

24

CALIFORNIA

20/24

# California

RETAIL, RESTAURANT & OFFICE SPACE AVAILABLE IN DOWNTOWN RENO, NV

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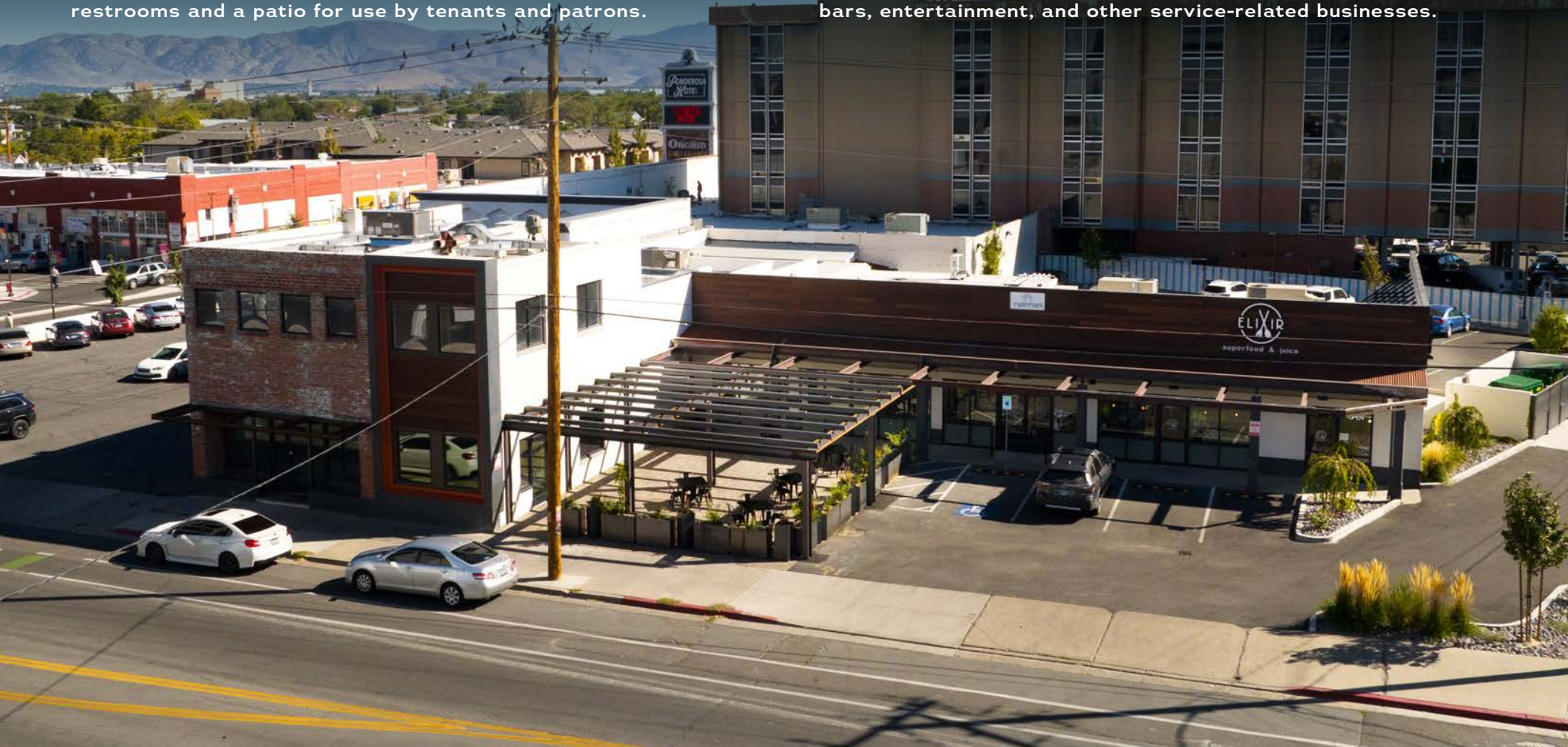
# PROPERTY OVERVIEW

