



FOR LEASE  
17,000 sqft  
322-1850

FORMER BAR/RETAIL  
SPACE AVAILABLE

FOR LEASE  
±1,200 SF

120 E 2ND STREET

RENO, NV 89501

# INVESTMENT OVERVIEW

## 120 E 2ND STREET

The Reno Cushman & Wakefield Retail team is pleased to present ±1,200 SF of former bar / retail space for lease in downtown Reno.

The retail space is located in the center of downtown, formerly Doc Holidays Saloon. The location is in close proximity to Greater Nevada Field, home of the Reno Aces. Next to the ball park, a 368-unit apartment complex and parking garage, and the mixed use Reno City Center development w/ 530 residential units, 78,500 SF of retail space and 150,000 SF of office space.



# HIGHLIGHTS

## OPPORTUNITY BENEFITS



Former Bar/Saloon.



Across the street from Reno City Center (RCC) Mixed Use Project.



RCC includes 530 residential units,  $\pm 78,500$  SF of retail space and  $\pm 150,000$  SF of office space.



Close proximity to Greater Nevada Field, Home of the Reno Aces.



Under Construction - 368-unit apartment complex and parking garage.

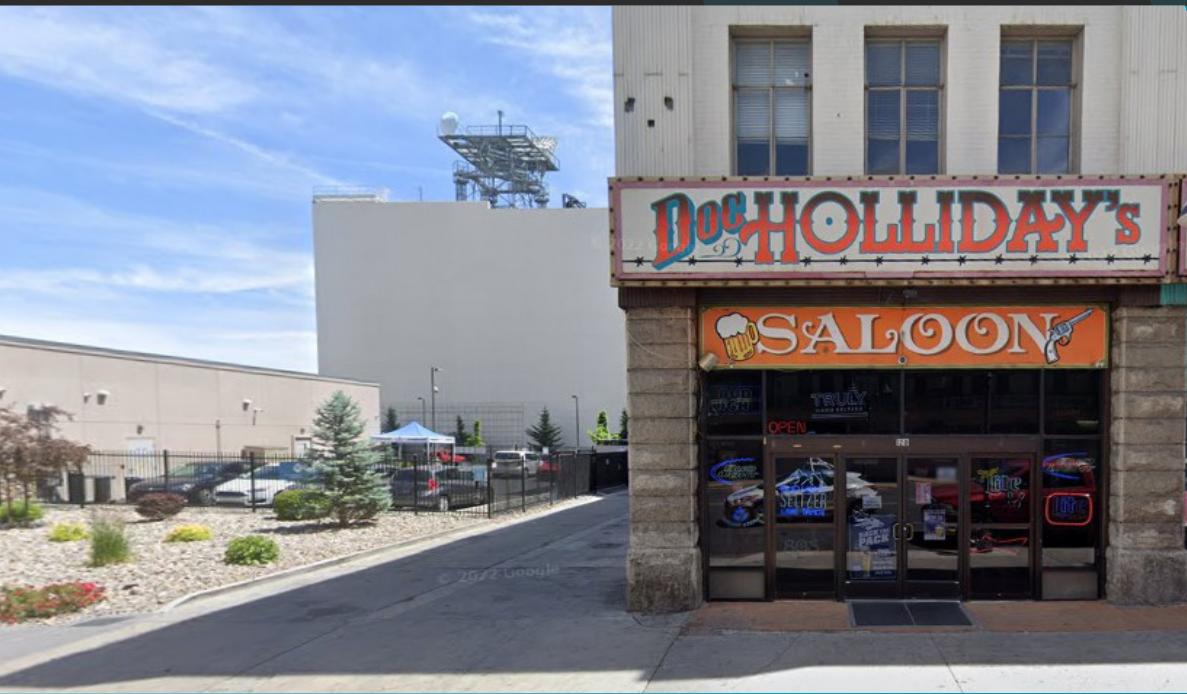


Tenant Improvement Allowance available.



## PROPERTY DETAILS

- » Asking Price: Call broker for pricing
- » Available SF:  $\pm 1,200$  SF
- » Currently vacant
- » Built in 1940
- » 12ft+ Clearance Height
- » Zoning: MD-RD
- » APN: 011-072-10 (Washoe County)





