



BASIN STREET
PROPERTIES

PARK CENTER TOWER

*Turn key $\pm 3,710$ SF Bar/
Restaurant located in the
rapidly growing downtown
Reno, directly across from
Greater Nevada Field.*

300 EAST 2ND STREET
RENO, NV 89501

Property management by

BASIN STREET PROPERTIES

Exclusively leased by

ALEX HILGENBERG

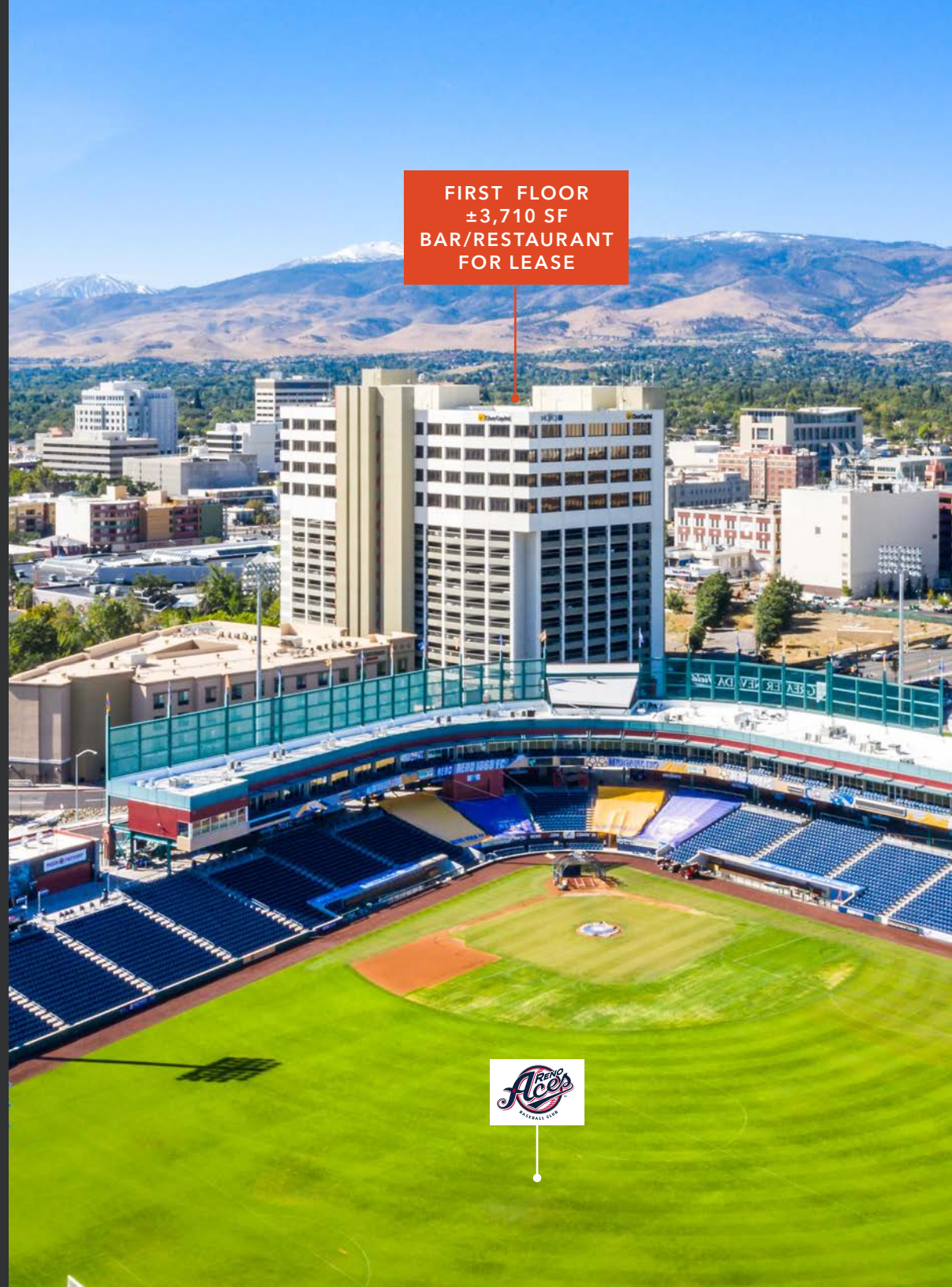
First Vice President

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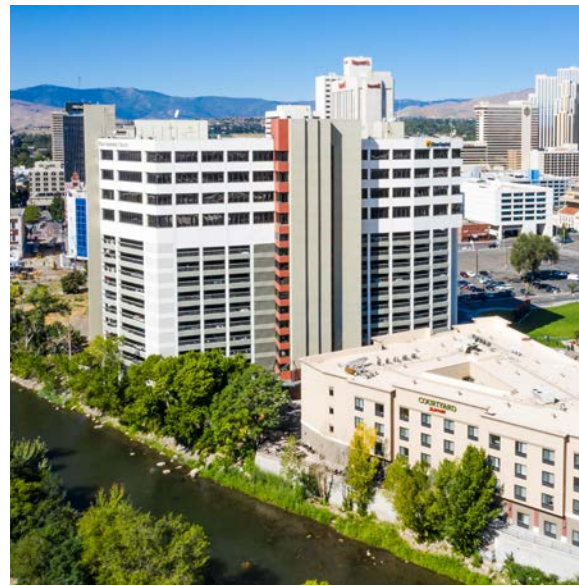
LIC N° S. 0194326

KIDDER.COM



FIRST FLOOR
 $\pm 3,710$ SF
BAR/RESTAURANT
FOR LEASE





An ideal Bar/Restaurant operator looking to join the extensive redevelopment of downtown Reno.

