

100  
*North*  
SIERRA STREET

RENO | NV

*For Sale \$10,500,000*



**CBRE**

OFFICE SPEC SUITES  
28,000 SF - 15,000 SF  
Call Paul, CBRE  
paul.p@cbre.com  
775.321.4459  
#cbre CBRE

# 100 North

SIERRA STREET

## PROPERTY OVERVIEW



Address  
100 N. Sierra St., Reno, Nevada



Lot Size  
13,983 SF



APN  
APN 011-061-09

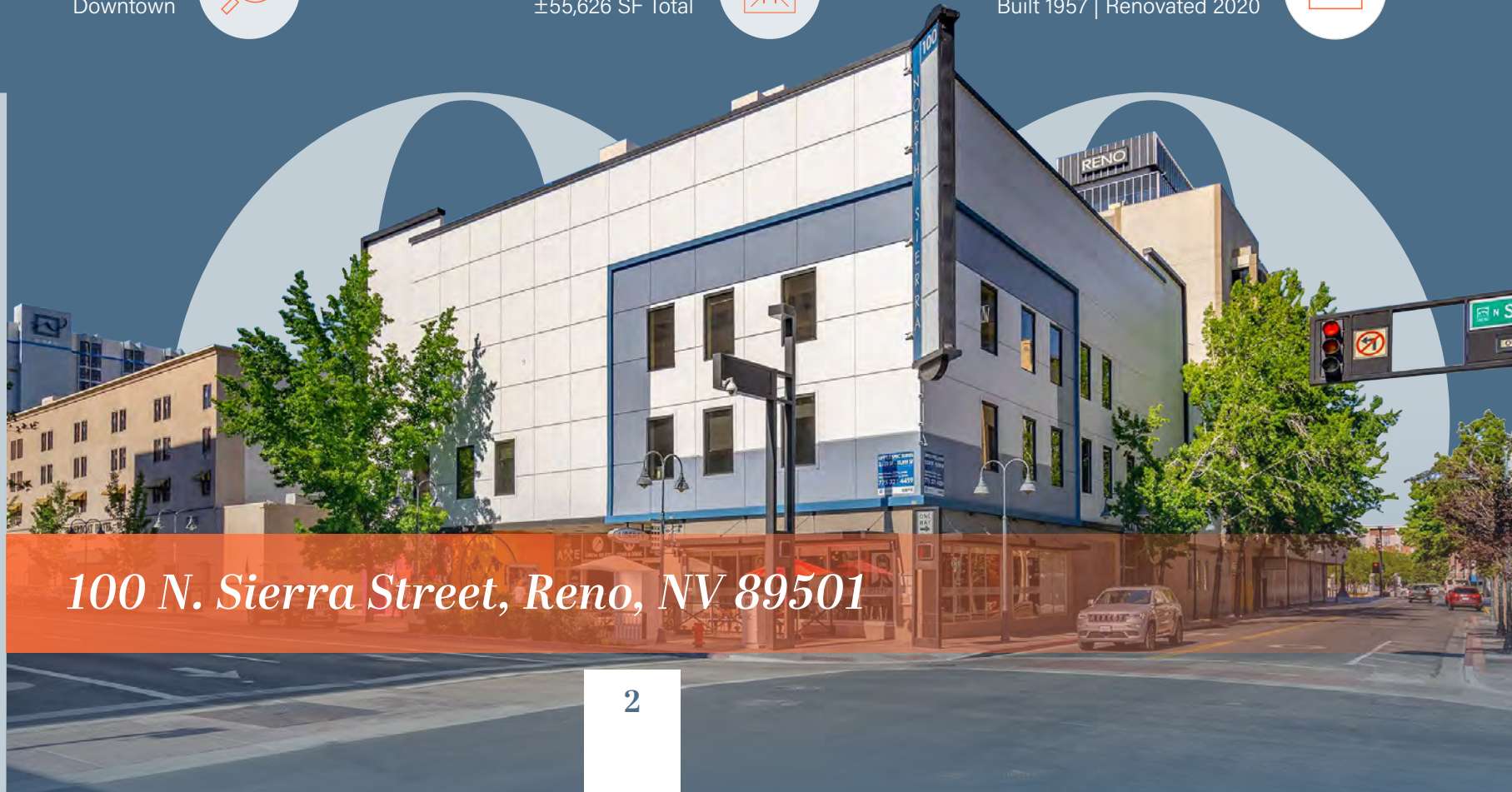
Market/Submarket  
Downtown



Square Footage  
±55,626 SF Total



Year Built  
Built 1957 | Renovated 2020



*100 N. Sierra Street, Reno, NV 89501*

## *100 N. Sierra is in the heart of the revitalized River District in Downtown Reno*

100 N Sierra is located on the heavily traveled corner of W. 1st Street and N. Sierra Street with excellent visibility and signage opportunities. This is the heart of the downtown business and entertainment district, the property is a short walk from a wide range of restaurant, retail and hotel amenities. The three-story mixed use building includes the Liberty Food & Wine Exchange owned and operated by local celebrity Chef Mark Estee on the 1st floor, along with Reno Axe & Social, a popular entertainment concept. The 2nd floor consists of four completely renovated modern office suites ranging from 1,535 SF to 5,019 SF. The 3rd floor totals 13,875 SF and is in shell condition and ready for improvements.

The basement of the property is 100% occupied and includes a large-scale commercial kitchen to prep foods for Liberty Artisan Meats. A newly renovated passenger elevator provides access to all floors from a secured lobby.

In addition, there is a freight elevator that provides access to all floors with easy alley access for loading. Parking for the building is located directly across the street in the City of Reno owned parking garage that consists of approximately 650 parking stalls, with more than ample availability during normal business hours. Parking agreements with the City of Reno can be secured for tenants of the building as well.



*This is a value-add opportunity with existing cash flow in place at approximately 63% occupied.*

# 100 North

SIERRA STREET



- Three story mixed use building with a finished basement
- Tenants include:
  - Liberty Food & Wine Exchange
  - Reno Axe & Social
  - Claggett & Sykes Law Firm