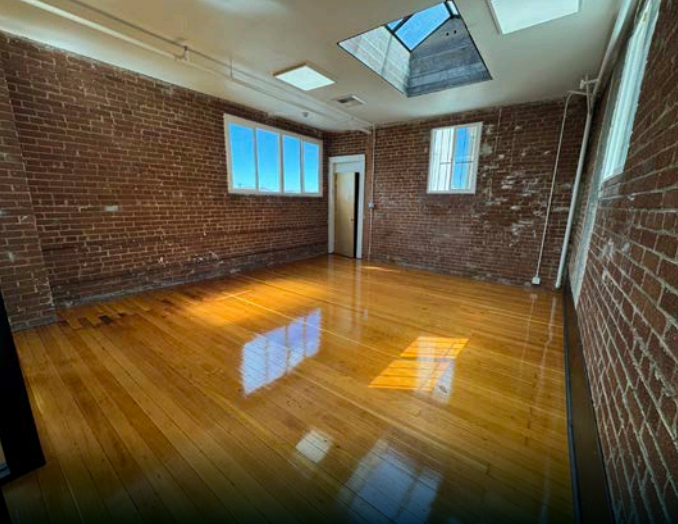
Colliers is pleased to present 20/24 California Avenue, an outstanding opportunity for retail, restaurant and office users looking to occupy a modern urban space in Downtown Reno. Join the amazing tenant mix already thriving, including The Wheyfarer Cheese & Specialty Foods, Elixir Superfood & Juice, and Rare Tea.

The available space can accommodate users in the 1,358 to 6,243 square foot range. The building has been renovated with a modern look while maintaining its historical charm and character. Additionally, the property offers common area restrooms and a patio for use by tenants and patrons.

The property is well located at the corner of California Avenue and South Virginia Street. It is also within walking distance of Downtown Reno, The Riverwalk District, and The MidTown District. The surrounding area has long hosted a myriad of restaurants, retailers, and small businesses, all serving the 95,000+ daytime population within a 2-mile radius.

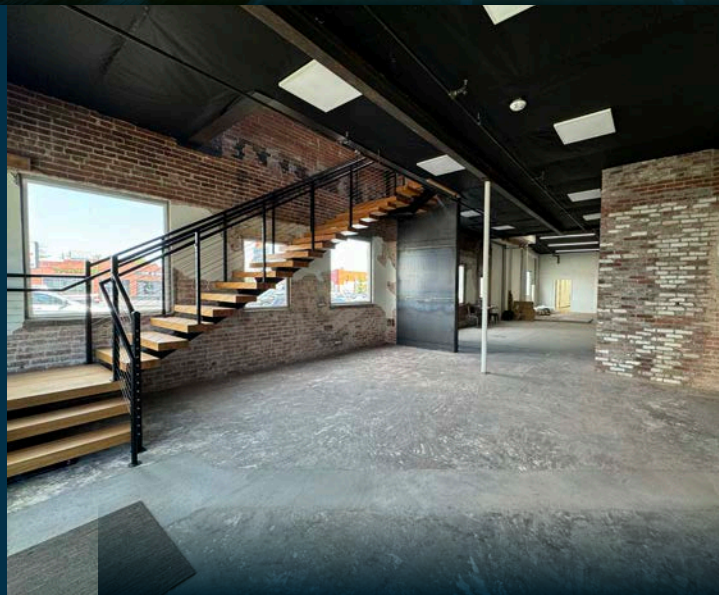
Downtown Reno is home to law firms, government offices, tech companies, hotels, casinos, residential areas, the University of Nevada, hospitals, and many more. Employees and clientele in this area are seeking Class A options for coffee, fitness, food, bars, entertainment, and other service-related businesses.





