

400 WELLS AVENUE

RENO, NEVADA 89502



FOR SALE
\$3,500,000

9,586 SF
OFFICE ♦ RETAIL ♦ FLEX

OWNER/USER

CBRE

EXECUTIVE SUMMARY

THE OFFERING

Located in the heart of the Wells district, this two story fully renovated boutique office/retail/flex building provides a creative workspace in a hip part of town. The contemporary build out provides abundant natural light and outdoor patio spaces. The central location on a major thoroughfare provides quick and easy access to Downtown and the nearby I80 and I580 Freeways. The building is surrounded by a wide assortment of restaurant and retail amenities and sits directly across the street from Stewart Park.

This is an excellent Owner-User opportunity with occupancy opportunities from 2,296 SF to 5,231 SF.



PROPERTY OVERVIEW



ADDRESS

400 S Wells Avenue,
Reno, Nevada 89502



YEAR BUILT

1964 | Renovated
2020-2021



MARKET/SUBMARKET

The Wells District



ZONING

GC



APN

APN 013-022-14



OCCUPANCY

25%



LOT SIZE

14,593 SF



OWNER/USER

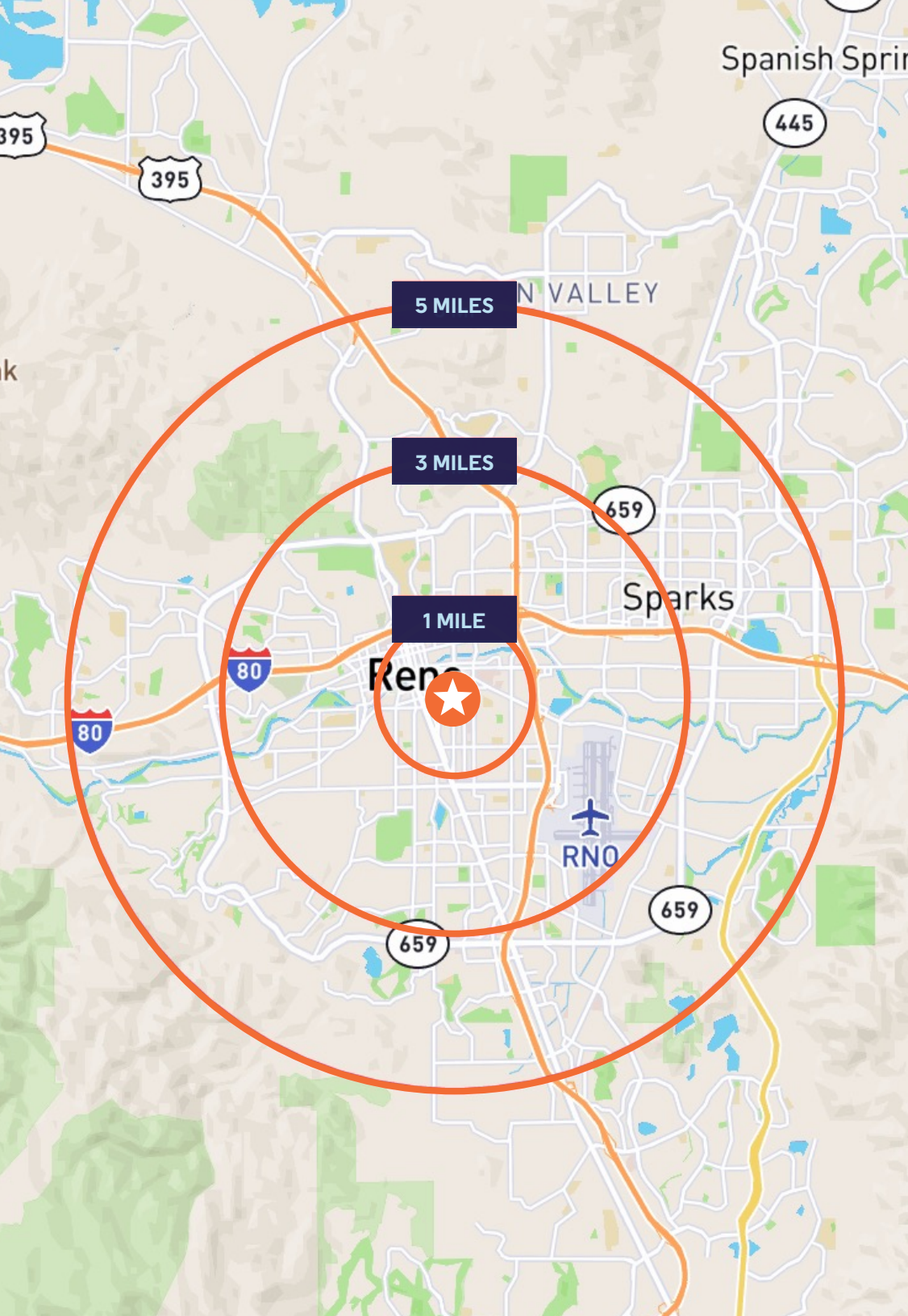


SQUARE FOOTAGE

9,586 SF

LOCATED IN THE HEART OF THE WELLS DISTRICT

The building was originally constructed in 1964 and has been completely renovated, inside and out, to create a modern space with abundant natural light. All suites include a private deck or a patio that is accessed through a glass roll-up door. Onsite parking and signage are available.



2025 DEMOGRAPHICS

DEMOGRAPHIC BRIEF 1 MILE 3 MILES 5 MILES

POPULATION

2025 Population - Current Year Estimate	21,533	141,358	253,459
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HOUSEHOLDS

2025 Households - Current Year Estimate	11,351	61,415	106,355
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HOUSEHOLD INCOME

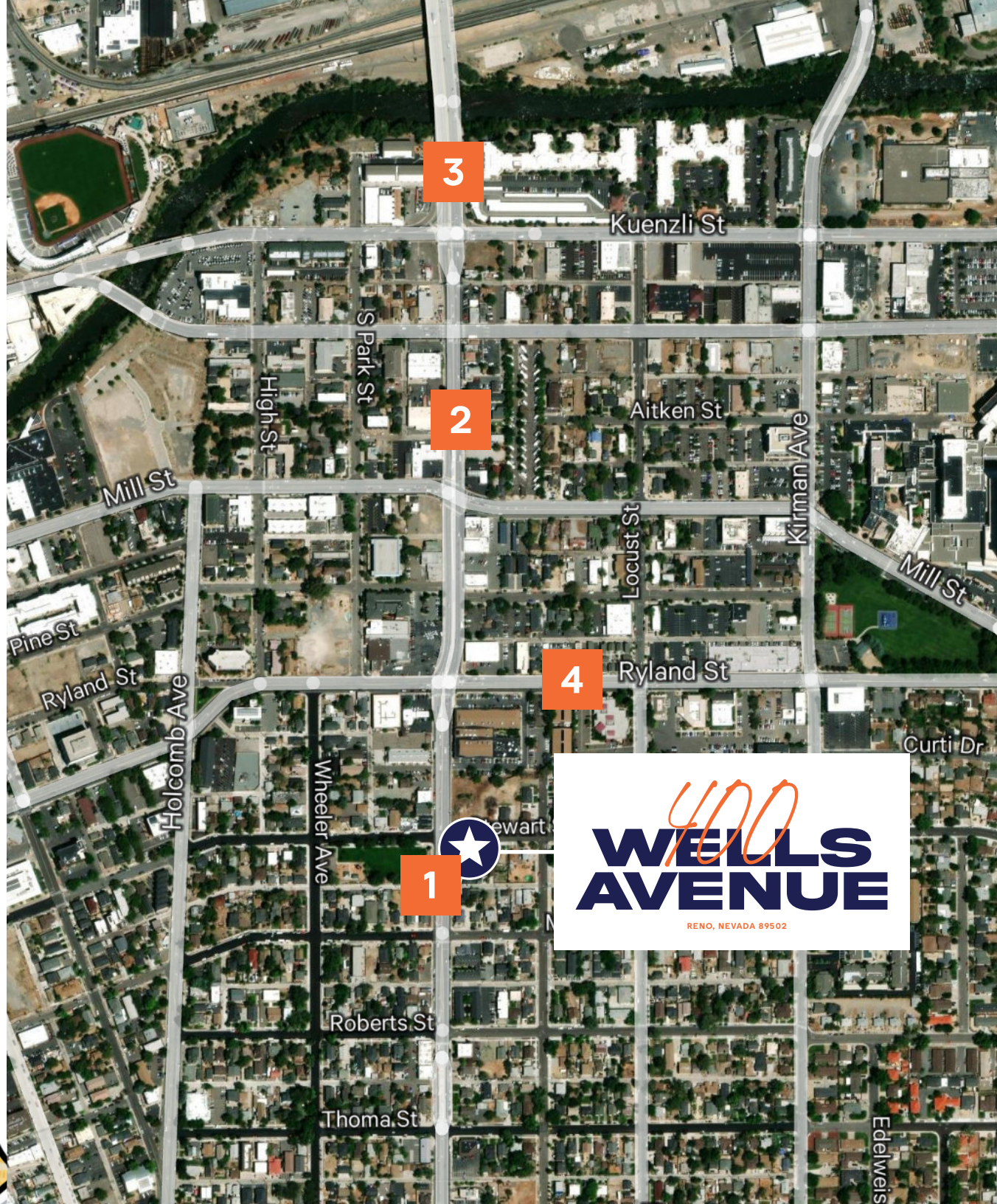
2025 Median Household Income	\$78,347	\$86,469	\$100,099
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PLACE OF WORK

