LOCATED ON
THE *EDGE OF*
DOWNTOWN
RENO NEVADA

There are two connected buildings on the property, one with a rentable mezzanine. The additional 2 AC in the back of the site is undeveloped, unpaved and has no infrastructure.

±5,304

SF METAL FRAME
BUILDING

±6,940

SF MASONRY/CMU
BLOCK BUILDING

±6,940

SF RENTABLE MEZZANINE
SPACE



Reno is seeing a development revival, leading to significant local and tourist activity.

WEST END COMMONS

SUBJECT PROPERTY

NEON LINE

JACOBS DEVELOPMENT CO. I RESORT GOLD DUST WEST RAMEN REAL 101

UNIVERSITY OF NEVADA, RENO

SAINT MARY'S MEDICAL CENTER

CANYON FLATS STUDENT APTS

THE DEPOT

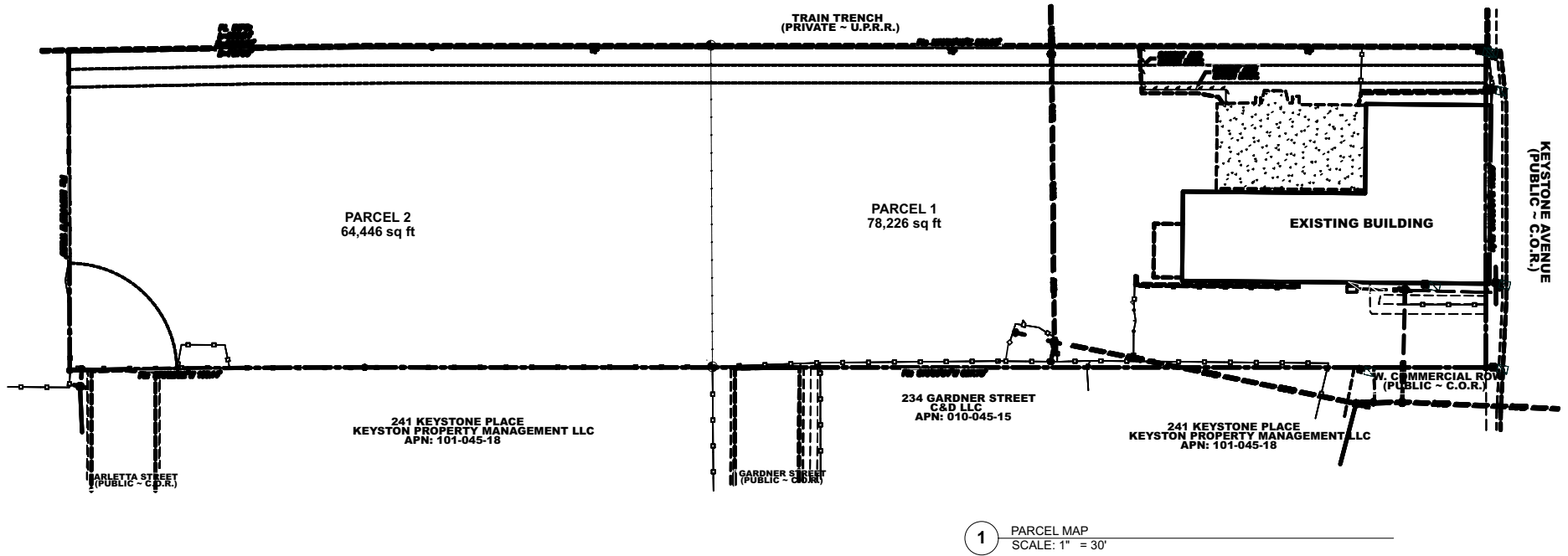
3RD STREET FLATS APTS

WHITNEY PEAK HOTEL

APPLE ASSEMBLAGE FACILITY

GREATER NEVADA FIELD

RENAISSANCE HOTEL



SITE PLAN & SPACE FLOOR PLAN

Suite	Size	Notes
Existing Building	19,064 SF	with a rentable mezzanine space (+6,820 SF)
Parcel 1	78,226 SF	Undeveloped, unpaved and has no infrastructure
Parcel 2	64,446 SF	Undeveloped, unpaved and has no infrastructure

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	54,092	85,878	146,564
2029 PROJ. POPULATION	54,355	85,443	145,616
2024 MED. AGE	33.7	34.8	35.5
DAYTIME POPULATION	45,599	66,647	107,667