## BUILDING HISTORY

Originally built in 1933, the building has undergone several renovations over its lifespan. Current ownership has made significant renovations and improvements to highlight, showcase and embrace the historical aspects of the building while enhancing the space to appeal to modern retail and office tenants.



# THE PERFECT FIT FOR ANY USER

View Virtual Tour



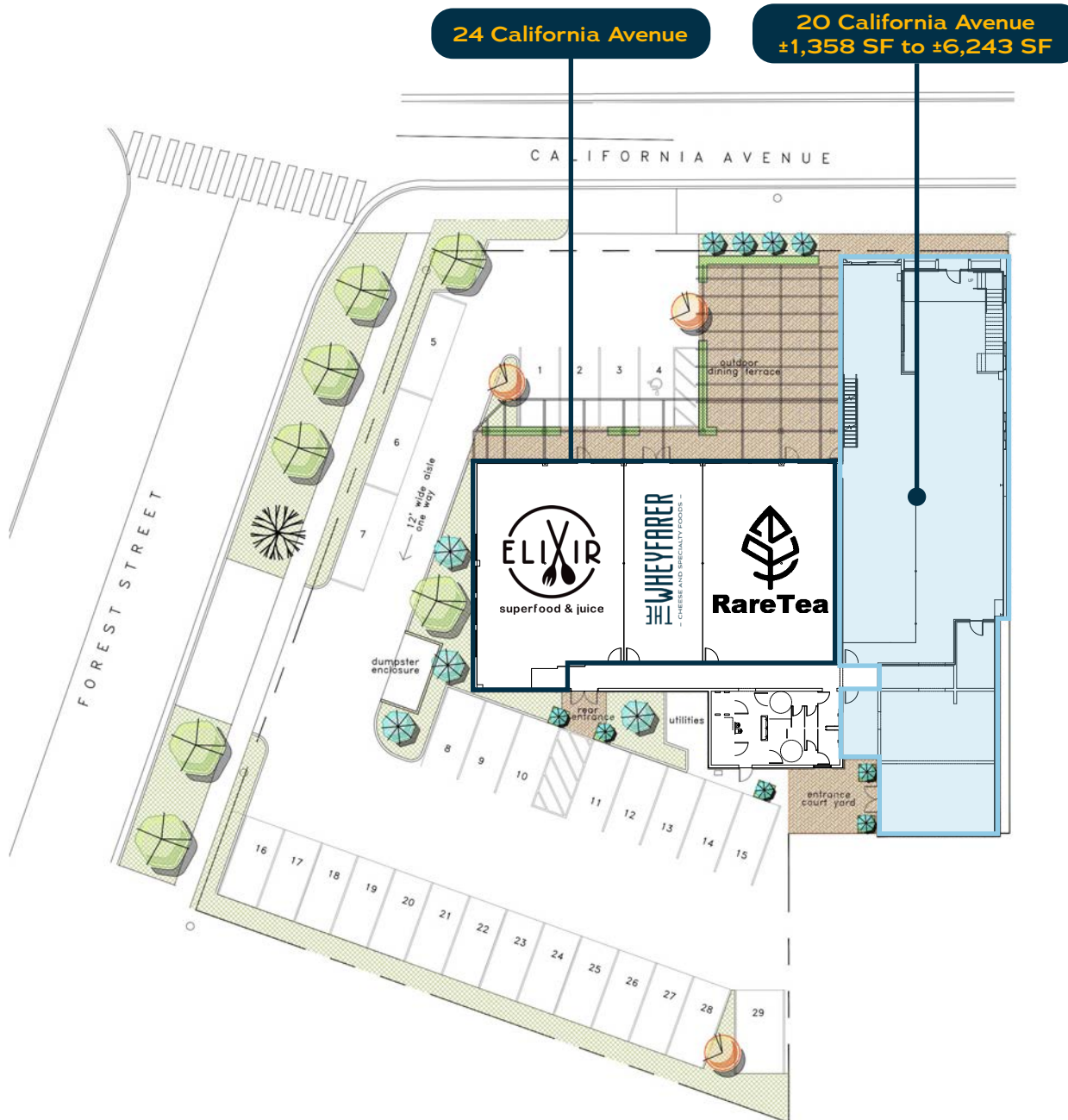
## PROPERTY HIGHLIGHTS

### RETAIL & RESTAURANT SPACE

- Ideal food & beverage opportunity in the MidTown trade areas
- Spaces are available from 1,358 SF to 6,243 SF with shared grease interceptor, outdoor patio space, and restrooms
- 28 on-site parking spaces included in front and back of building
- Signage opportunities that are visible to South Virginia Street, California Avenue, and Forest Street

