



Retail Property For Sale

# Mill Grand Gateway

2597 MILL ST, RENO, NV 89502

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COMPASS  
COMMERCIAL

Get in touch

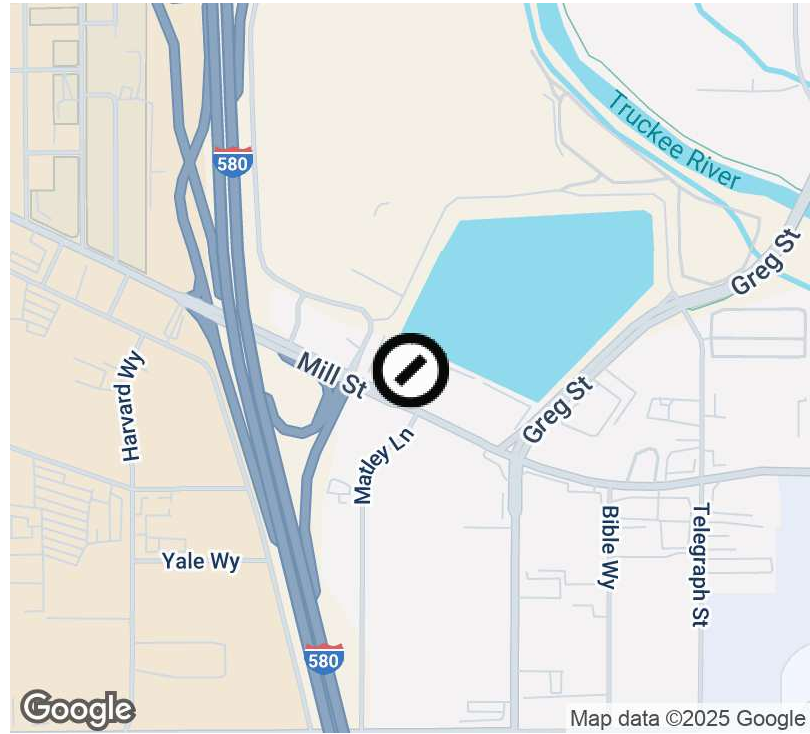
**JB Benna**

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NV #S.181619

# Executive Summary - 2597 Mill St



## Offering Summary

Sale Price:	\$8,990,000
Building Size:	97,000 SF
Available SF:	
Lot Size:	85,921 SF
Number of Units:	20
Price / SF:	\$92.68
Year Built:	1970
Renovated:	2024
Zoning:	MU
Market:	Reno

## Property Overview

Extraordinary chance to own a commercial property with prime exposure and accessibility at 2597 Mill St. This property sits directly at gateway entrance to the Grand Sierra Resort and offers exceptional marquee visibility from the bustling I-580 freeway with over 190,000 daily vehicle trips (NDOT), ensuring maximum exposure for your business. This expansive 97,000 SF building, comprising 52,000 SF lower level and a 45,000 SF mezzanine, presents a lucrative investment potential. Strategically zoned MU, it offers flexibility and adaptability for a range of retail businesses. Currently at 15% occupancy, there is significant potential for immediate growth and increased returns. It also includes an expansive 2+- acre lot with over 100+ parking spaces, providing ample parking for customers and employees. The corner lot configuration opens up drive-through and roll-up door options, catering to a diverse range of potential uses, from retail and restaurants to light industrial and recreation. With the recent announcement of the Grand Sierra Resort's \$1 billion entertainment district and new arena for the Nevada Wolf Pack basketball team, this area is poised for explosive growth and development. Secure your place now and capitalize on a huge future opportunity!