HOUSEHOLD INCOME

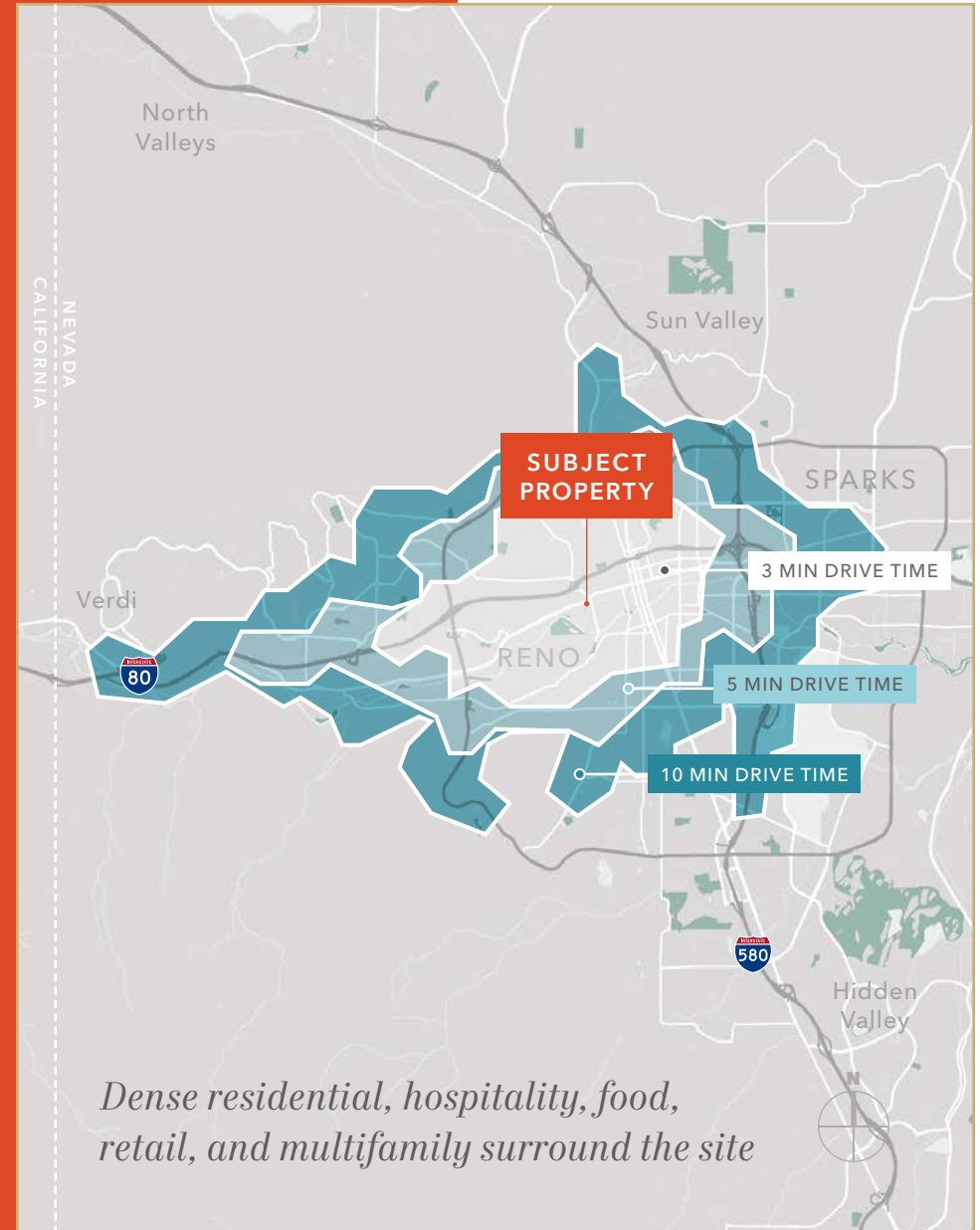
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$84,383	\$90,732	\$94,544
PROJ. AVG. HH INCOME (2024-2029)	\$87,427	\$95,026	\$99,247
2024 EST. MED. HH INCOME	\$60,145	\$64,370	\$70,330
2029 PROJ. MED. HH INCOME	\$60,024	\$64,342	\$70,690
2024 EST. PER CAPITA INCOME	\$40,789	\$41,827	\$42,315