±3,710 SF turn-key restaurant space with FF&E

Gaming Tavern Opportunity - subject to licensing and approvals

40 beer taps available

Plenty of parking - garage parking available

Located in downtown Reno directly across from the Greater Nevada Field, home to over 100 events every year

Directly next door to the recently-constructed Courtyard by Marriott Hotel with 127 rooms

Multiple proposed mixed-use developments are in progress in the surrounding area

Retail storefront facing Greater Nevada Field

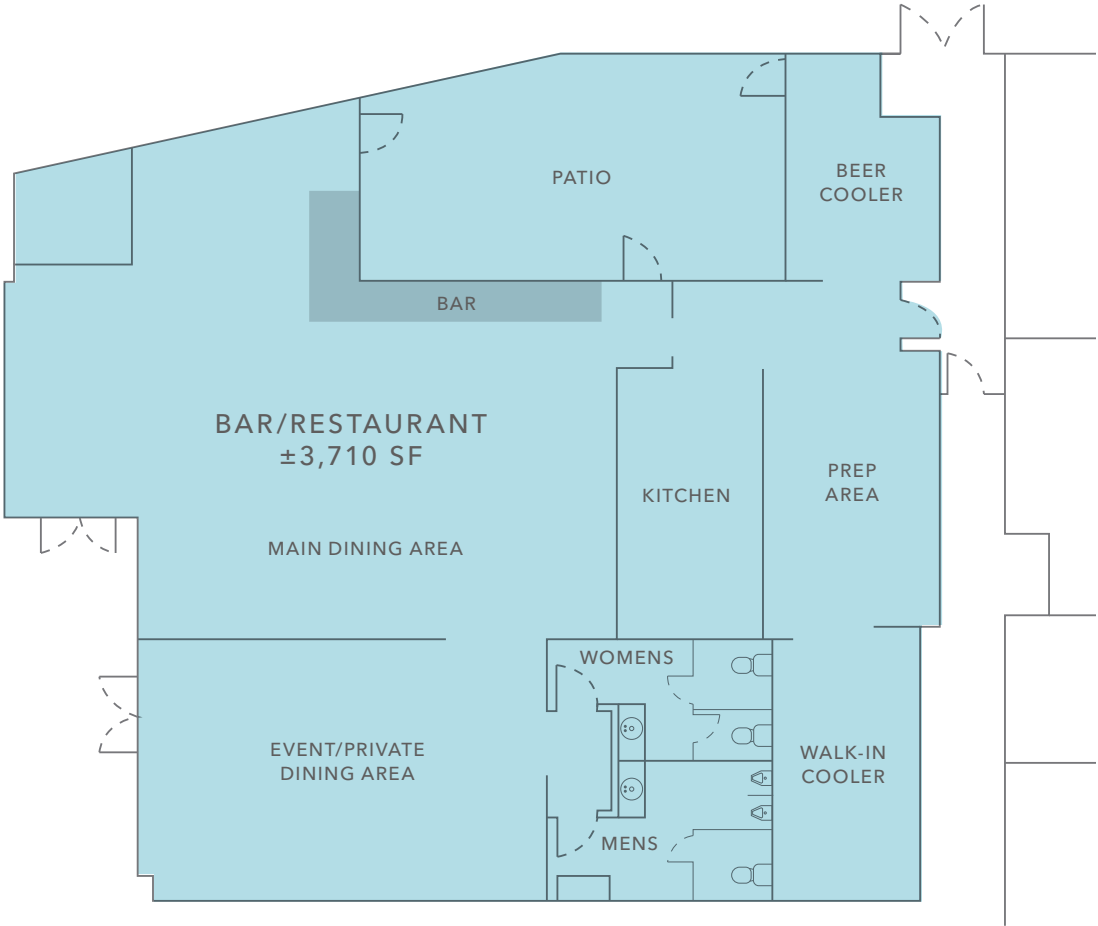
Built-in clientele with 600+ employees in the building

