

FOR SALE  
OR LEASE

# 541 - 545

## E 4TH STREET



**Retail / Flex**  
PRODUCT TYPE



**±7,000 SF**  
VACANT SPACE



**±10,500 SF**  
TOTAL BUILDING



**Negotiable**  
SALE PRICE



**Negotiable**  
LEASE RATE

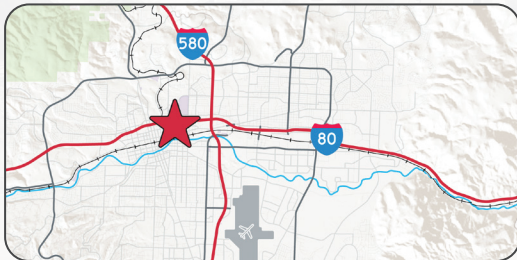


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**NAI Alliance**

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# 541 - 545 E 4TH STREET



## Property Highlights

541-545 E 4th Street, located in the E 4th Street Corridor / Brewery District of Downtown Reno, is two buildings that combine for 10,500 SF. 541 E 4th Street is currently occupied by Ferino Distillery, a local craft distillery offering a cocktail bar, coffee bar, and distillery tours.

The buildings were constructed in the 1930's and have had improvements and construction to the property in the years since. The building is situated on a 0.25-acre (10,875 SF) lot. The MD-ID (Mixed-Use Downtown - Innovation District) zoning allows for a wide variety of users.

## Property Details

|                       |   |
|-----------------------|---|
| <b>Address</b>        | 541 - 545 E 4th St, Reno, NV 89512            |
| <b>Vacant SF</b>      | ±7,000 SF                                     |
| <b>Total Building</b> | ±10,500 SF                                    |
| <b>Total Lot Size</b> | ±0.25 AC ±10,875 SF                           |
| <b>Sale Price</b>     | Negotiable                                    |
| <b>Lease Rate</b>     | Negotiable                                    |
| <b>Parking</b>        | Street Parking                                |
| <b>APN</b>            | 008-241-05                                    |
| <b>Year Built</b>     | 1936  |
| <b>Zoning</b>         | MD-ID: Mixed-Use Downtown Innovation District |





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## Reno Brewery District

Along the historic Lincoln Highway sits a handful of independent businesses that comprise the Brewery District of Reno, specifically breweries and distilleries. Nowadays the highway is now known as Reno's East Fourth Street.

In this area, you'll find several locally owned bars, restaurants, and even hotels, each passionate about exuding their own Reno flare into their craft. Local district favorites include the Depot Craft Brewery & Distillery, Lead Dog Brewery, Black Rabbit Mead Co., The Jesse Reno, and so much more.

East Fourth Street's reputation as a brewery district dates back to 1903 when Reno Brewing Company opened on the corner of East Fourth and Spokane Street. The founders of Reno Brewing included Jacob Hook, John Maurer, and Peter Dohr. Hook had immigrated to the United States from Germany in 1886, while Maurer and Dohr were second-generation Germans who moved to Reno from Montana. Their passion for brewing was exhibited in their use of raw materials such as malt, corn, and hops brought into town by rail and their commitment to their craft.

By the time 1907 rolled around, Reno Brewing had found success as the largest brewery in the state. Even as Prohibition threatened to shut them down, they were able to skid by as they redirected their equipment to create soda water, near beer, tonics, seltzers, and fruit-flavored soft drinks. When Prohibition was repealed in 1933, the demand for Reno Brewing Company's beer grew exponentially, and soon enough, they were able to construct a bottling plant next door which still stands today.

Unfortunately, other national breweries began to dominate the beer industry, and smaller producers were squeezed out, and in 1957, Reno Brewing Company was forced to stop brewing and sell their assets.

Building Photos + Location Highlights

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### 5-MILE KEY FACTS



**259,461**  
POPULATION



**5.5%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**36**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$67,564**

