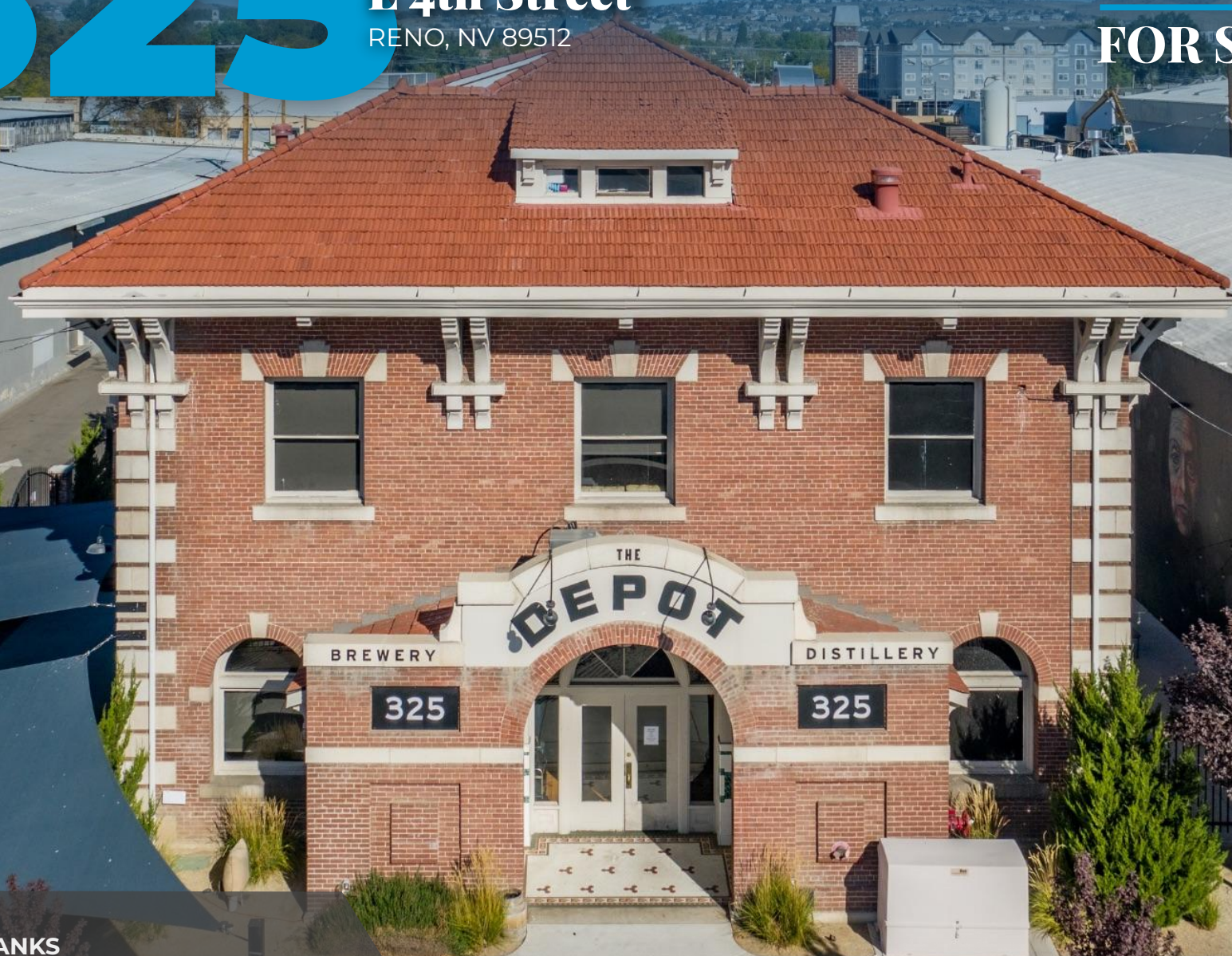


325

E 4th Street
RENO, NV 89512

RESTAURANT
FOR SALE



CHRIS SHANKS

PRINCIPAL, CCIM, INVESTMENT
775.762.7103 **CELL**
cshanks@dicksoncg.com
S.167217

**BROKER IS AFFILIATED WITH THE PROPERTY OWNER*





325

E 4th STREET
RENO, NV 89512

ABOUT THE PROPERTY

- Iconic three-story brick building originally constructed in 1910 as the Nevada-California-Oregon Railway headquarters
- Former home of The Depot Craft Brewery & Distillery.
- **Turn-Key operation with equipment.**
- Extensively renovated in 2014 for restaurant, brewery and distillery operations
- Designed to support restaurant, hospitality, production and event uses
- Distinctive interiors blending historic character with modern improvements
- Dedicated on-site parking
- Rare opportunity to reposition a recognizable Reno landmark