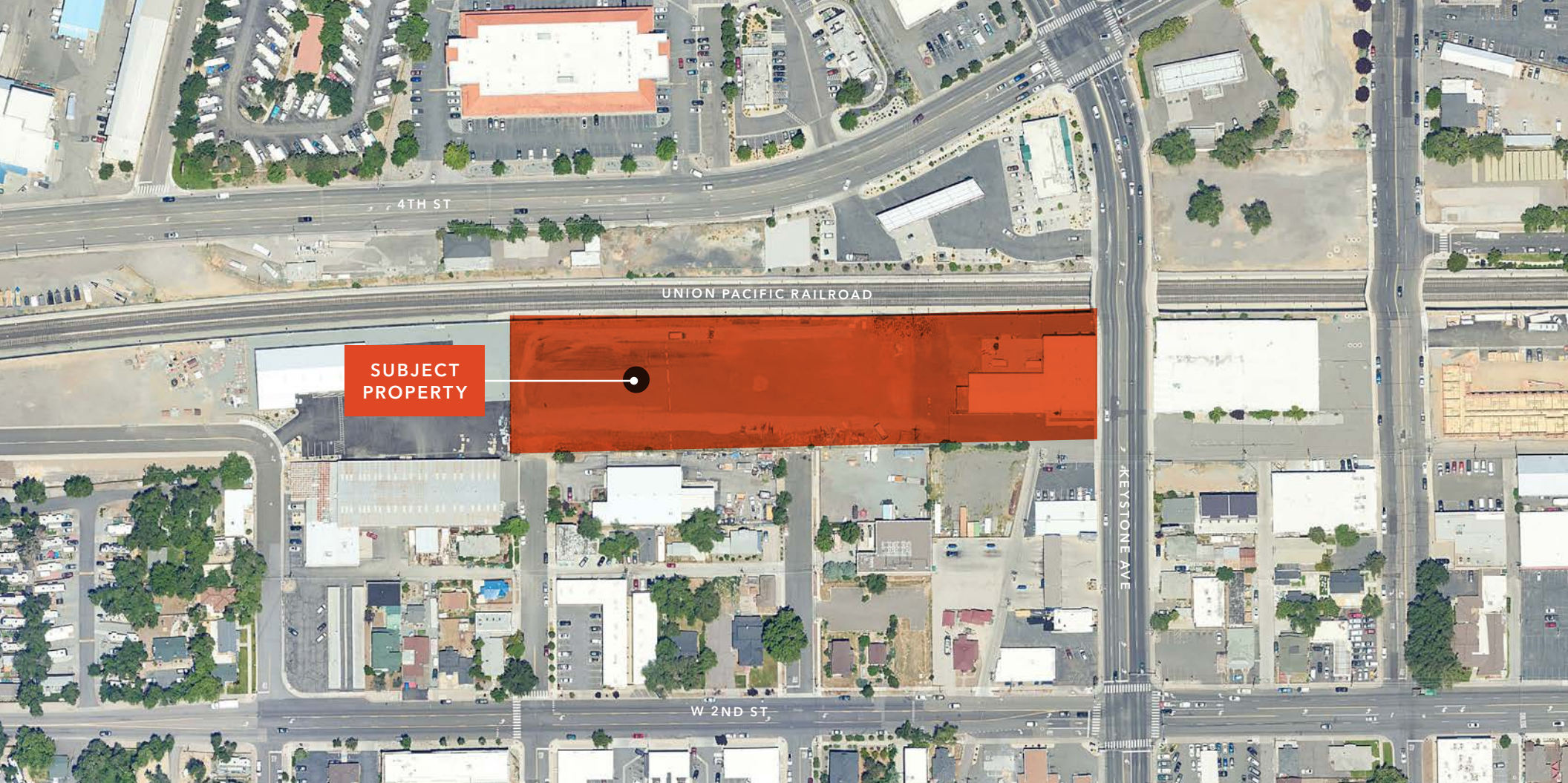
HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	25,901	39,250	65,232
2029 PROJ. HH	26,223	39,277	65,110
PROJ. ANNUAL GROWTH (2024-2029)	322	26	-122
AVG. HH SIZE	3.2	3.2	3.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.6 B	\$2.55 B	\$4.37 B
ANNUAL RETAIL EXPENDITURE	\$746.01 M	\$1.19 B	\$2.04 B
MONTHLY HH EXPENDITURE	\$5,132	\$5,417	\$5,577
MONTHLY RETAIL EXPENDITURE	\$2,400	\$2,536	\$2,611





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*For more information on
this property, please contact*

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