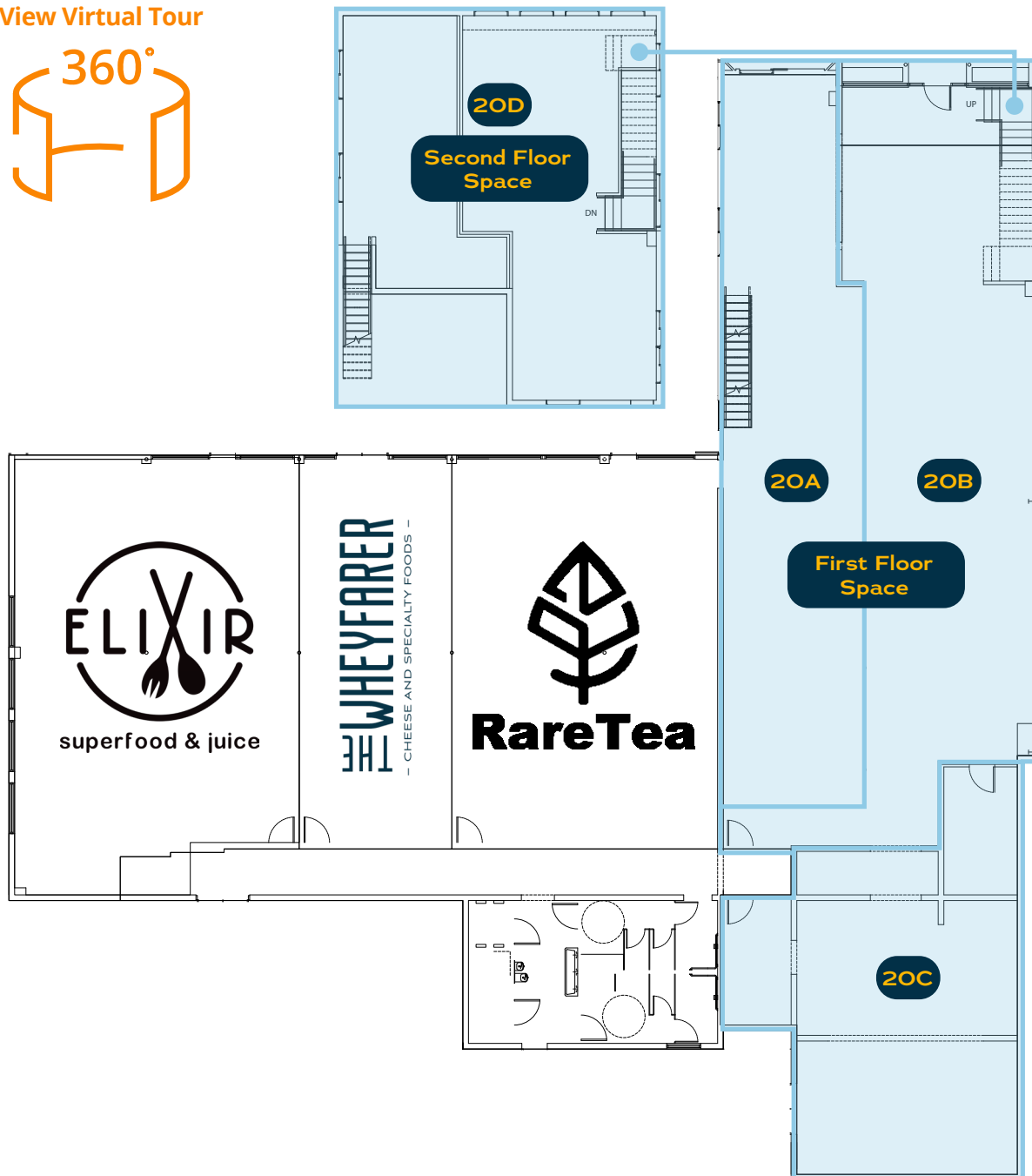
### OFFICE SPACE

- Rare Opportunity for a unique and modern downtown office
- Multiple size options and layouts are available
- Space is in warm shell condition and is ready for custom improvements
- All suites will have access to the common area restrooms and patio area



# 20 CALIFORNIA AVE SPACE

View Virtual Tour



AVAILABLE SPACE OFFERS MANY DIFFERENT CONFIGURATIONS AND SIZE RANGES TO FIT A SINGLE OR MULTIPLE USERS. SEE BELOW INDIVIDUAL SUITE DETAILS.

**NOTE:** Suite 20A must be leased in combination with other suites for restaurant user. All available spaces allow retail, office or restaurant users.

**20A** ±1,543 SQUARE FEET

Suite offers ideal set up for a food and beverage user with shared patio access and grease interceptor already installed.

**20B** ±1,964 SQUARE FEET

Suite Includes common hallway and restrooms, and shared patio space. Ideal ground floor office or retail space. Can combine with 20A to create a 3,507 SF restaurant.

**20C** ±1,378 SQUARE FEET

Suite includes common hallway and restrooms, private patio space and entrance.

**20D** ±1,358 SQUARE FEET

Second floor suite with open concept, natural light and views of the Sierra Nevada Mountains.

# STRONG SURROUNDING AREA DEMOGRAPHICS

Reno, Nevada, has experienced remarkable population stability and growth, positioning it as a vibrant and dynamic community with a promising future. Over the past decade, Reno's population has steadily increased, driven by a combination of economic opportunities, quality of life, and a welcoming business environment. The city's appeal extends to a diverse

range of residents, from young professionals drawn by the burgeoning tech industry to families and retirees seeking a balanced lifestyle. For businesses looking to tap into a growing market, Reno offers a unique blend of stability and expansion potential, making it an ideal location for long-term investment.

## 2-MILE RADIUS



**36.3**

MEDIAN  
AGE



**55.5k**

SURROUNDING  
POPULATION



**\$80.3k**

AVERAGE  
HOUSEHOLD INCOME



**\$570k**

MEDIAN HOME  
VALUE (JULY '24)



# A BROAD LOOK AT THE AREA

Reno is arguably the most robust emerging market in the country. The region has seen a large increase in tech industry labor force due to the influx of major tech companies to the area. Businesses are benefiting from the region's economic expansion and experiencing meaningful growth throughout the region.