New 369 unit apartments located across the street

3,710 SF **\$1.30 + NNN**
RESTAURANT SPACE ASKING RENT



FLOOR PLAN




PARK CENTER TOWER



RANCHO SAN RAFAEL
REGIONAL PARK

UNIVERSITY OF NEVADA, RENO
21K Students, 10.5K Faculty

STEPS AWAY FROM
THE BRAND NEW
BALLPARK APARTMENTS
369 UNITS



ENTERTAINMENT /
GAMING DISTRICT

NEON LINE
Jacobs Entertainment

WEST END
COMMONS



PARK CENTER TOWER
±3,710 SF BAR/RESTAURANT

CENTRAL
BUSINESS DISTRICT

MIDTOWN
DISTRICT

PARK CENTER TOWER



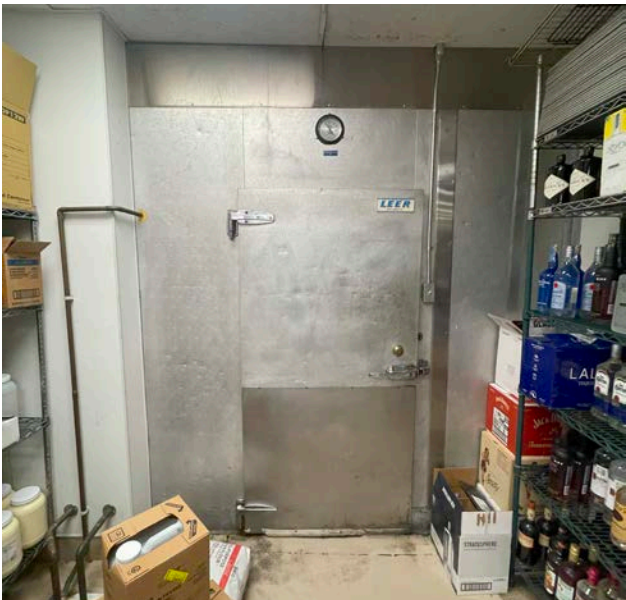
TRAFFIC COUNTS

5,950
ADT | E 2ND ST

81,562
ADT | INTERSTATE 80

12,103
ADT | W 4TH ST

PARK CENTER TOWER



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	50,344	85,322	154,241
2030 PROJ. POPULATION	51,409	87,131	156,452
2025 MED. AGE	35.2	35.2	35.2
DAYTIME POPULATION	53,713	73,510	128,112

