

MEZ SPACE

248 W 1ST ST,
RENO, NV 89501

*±2,400 SF mezzanine
suite retail space
available for Lease,
in the heart of
Downtown Reno*

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PROPERTY OVERVIEW

±2,400 SF Mezzanine Suite

One bathroom at the Mezz level completed

New electrical panel

No lighting

Generic convenience outlets throughout. Surface mounted conduit

HVAC (2) new units mounted on the roof above Mezz.

Main HVAC duct through the concrete ceiling in each unit. No additional distribution ducts in the space

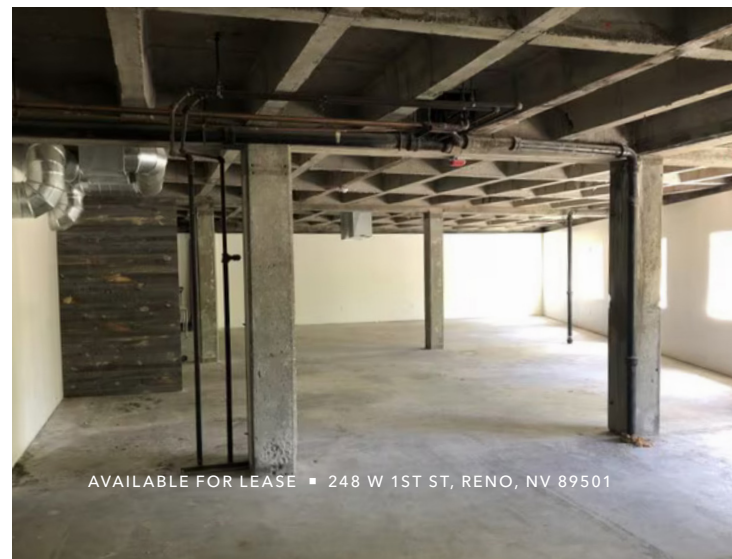
\$2.00 PSF + NNN

LEASE RATE

248 W 1ST ST



KIDDER MATHEWS | THE SIEGEL GROUP



AVAILABLE FOR LEASE ■ 248 W 1ST ST, RENO, NV 89501

248 W 1ST ST

*HIGHLY-
ACCESSIBLE*
LOCATION IN
DOWNTOWN RENO

UNIVERSITY OF NEVADA
STUDENT BODY 21,778

395

659

SPARKS

80

580

RENO

SUBJECT
PROPERTY

DOWNTOWN RENO		

RENO/TAHOE AIRPORT

MEADOWOOD SUB-MARKET		

395

659

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	242,983	324,065	433,229
2029 PROJ. POPULATION	240,740	319,545	432,452
2024 MED. AGE	35.7	36.6	37.3
DAYTIME POPULATION	198,848	249,857	297,821

HOUSEHOLD INCOME

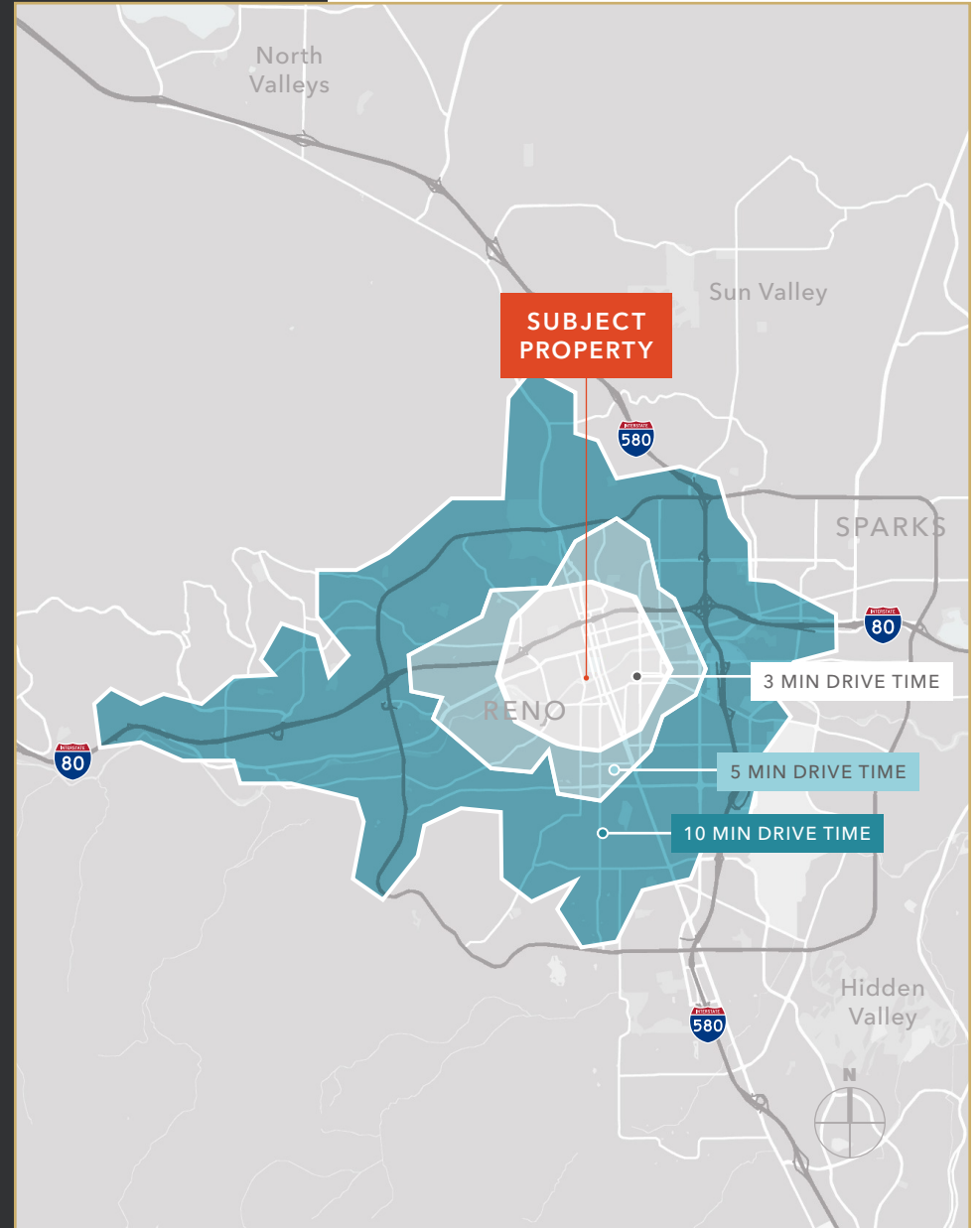
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$99,072	\$105,970	\$114,433
PROJ. AVG. HH INCOME (2024-2029)	\$102,319	\$109,901	\$119,248
2024 EST. MED. HH INCOME	\$74,926	\$80,315	\$87,931
2029 PROJ. MED. HH INCOME	\$75,774	\$81,541	\$89,641
2024 EST. PER CAPITA INCOME	\$42,395	\$44,542	\$47,080