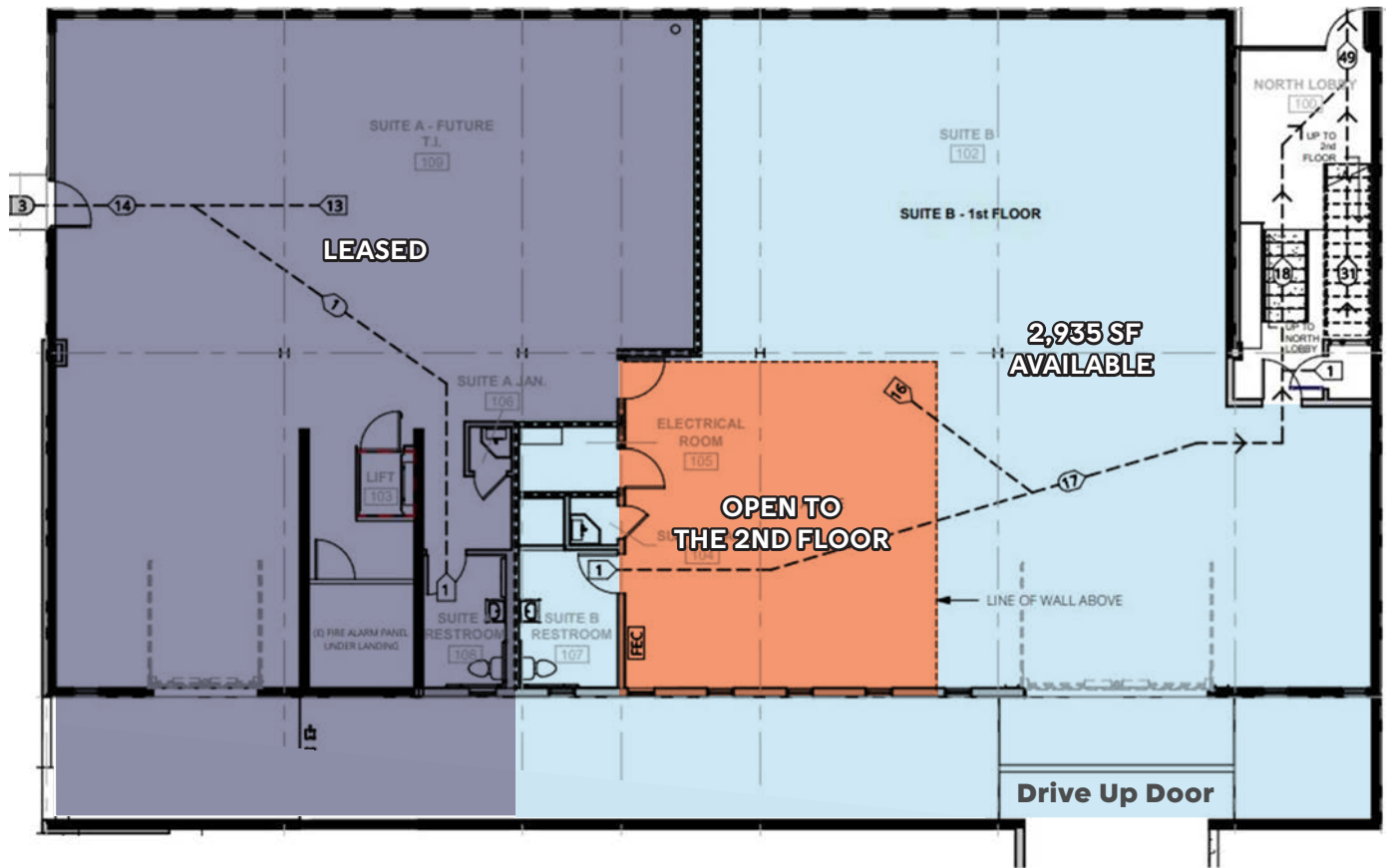
2025 Businesses	2,542	7,615	12,382
2025 Employees	33,810	106,392	171,381