20/24 California Avenue  
Reno, NV 89509



Truckee River





J RESORT



0.5 Miles

COURTYARD BY MARRIOTT



CENTURY THEATRES

wild river GRILLE

RENAISSANCE HOTELS



BURGER IM

Royce BURGER BAR

CHASE

Discovery

CrossFit



usbank



THE BREWER'S CABINET



ANYTIME FITNESS

Charrasco BRAZILIAN STEAKHOUSE

MEXCAL TACOS - TEGUILA

20/24 California Avenue  
Reno, NV 89509

Newlands Ln

WELLS FARGO

NEVADA HOUSE OF ART

Great Fall Gardens

süp



taco john's

Saint Lawrence Ave

Reno Ave

W Taylor St

W Taylor St

La Rue Ave

Haskell St

Azuza W

Crampton St

Burns St

# A CLOSER LOOK AT THE AREA

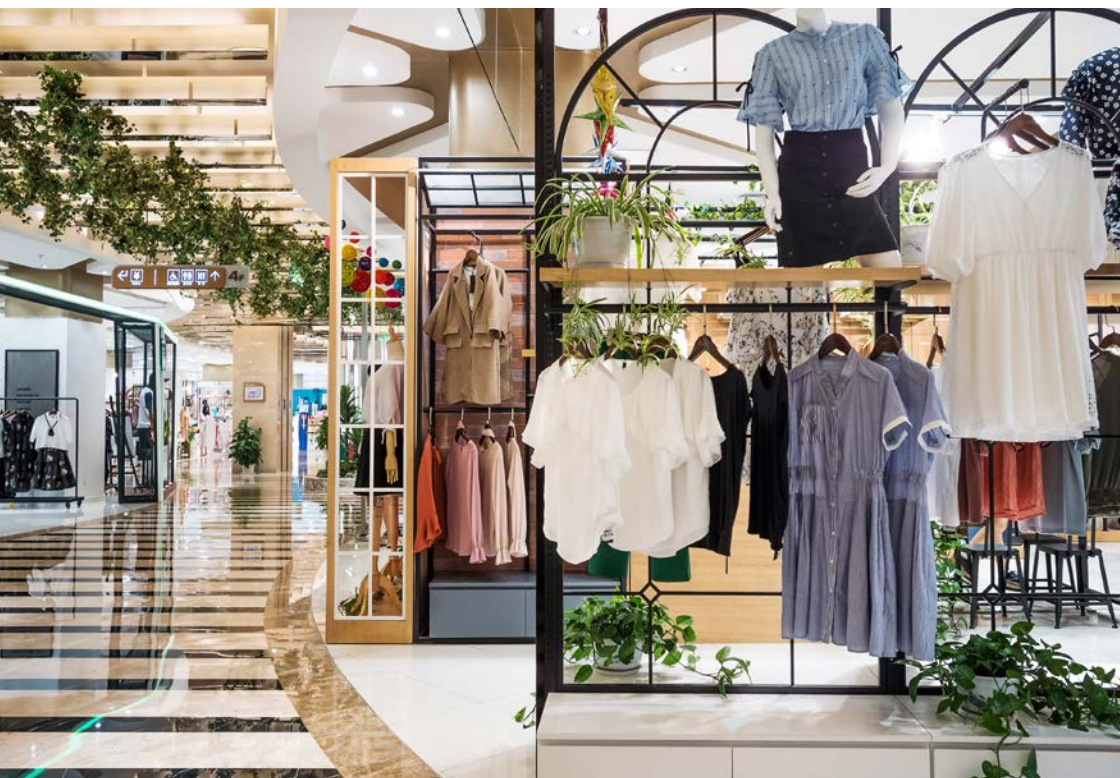
Downtown Reno is a vibrant, highly walkable area with a Walk Score of 94, making it ideal for businesses seeking a bustling, accessible location. Within walking distance, you'll find over 50 restaurants, offering a wide range of dining options from casual eateries to fine dining establishments.





Just North of 20/24 California Avenue, the Riverwalk District is home to more than 60+ options in restaurants, taverns, urban living, and boutique shops. The district includes nine separate parks and public plazas that host events such as the Reno River Festival, outdoor concerts, and Artown displays.

# AN URBAN VENUE FOR WORLD-CLASS ENTERTAINMENT



## ECLECTIC NEIGHBORHOOD IN THE HEART OF RENO

Just South of 20/24 California Avenue, MidTown Reno is home to unique shops, services, arts, and a wide array of food and beverage options. There are more than 250 businesses in MidTown Reno, 20+ bars and restaurants, and 40+ stores and shops selling music, art, fashion, clothing, and more.