MEDIAN  
HOUSEHOLD  
INCOME



**\$39,774**

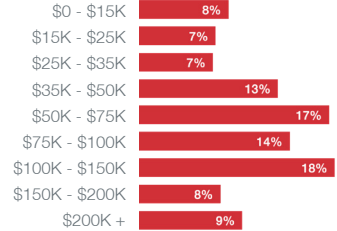
PER CAPITA  
INCOME



**\$99,341**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**12,370**  
BUSINESSES



**177,686**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**14%**

NO HIGH  
SCHOOL  
DIPLOMA

**27%**

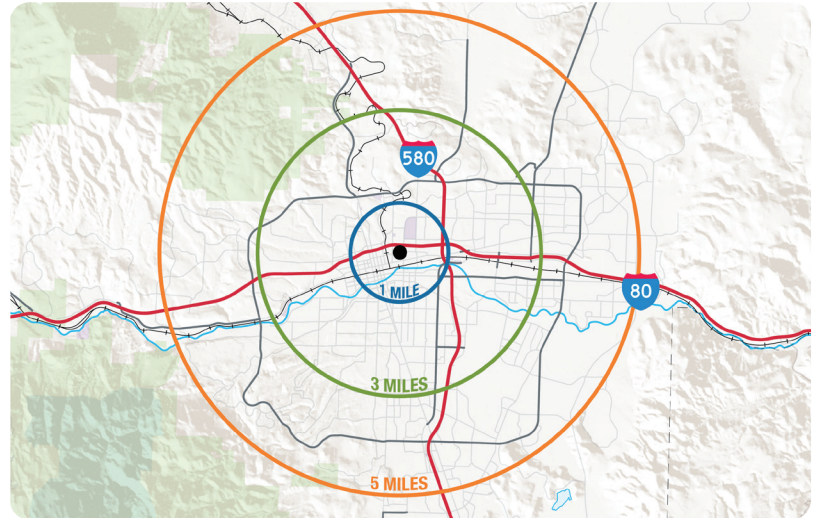
HIGH  
SCHOOL  
GRADUATE

**30%**

SOME  
COLLEGE

**29%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



University of Nevada, Reno

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E 4TH STREET

80

# SUBJECT



WELLS AVE

**RAMADA**  
BY WYNDHAM

**Renown**  
HEALTH

KIRMAN AVE

**THE ROW**  
ELDORADO | CIRCUS CIRCUS | SILVER LEGACY  
IN THE HEART OF RENO

**RENO EVENTS CENTER**

**ORIGINAL RENO ARCH**



**NATIONAL BOWLING STADIUM**




## DISTANCE FROM SUBJECT

|                    |                      |
|--------------------|----------------------|
| NEAREST  ON-RAMP   | 0.6 MI   2 MIN DRIVE |
| RENO-TAHOE AIRPORT | 5 MI   9 MIN DRIVE   |
| SOUTH RENO         | 10 MI   10 MIN DRIVE |
| CARSON CITY        | 30 MI   28 MIN DRIVE |

  
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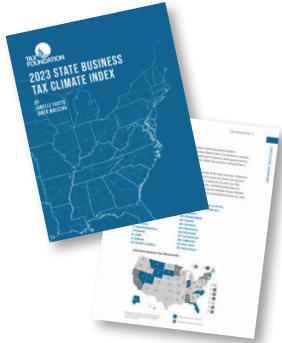
  
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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

### Tax Abatement on

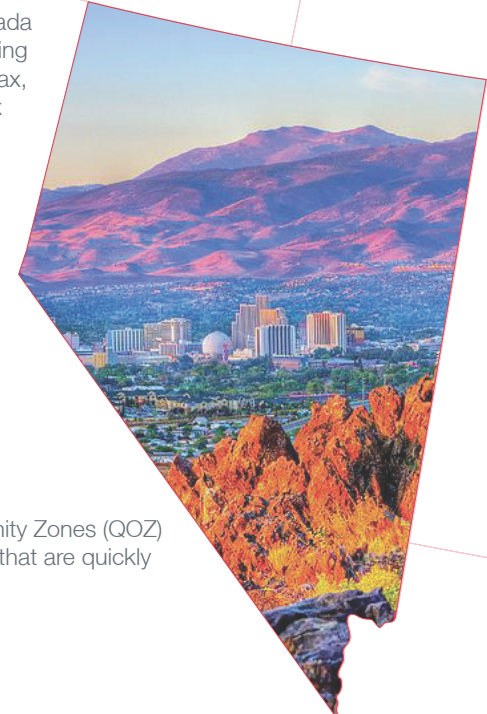
-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development





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## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## CITY OF RENO

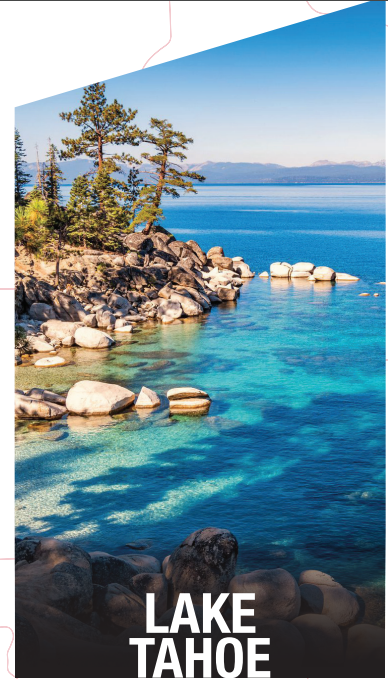
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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