FOR SALE | \$3,975,000

BLDGs SIZE | 11,977 SF

LAND SIZE | 1.02

acres

ZONING | MD-ED

DOWNTOWN ENTERTAINMENT DISTRICT

APN | 007-303-41 & 51

AREA MAP



COURTYARD
BY MARRIOTT

GREATER NEVADA Field

ABBY'S
HIGHWAY
40

E 4th Street

LEAD DOG
BREWING

RENO
REAL BIKE

Black Rabbit
MEAD COMPANY

BATTLE
BORN
BEER

325
E 4th Street

APN # 007-303-41

APN # 007-303-51

THE JESSE
— RENO, NEVADA —

LOUIS
Basque
corner.

NBA

The
MINT
CASINO

WHITNEY PEAK
HOTEL

BALLPARK

PARCEL MAP

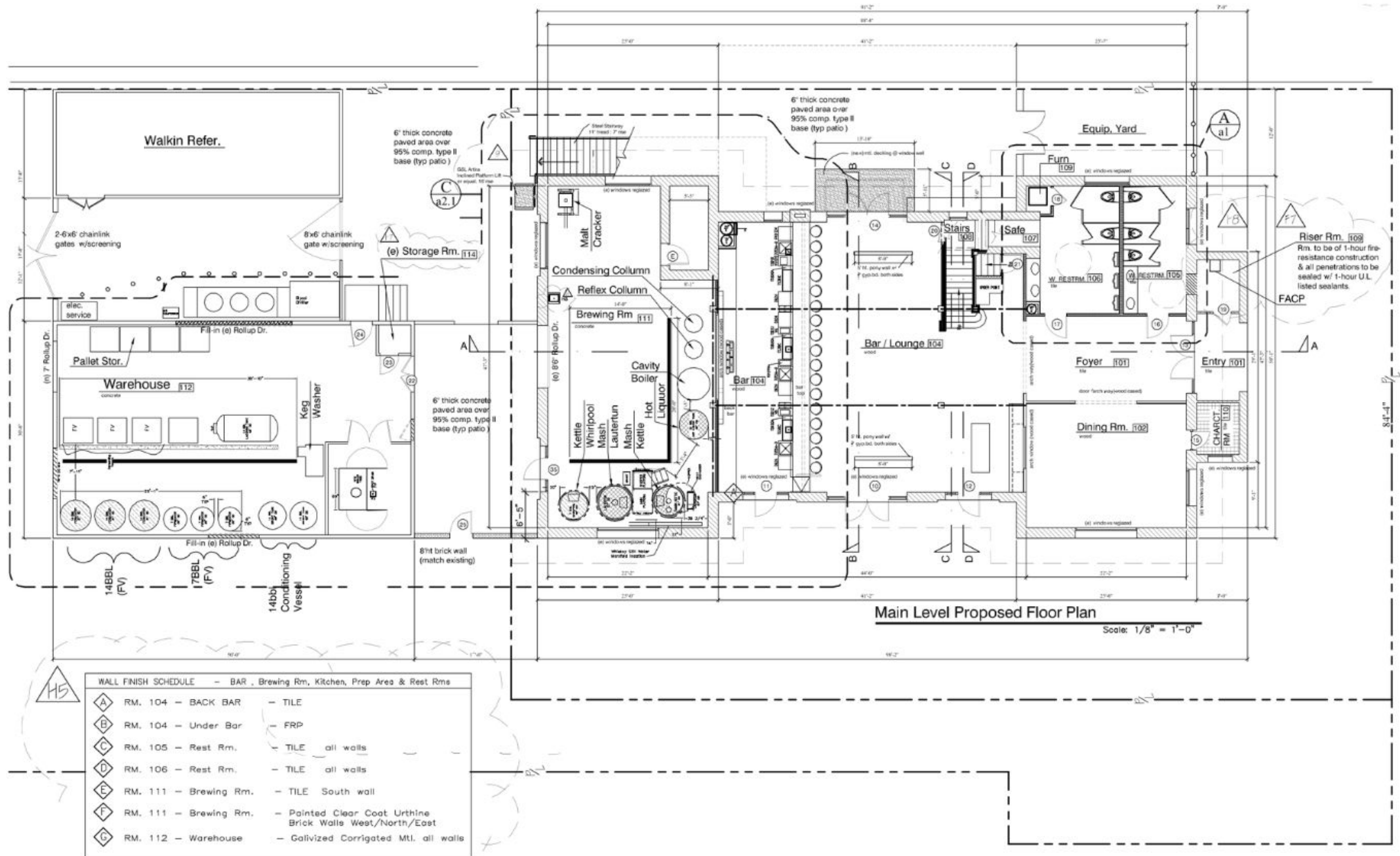
325

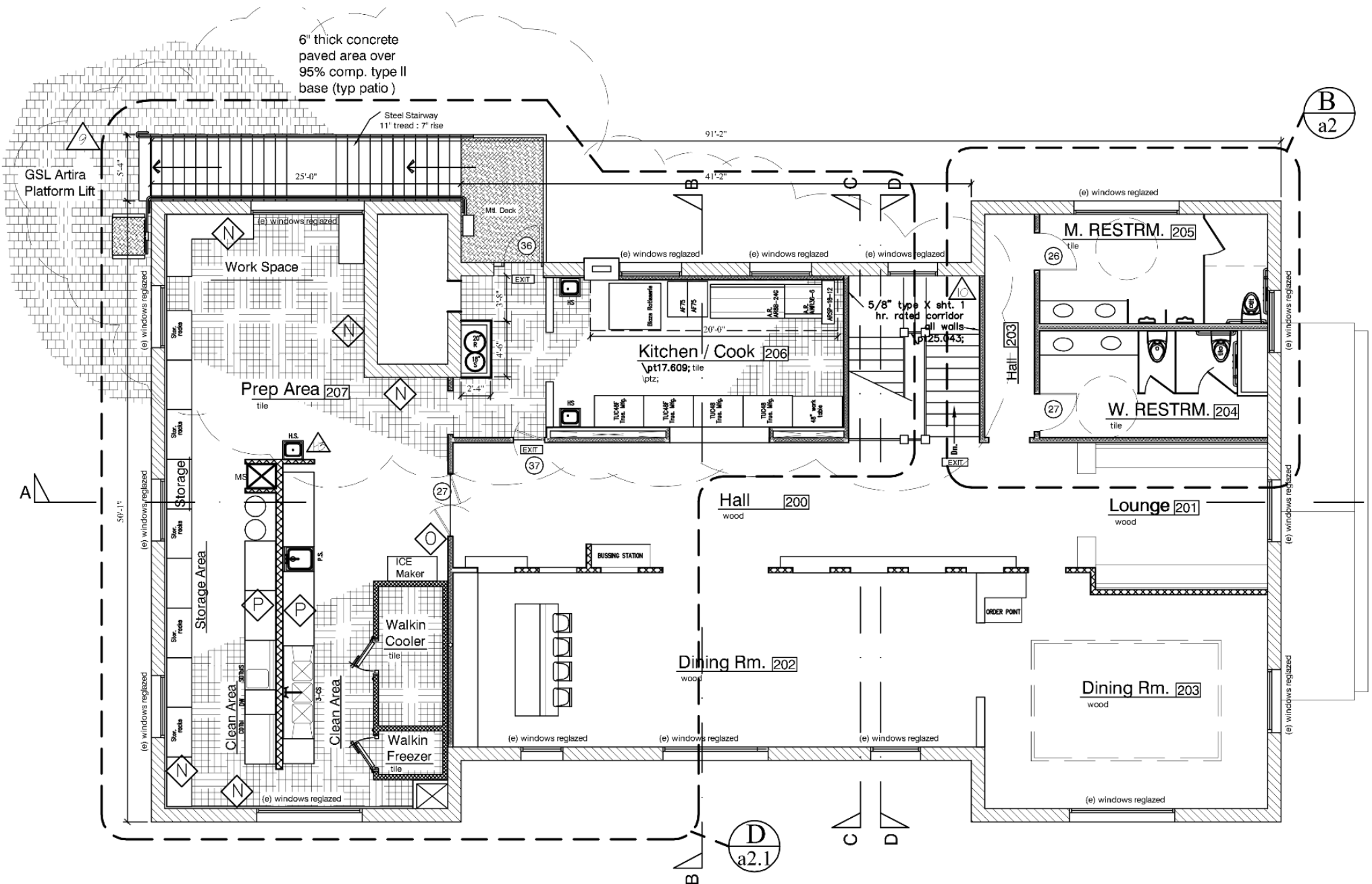
E 4th St

APN # 007-303-41

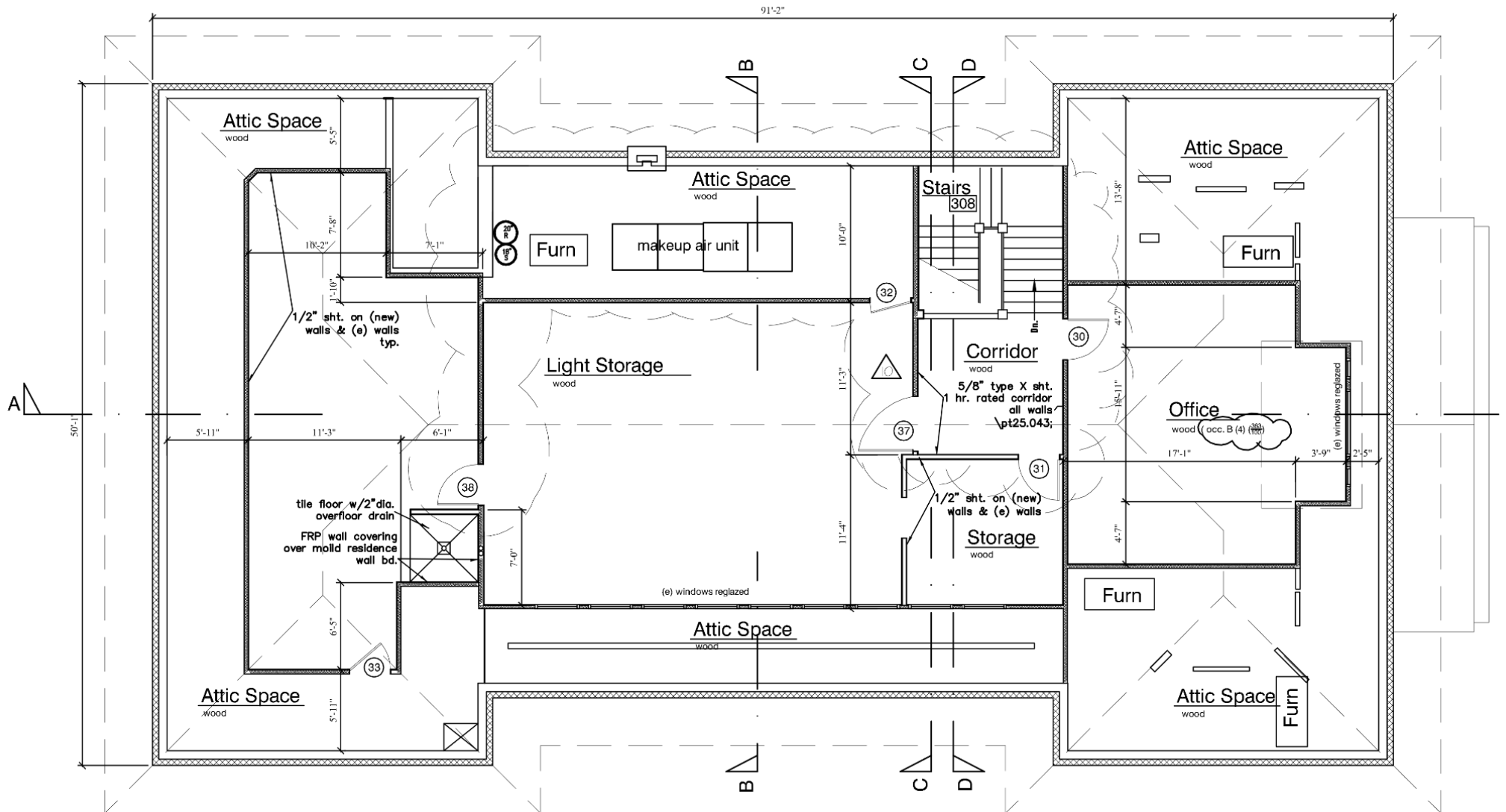
APN # 007-303-51

DEC





FLOOR PLAN - THIRD FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