  - The Agency
- In 2020 ownership completed major building renovations including: exterior paint & architectural features, new roof, new HVAC system, a fully renovated downstairs lobby, second floor specbuild outs & common area, 12 new windows added, canopy awnings, elevator upgrades, and LED exterior lighting



*Sale price: \$10,500,000*

## MEET THE TENANTS



### **Reno Axe & Social**

Reno Axe & Social is a one-of-a-kind bar offering the sport of axe throwing. Join a professional instructor or teach yourself how to throw axes. Space also offers team-building events and parties. In the basement, there are numerous other game activities such as ping pong, pool, shuffleboard, mini golf, air hockey, and cornhole, to name a few.



### **The Agency**

The Agency represents a portfolio of luxury real estate, homes and properties for sale across the world's prime markets and celebrated destinations. Founded in Beverly Hills by CEO Mauricio Umansky and a team of founding partners, The Agency is now recognized as one of the fastest-growing premier, boutique brands in the world and named a Top Luxury Brokerage by Inman. Our clients and agents benefit from the shared resources of our international team, including in-house, cutting-edge creative, public relations and tech divisions. Wherever you're going, we can take you there.



### **Liberty Food & Wine Exchange**

Liberty Food & Wine Exchange is an artisan eatery market and Wine Bar. Passion project created by Chef Mark Estee with hand-crafted shareable plates using regionally sourced ingredients specializing in local cuisine, artisan meats from USDA certified butcher shop and wood fired creations from their custom built double-sided wood oven. The basement space of Liberty Food & Wine Exchange houses a production facility & catering. Includes a USDA butcher shop that produces Liberty Artisan Meats, a support kitchen for preparing fresh homemade pastas, breads, desserts and more. There are also walk-in coolers.



### **Claggett & Sykes Law Firm**

Claggett & Sykes Law Firm has two locations in Nevada, one servicing Las Vegas and one servicing Reno. The firm has twenty-one attorneys specializing in personal injury, handling catastrophic injury, brain injury and wrongful death cases.

