

For Lease

Turn-Key Restaurant/Bar with Enclosed Patio



188-190 California Ave.
Reno, NV 89509

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Point of contact

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$2.85 PSF NNN
Lease Rate



\$0.40 PSF
Lease Expenses



± 1,810 - 3,621 SF
Available Square Footage

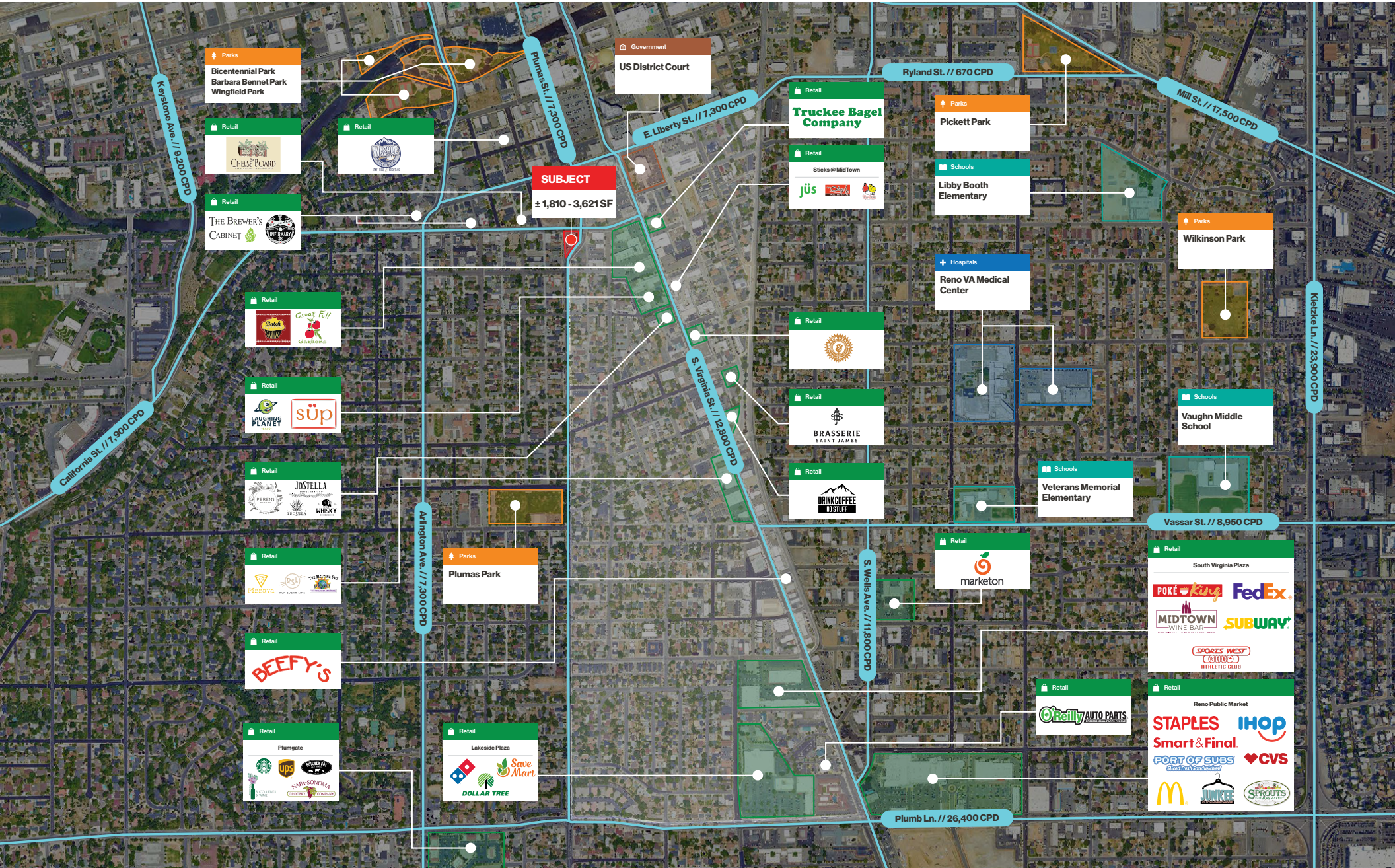
Property Highlights

- Turn-key restaurant with hood, grease interceptor, and walk-in in place
- Bar space can be separated from restaurant or utilized for additional indoor seating
- Walk-up window located along the west side of the building for to-go ordering
- ± 650 SF enclosed outdoor patio space along Sierra St.
- Two (2) individual restrooms in place
- On-site parking with eighteen (18) spaces as well as street parking along California and Plumas St.
- Located on the border of downtown and MidTown benefiting from a daytime population of ± 11,000 within a 0.5-mile radius
- Highly walkable with a walk score of 93