MidTown Reno enjoys accessible and affordable public transit options to other parts of the Reno/Sparks region through the Regional Transportation Commission.

# UNIVERSITY OF NEVADA, RENO

Founded in 1874, The University of Nevada, Reno has been recognized as a top national university by U.S. News and World Report. The campus enrolls nearly 21,000 students each year, spans 180 buildings, 60 research facilities, 12 museums and galleries, 13 schools and colleges, and has invested \$850 million since 2009 in advanced labs, residence halls, and facilities.

It's designation as an R1 Institution places it in a list of just 130 universities by the Carnegie Classification Institutions of Higher Education. The R1 designation is awarded to universities with "very high research activity," which is reserved for doctoral-granting universities with exceptional levels of research activity.

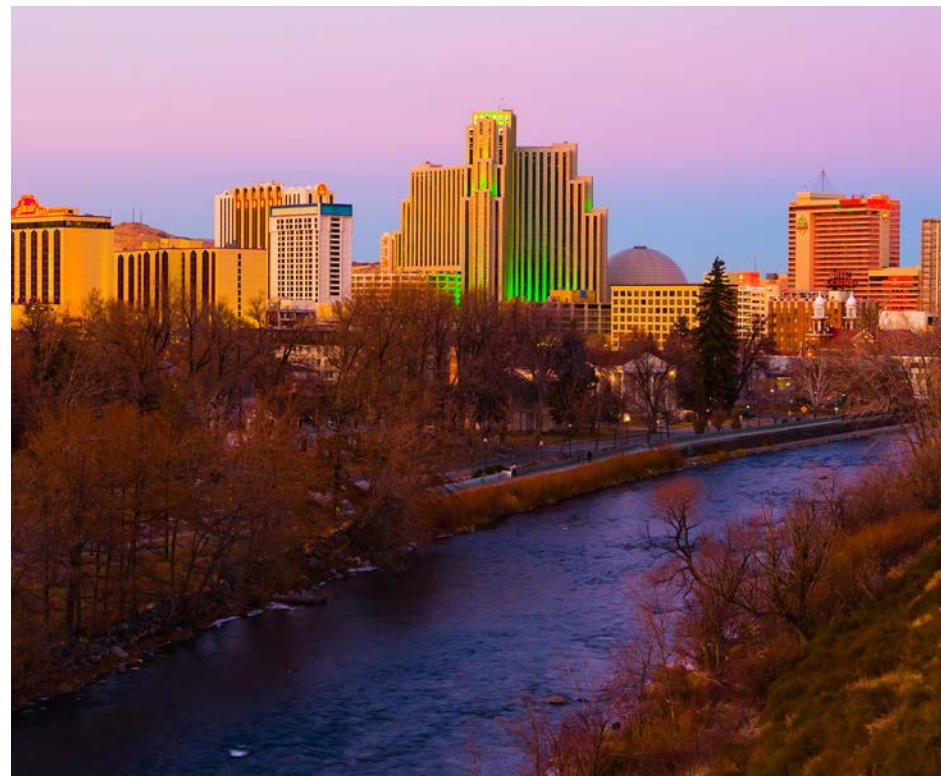




## WHERE ESTABLISHED & EMERGING BUSINESSES ARE FLOURISHING

Just North of 20/24 California Avenue, Downtown Reno is experiencing a development revival. In addition to the emerging Reno's Neon Line District, Downtown Reno has multiple projects recently completed, under construction, and planned that are poised to forever change the dynamic of Reno's urban center.

Downtown Reno is home to the iconic Reno arch and the National Bowling Stadium, is 5,000+ hotel rooms, 230,000+ square feet of meeting space, 42+ restaurants, 23+ bars, 38+ retail businesses, and 12+ live entertainment venues.



# 20/24 California

RENO, NEVADA 89509

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