TRAFFIC COUNTS 2024

	DESTINATIONS	DRIVE TIME
1	Wells Ave, 70ft S of Roberts St	15,800
2	Wells Ave, 85 ft N of Mill St	20,300
3	Wells Ave, 100ft N of Kuenzli Ln	21,000
4	Ryland St, 100ft W of Locust St	8,850

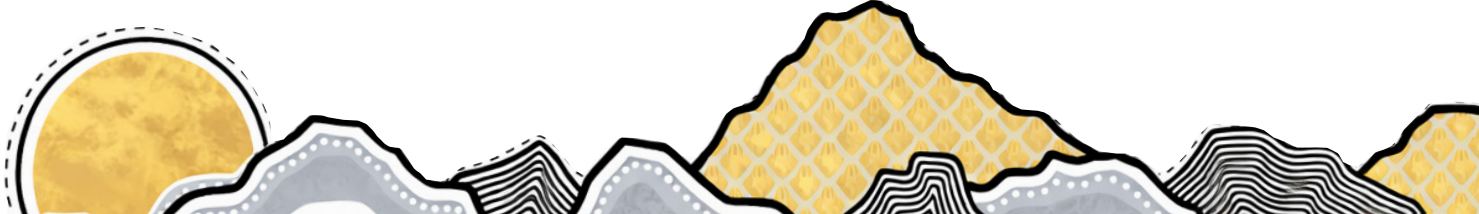


1ST FLOOR PLAN



TENANT LAYOUT

- Exposed Ducting
- Balcony
- Office/Retail/Flex
- Paver Patio
- Modern Industrial Finishes
- Glass Garage Roll Up Door



- Office/Retail/Flex
- Two Balconies
- Two patios with Mt. Rose Views
- Lots of Windows with Natural Light
- Modern Industrial Finishes