# NEARBY AMENITIES

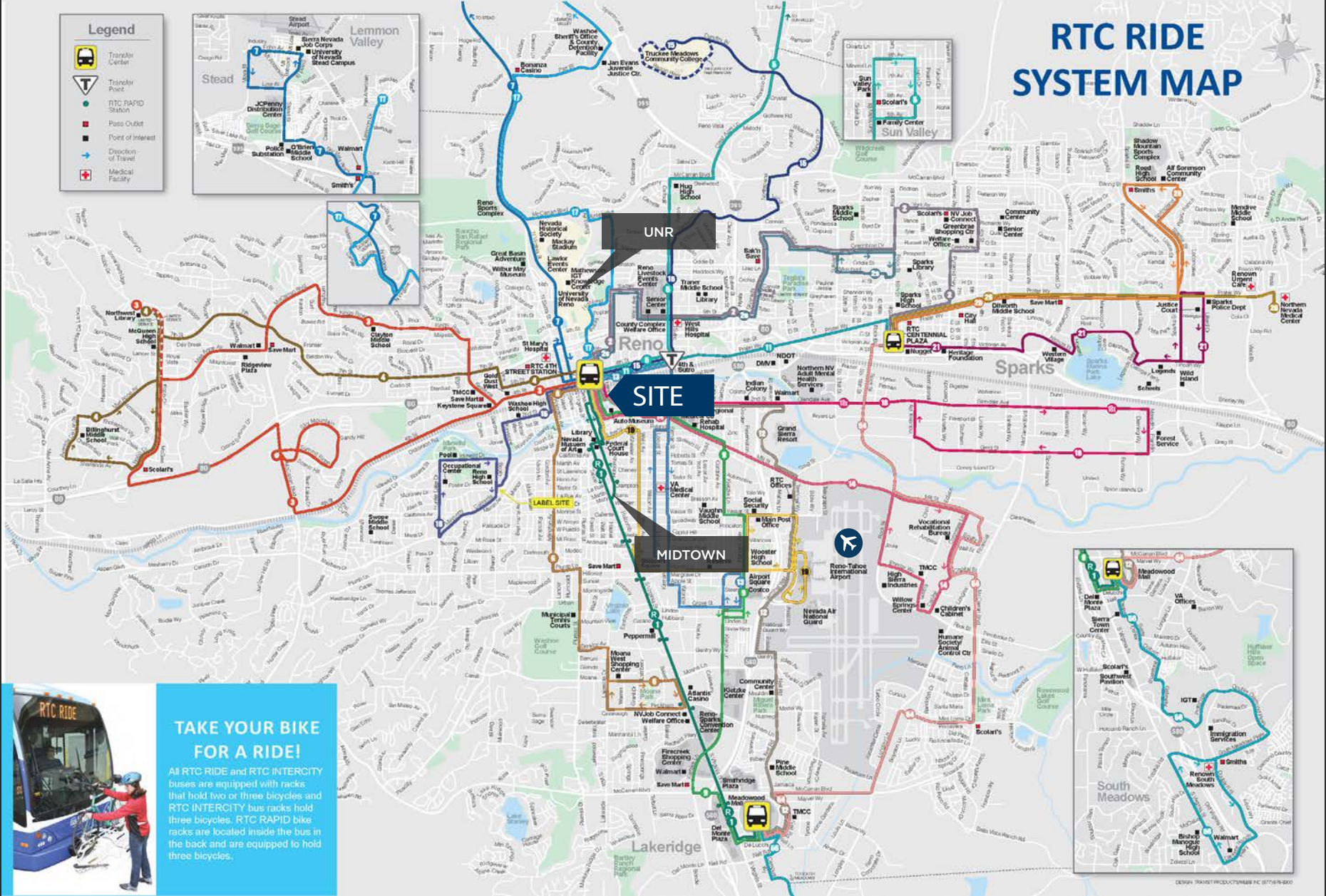


# BIKE MAP

## RTC RIDE SYSTEM MAP

**Legend**

- Transfer Center
- Transfer Point
- RTC RAPID Station
- Pass Outlet
- Point of Interest
- Direction of Travel
- Medical Facility



### TAKE YOUR BIKE FOR A RIDE!

All RTC RIDE and RTC INTERCITY buses are equipped with racks that hold two or three bicycles and RTC INTERCITY bus racks hold three bicycles. RTC RAPID bike racks are located inside the bus in the back and are equipped to hold three bicycles.



# DEMOGRAPHICS



## AVERAGE POPULATION

1 MILE	3 MILES	5 MILES
21,522	138,750	247,075



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$66,774	\$78,042	\$87,883



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILES	5 MILES
11,262	59,338	101,854

Source: ESRI 2022

TO MIDTOWN  
3 MINS

TO RENO TAHOE INT AIRPORT  
7 MINS

TO UNR  
3 MINS





120 E 2ND  
STREET

RENO, NV 89501

For more information, please contact:



**Michael Maloney**

Director

+1 775 851 5320

michael.maloney@cushwake.com

LIC #S.0166897



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