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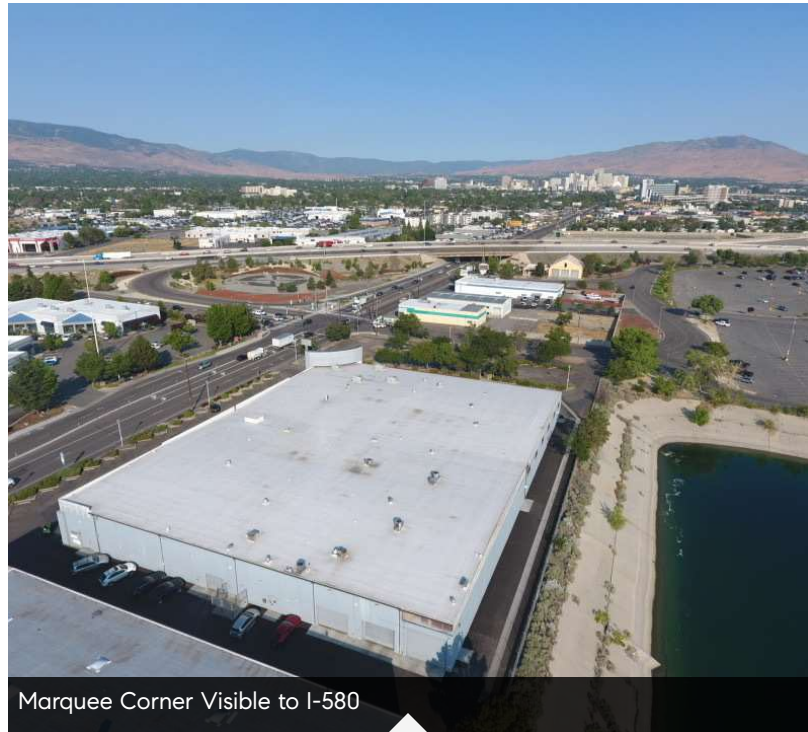
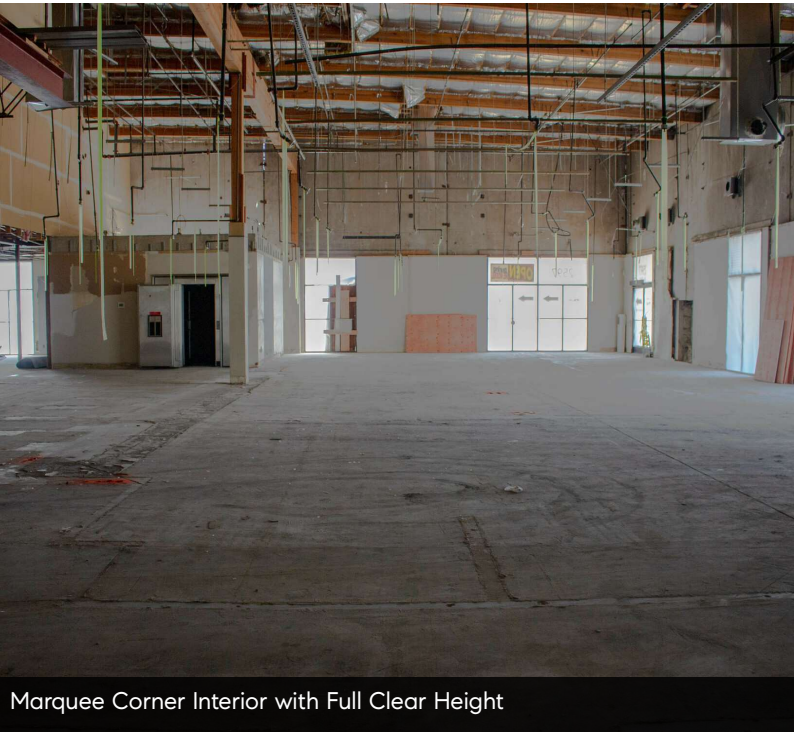
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# Property Details & Highlights - 2597 Mill St



Marquee Corner Interior with Full Clear Height

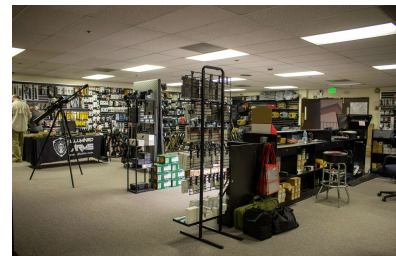
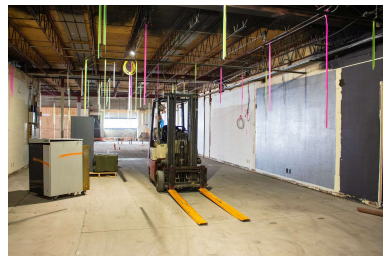
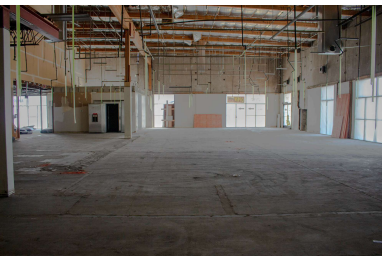
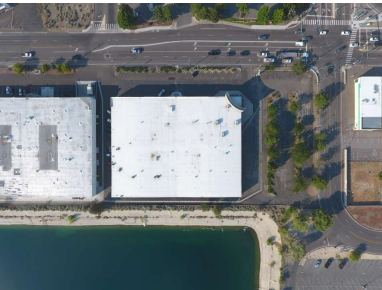
Marquee Corner Visible to I-580

Building Name	Mill Grand Gateway
Property Type	Retail
Property Subtype	Street Retail
APN	1222019
Building Size	97,000 SF
Lot Size	85,921 SF
Year Built	1970
Year Last Renovated	2024
Number of Floors	2
Parking Spaces	122
Number of Buildings	1