EXTERIOR PHOTOS

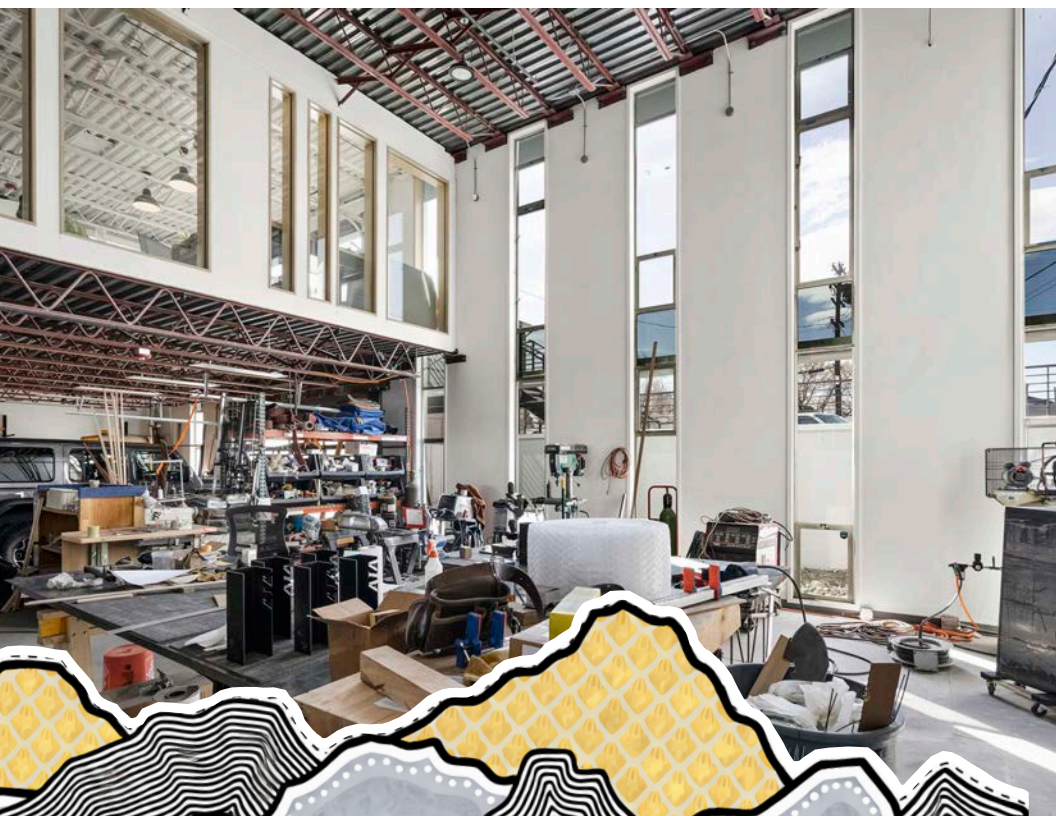