HOUSEHOLD INCOME

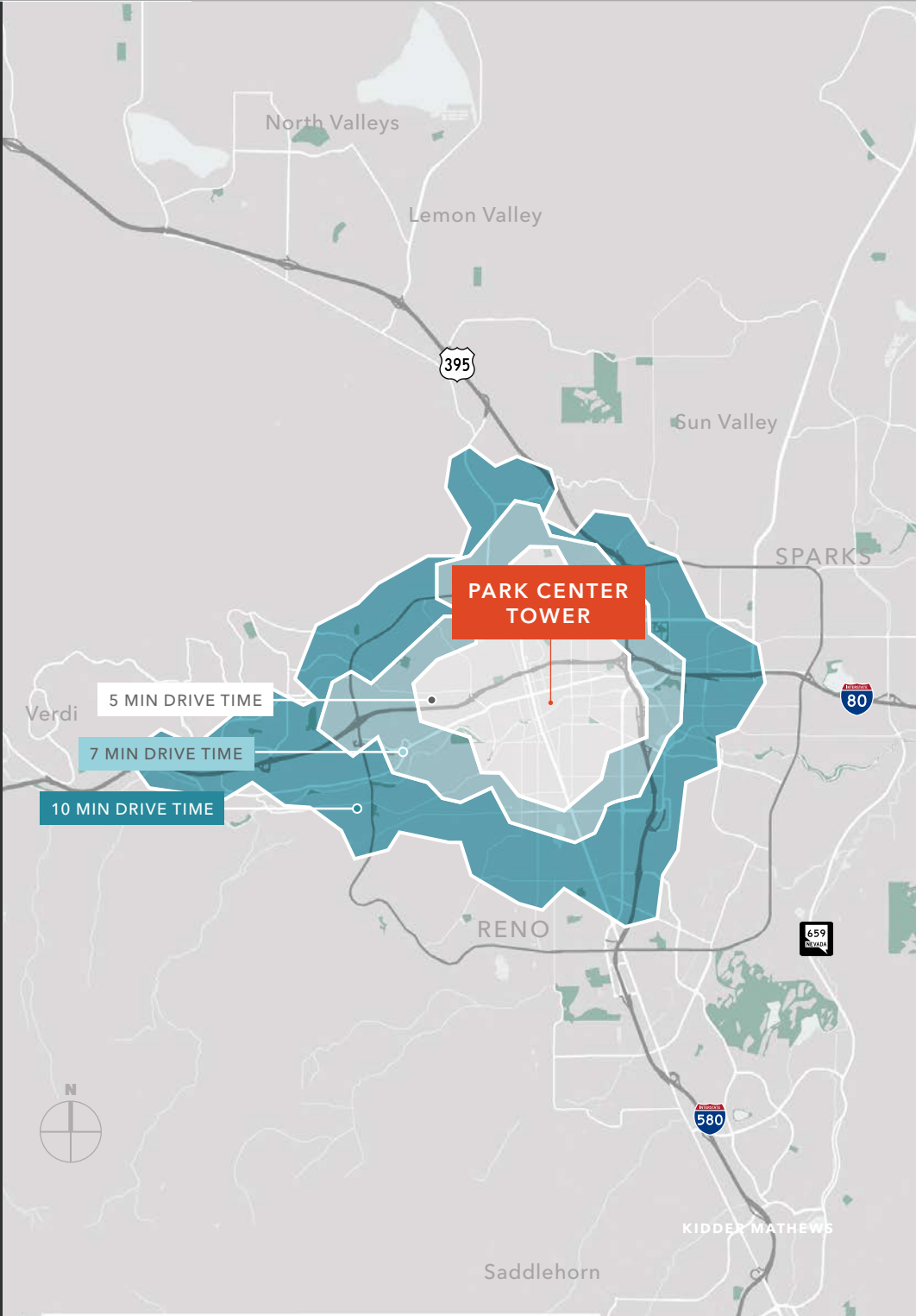
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$75,291	\$81,529	\$87,394
2030 PROJ. AVG. HH INCOME	\$73,485	\$79,569	\$85,600
2025 EST. MED. HH INCOME	\$57,595	\$64,707	\$68,961
2030 PROJ. MED. HH INCOME	\$56,217	\$63,271	\$67,853
2025 EST. PER CAPITA INCOME	\$35,834	\$37,497	\$38,848