- -97,000 SF retail building with 52,000 SF ground level and 45,000 SF mezzanine
- -7,000 SF full height 22 ft ceilings, 90,000 standard 11 ft ceilings
- - Strategically zoned MU for versatile usage
- - 190,000 daily passing vehicles on I-580, Mill St and Grand Sierra Entrance (NDOT)
- - Currently at 15% occupancy
- - Prime opportunity for retail expansion and growth
- - Flexible layout to accommodate diverse retail businesses
- -Drive Through and Rollup Door Opportunities
- -Corner Lot

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## Additional Photos - 2597 Mill St



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# Floor Plans - 2597 Mill St



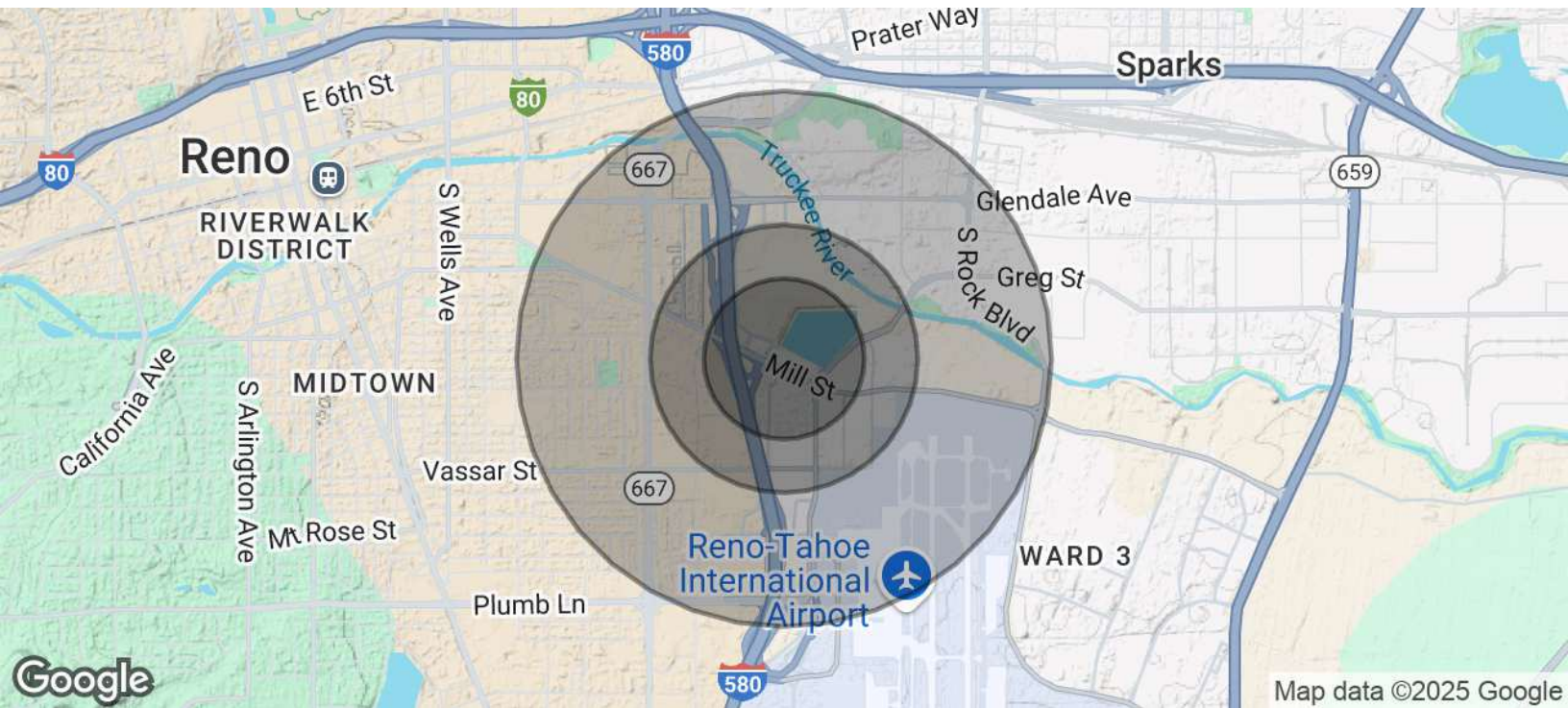
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# Retailer Map - 2597 Mill St



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# Demographics Map & Report - 2597 Mill ST



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	8	282	6,013
Average Age	38	41	40
Average Age (Male)	39	42	40
Average Age (Female)	37	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2	109	2,193
# of Persons per HH	4	2.6	2.7
Average HH Income	\$56,863	\$45,382	\$79,315
Average House Value	\$452,695	\$299,478	\$398,618

Demographics data derived from AlphaMap

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