# 100 North

SIERRA STREET

## AMENITY MAP



# 100 North

SIERRA STREET

## AREA MAP



CITY OF RENO

GREATER NV FIELD

100 North  
SIERRA STREET

PALLADIO

PARKING GARAGE

CITY PLAZA

CENTURY RIVERSIDE  
12 THEATERS

RIVER WALK

TRUCKEE RIVER

FLOOR PLANS



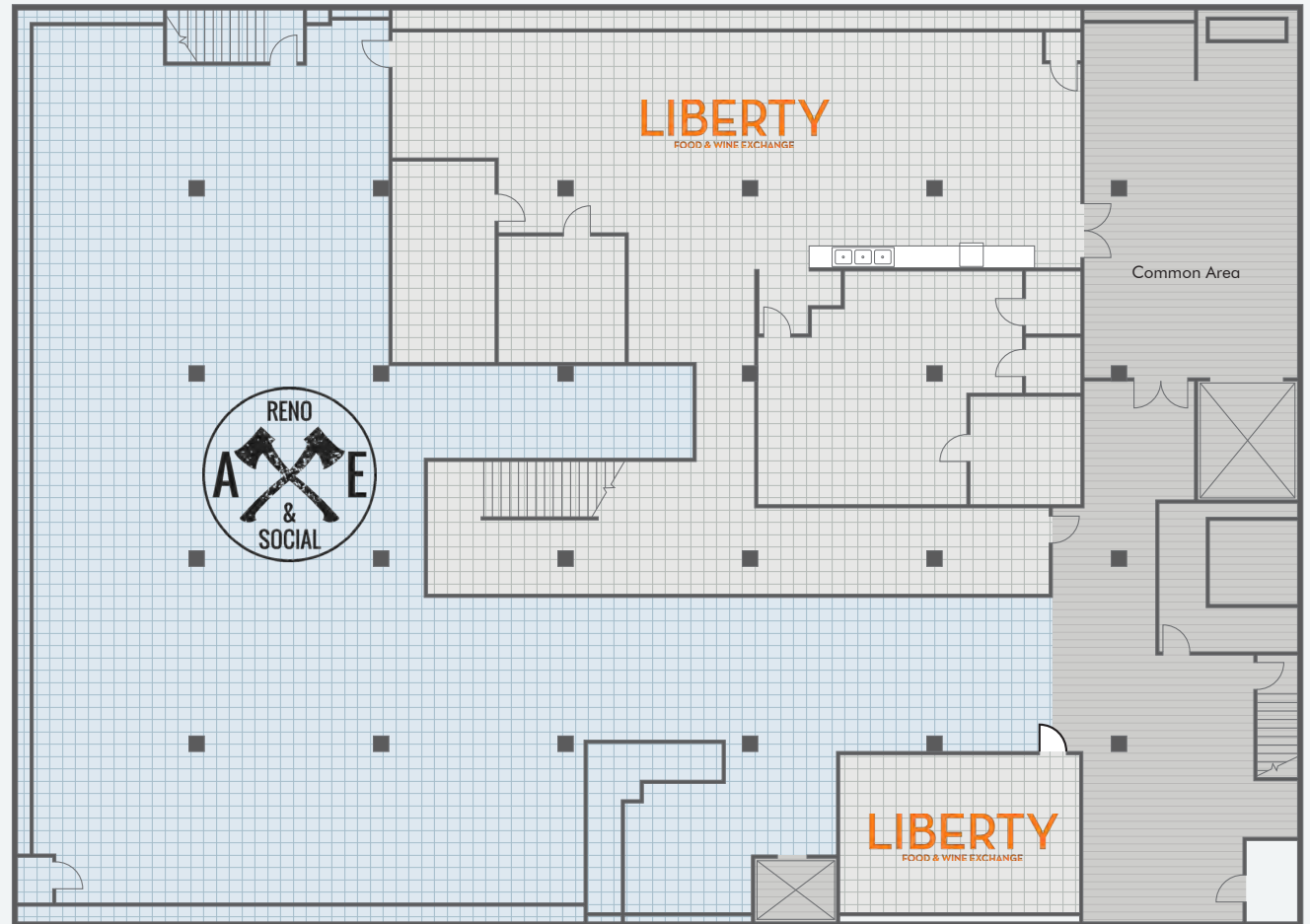
Finished Basement  