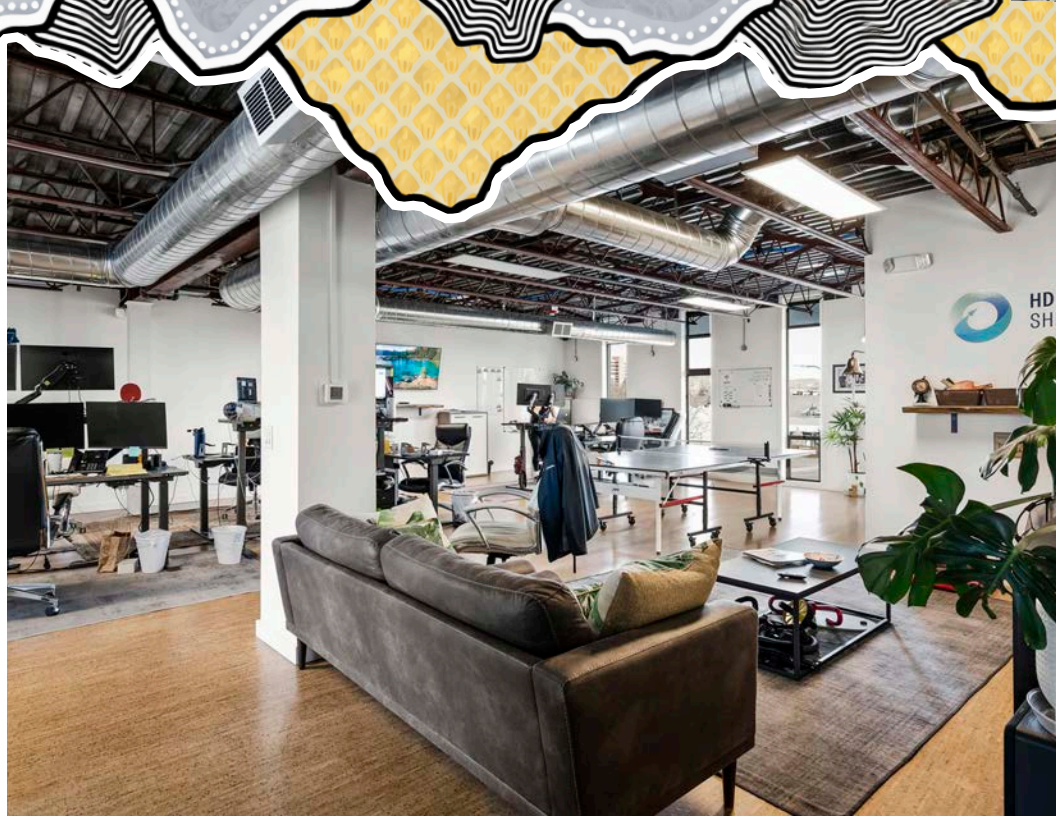
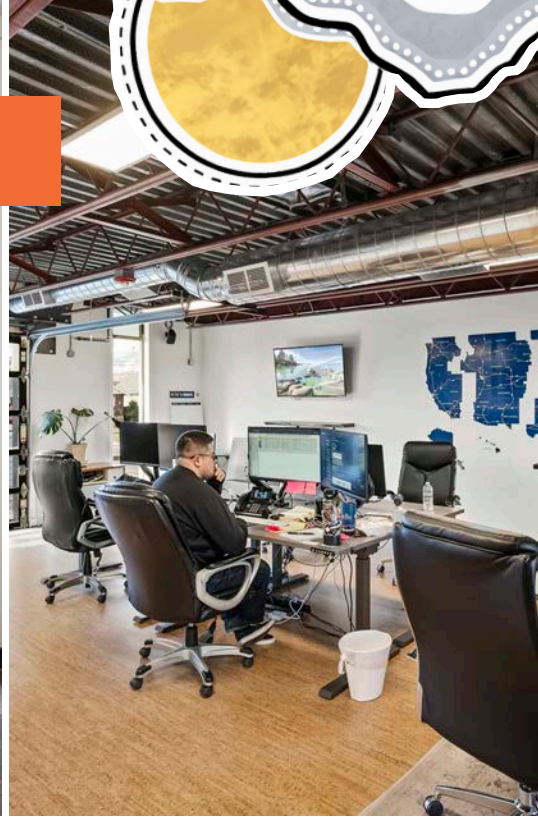