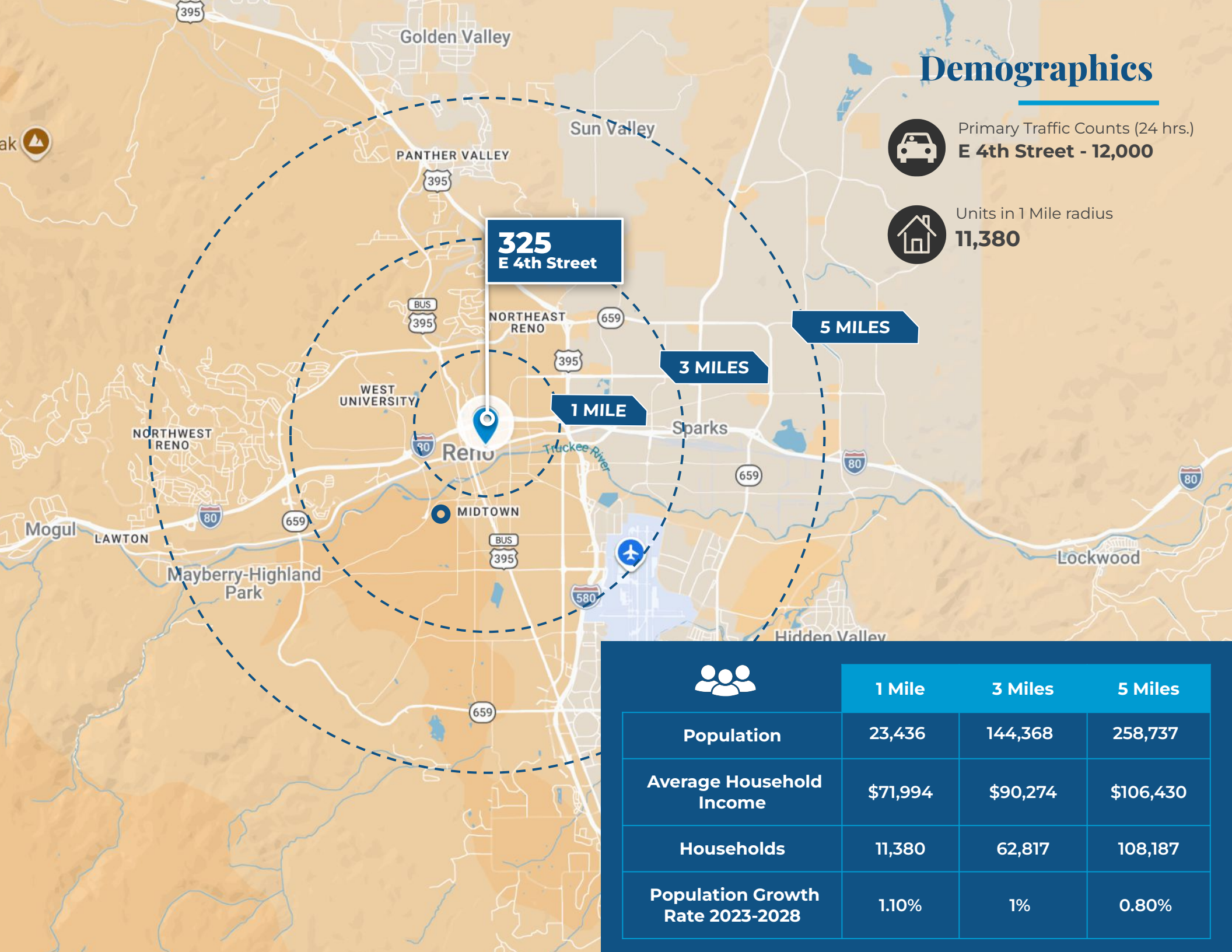
Demographics



Primary Traffic Counts (24 hrs.)
E 4th Street - 12,000



Units in 1 Mile radius
11,380



325
E 4th Street

5 MILES

3 MILES

1 MILE



	1 Mile	3 Miles	5 Miles
Population	23,436	144,368	258,737
Average Household Income	\$71,994	\$90,274	\$106,430
Households	11,380	62,817	108,187
Population Growth Rate 2023-2028	1.10%	1%	0.80%

Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

- Corporate or Personal Income Tax
- Inventory or Franchise Tax
- Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



SNC SIERRA
NEVADA
CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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