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	103,568	135,786	177,820
2029 PROJ. HH	103,370	135,071	178,495
PROJ. ANNUAL GROWTH (2024-2029)	-198	-715	674
AVG. HH SIZE	2.3	2.3	2.4

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$7.14 B	\$9.85 B	\$13.55 B
ANNUAL RETAIL EXPENDITURE	\$3.35 B	\$4.62 B	\$6.36 B
MONTHLY HH EXPENDITURE	\$5,747	\$6,048	\$6,352
MONTHLY RETAIL EXPENDITURE	\$2,695	\$2,838	\$2,980



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

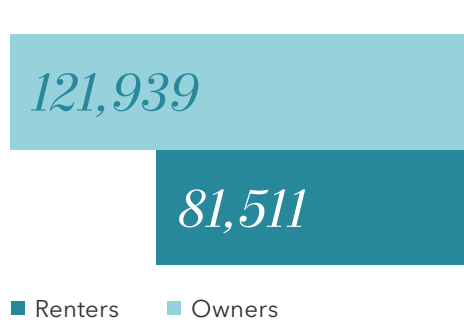
\$110,796

2023 AVG
HH INCOME

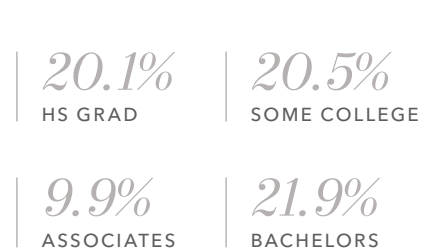
38.6

2023 EST.
MEDIAN AGE

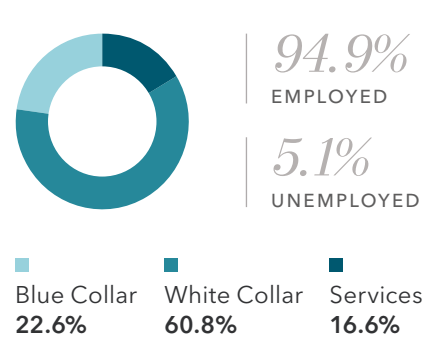
Home Ownership



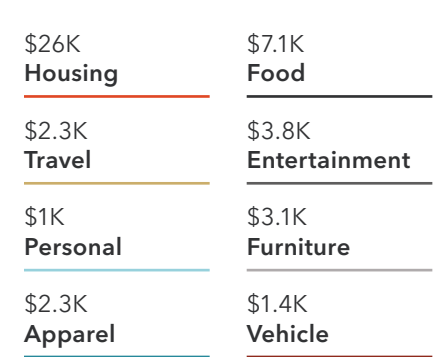
Education



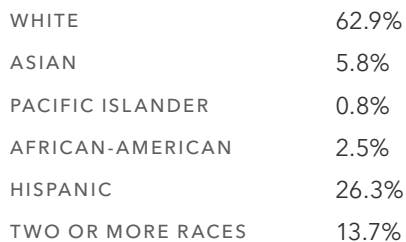
Employment



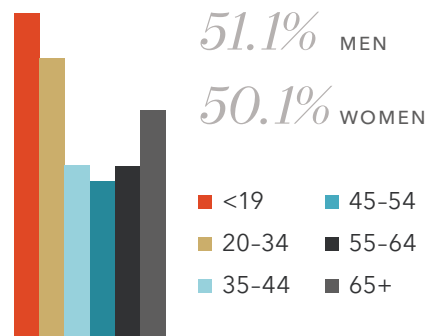
Household Spending



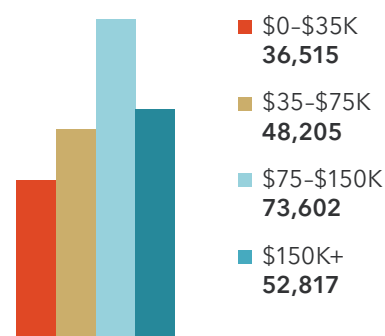
Race & Ethnicity



Gender & Age



Income by Household





Exclusively listed by

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THE SIEGEL GROUP

 **Kidder
Mathews**

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