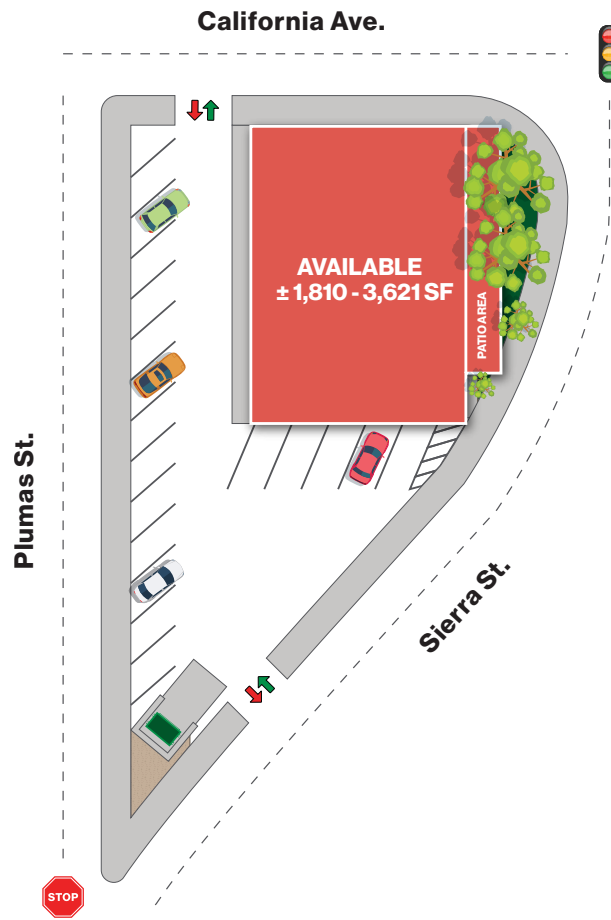
Demographics

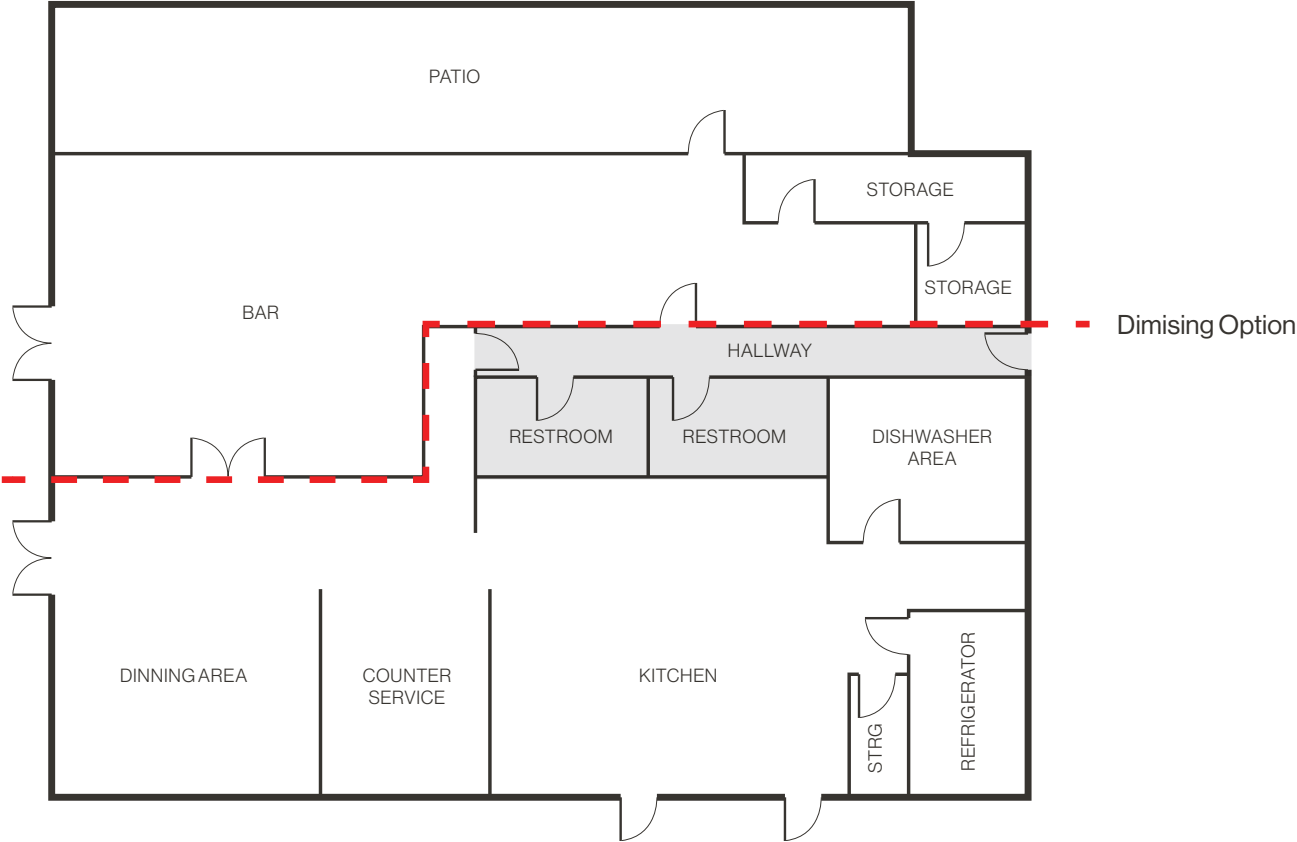
	1-mile	3-mile	5-mile
2024 Population	22,034	138,432	245,528
2024 Average Household Income	\$86,098	\$86,864	\$96,477
2024 Total Households	12,329	59,865	102,957











Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Point of contact

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962