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	23,513	38,776	68,071
2030 PROJ. HH	24,364	40,222	70,061
PROJ. ANNUAL GROWTH (2025-2030)	850	1,446	1,990
AVG. HH SIZE	3.0	3.0	3.0

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.91 B	\$3.33 B	\$6.09 B
ANNUAL RETAIL EXPENDITURE	\$938.45 M	\$1.64 B	\$3.01 B
MONTHLY HH EXPENDITURE	\$6,779	\$7,164	\$7,461
MONTHLY RETAIL EXPENDITURE	\$3,326	\$3,535	\$3,681



RENO-SPARKS MSA
FACTS & DEMOGRAPHICS

511,527

POPULATION

2.5

AVG HH SIZE

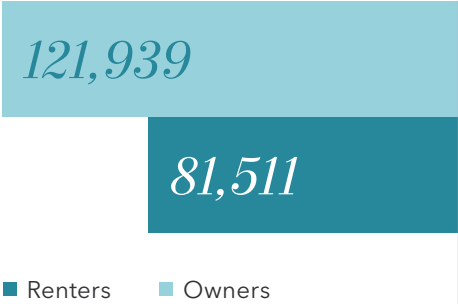
\$110,796

AVG HH INCOME

38.6

MEDIAN AGE

Home Ownership



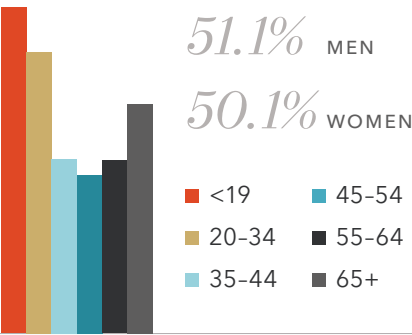
Race & Ethnicity

WHITE	62.9%
ASIAN	5.8%
PACIFIC ISLANDER	0.8%
AFRICAN-AMERICAN	2.5%
HISPANIC	26.3%
TWO OR MORE RACES	13.7%

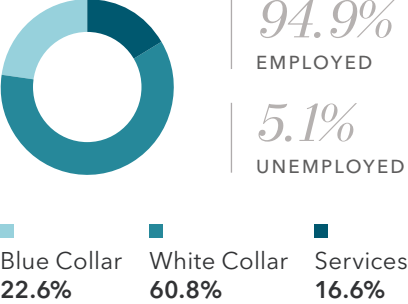
Education



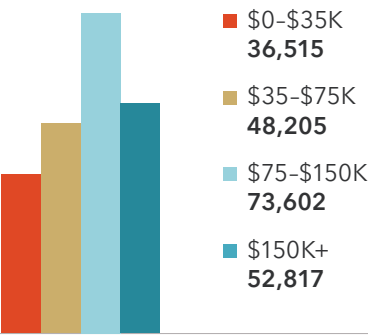
Gender & Age



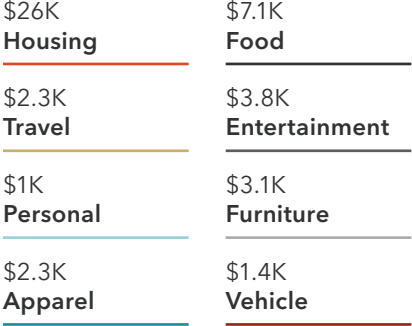
Employment



Income by Household



Household Spending



Source: ESRI

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Property managed by



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