

For Lease

BTS/Ground Lease & QSR Opportunity



0 W. 4th St.
Reno, NV 89503

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Listing Snapshot



Contact Broker
Lease Rate



± 0.203 AC
Total Acreage



006-222-33
Parcel (APN)

Property Highlights

- Unique opportunity for either build-to-suit or a ground lease agreement for entire parcel.
- Excellent location for drive-thru coffee or other QSR restaurants.
- Site can accommodate up to approximately 3,000 SF with (16) parking spaces (with no drive-thru).
- Site is believed to be able to accommodate a drive-thru, exact building size to fit on site with drive-thru is to be determined by Buyer.
- Inquire with broker for additional information.

Demographics

	1-mile	3-mile	5-mile
2023 Population	21,846	139,402	246,041
2023 Average Household Income	\$67,532	\$80,298	\$90,757
2023 Total Households	11,080	60,147	101,852



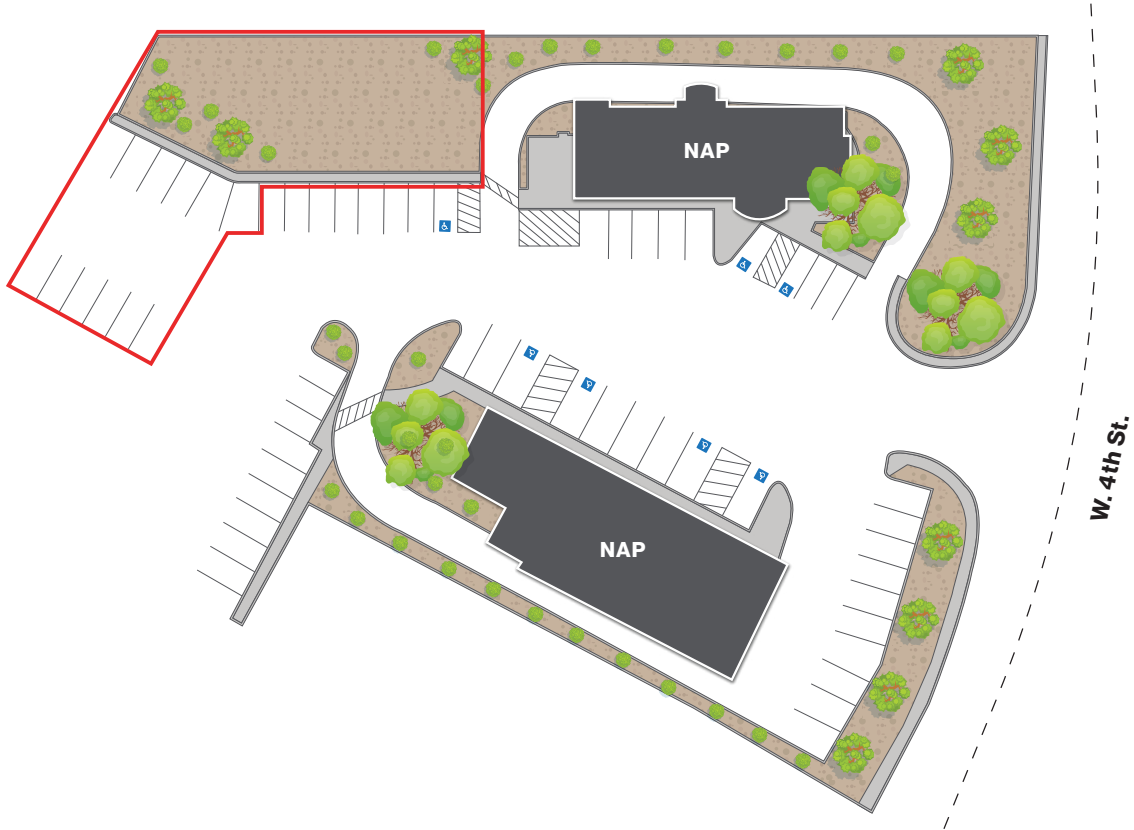




Site Plan | As-is

Available NAP

APN	Total Acreage	Available SF
006-222-33	± 0.203 AC	± 8,845 SF

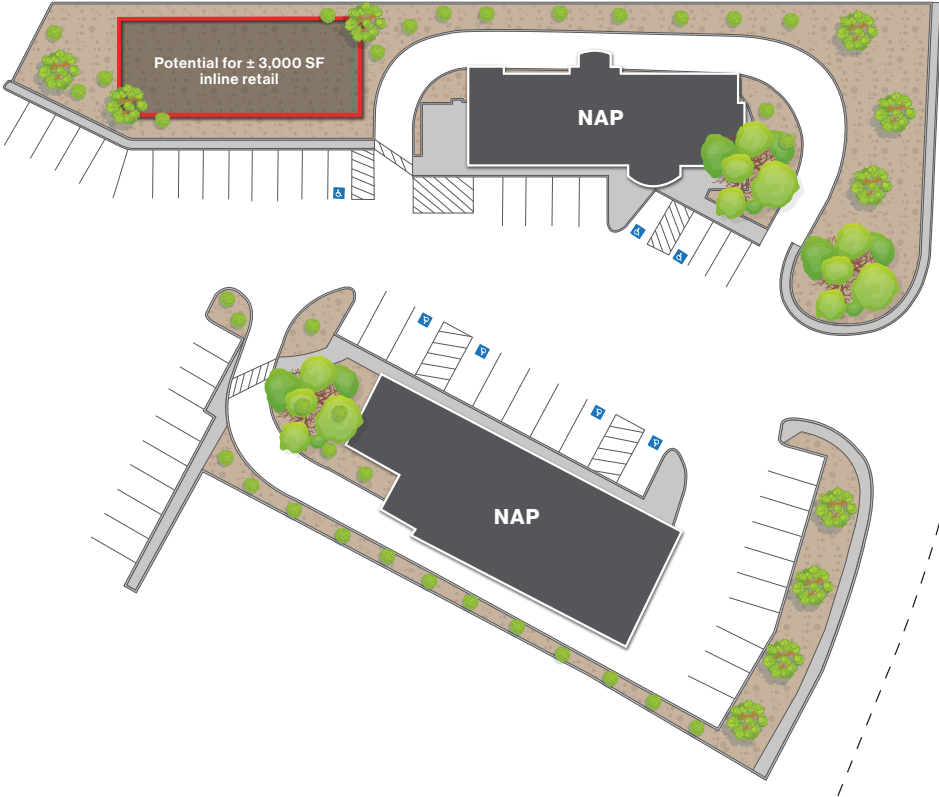


Site Plan | Conceptual Scenario 1

Available NAP

Available SF

±1,500-3,000SF



W. 4th St.

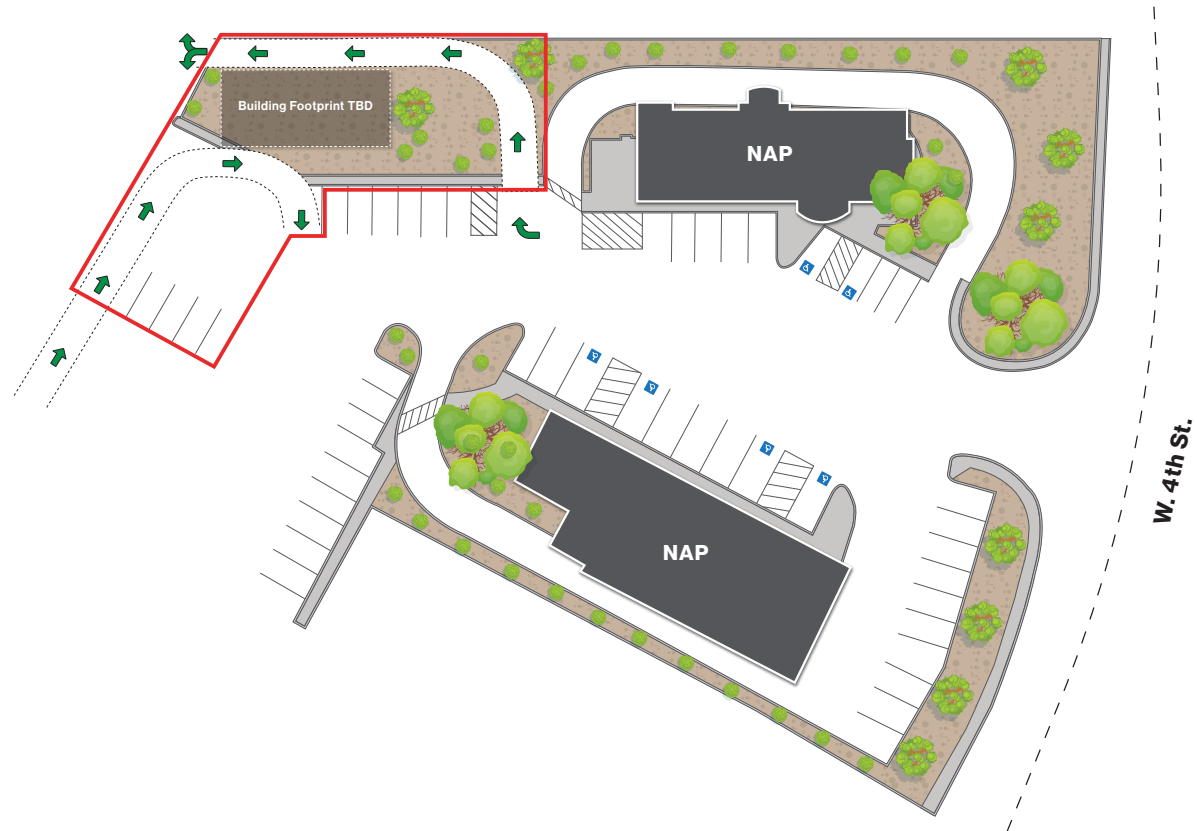


Site Plan | Conceptual Scenario 2

Available NAP

APN	Total Acreage	Available SF
006-222-33	± 0.203 AC	± 8,845 SF

*Note that this is intended only as a conceptual plan. Buyer/Tenant shall be responsible for verifying that a drive-thru would be allowed at the site.



Property Photos



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For inquiries please reach out to our team.

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