DRIVE IN DOOR

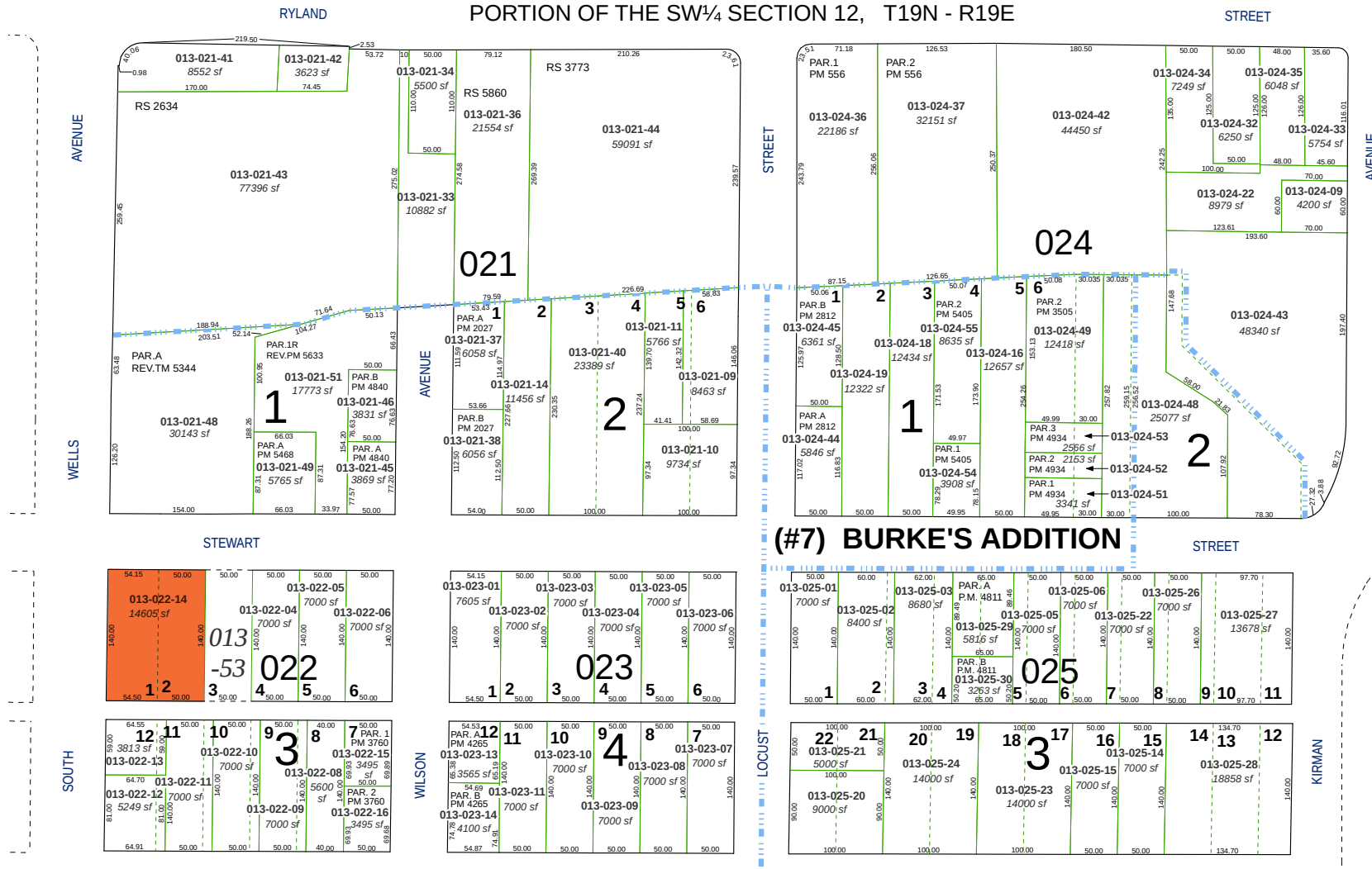




INTERIOR PHOTOS



PARCEL MAP



SITE PLAN

STEWART ST

400
S Wells Ave

WELLS AVE



AERIAL MAP

Sparks

Reno



RNO -
Reno-Tahoe
International Airport

400 WELLS AVENUE

RENO, NEVADA 89502

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