±14,000 SF



Fully  
Occupied



Tenants Include: Liberty  
Food & Wine Exchange  
and Reno Axe & Social



*Basement*



# 100 North

SIERRA STREET

## FLOOR PLANS



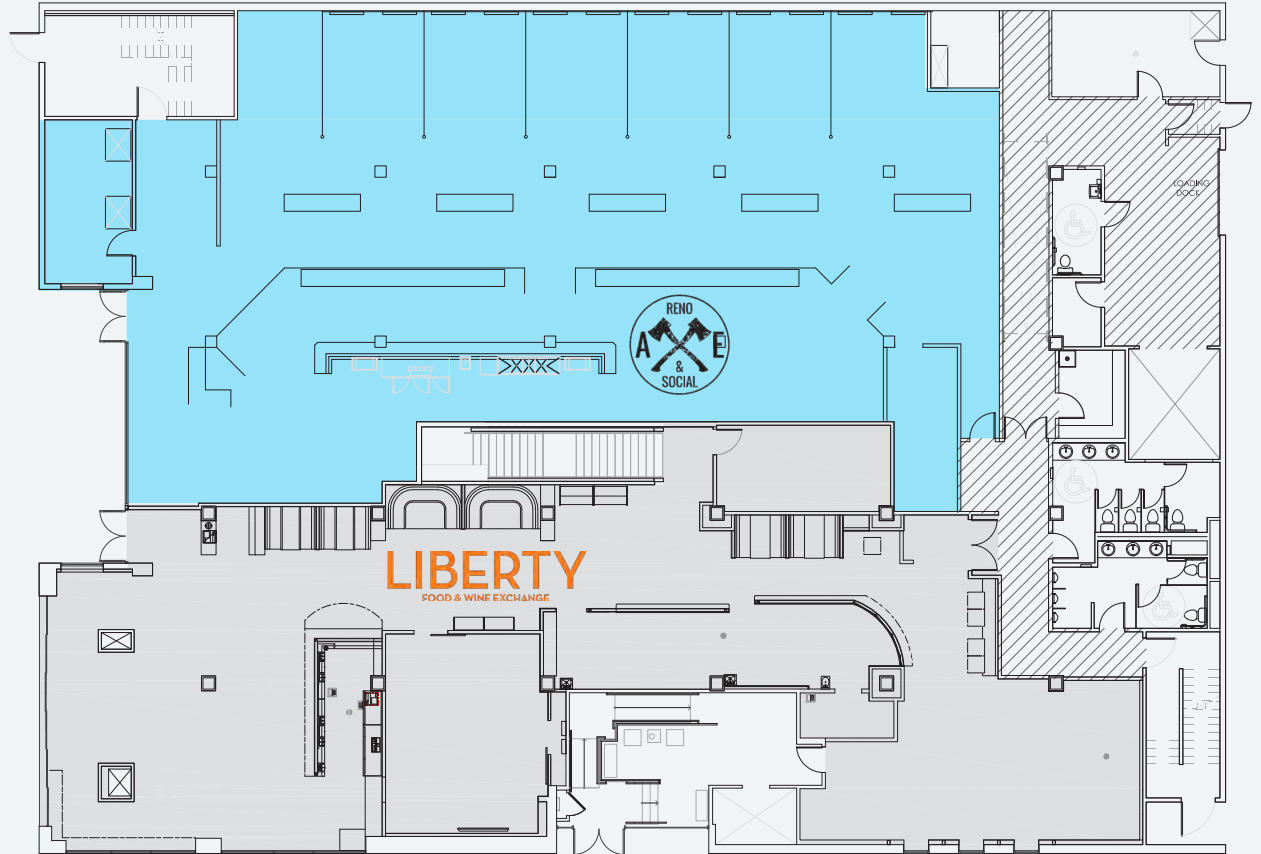
±13,875 SF



Fully Occupied



Tenants Include: Liberty Food & Wine Exchange and Reno Axe & Social

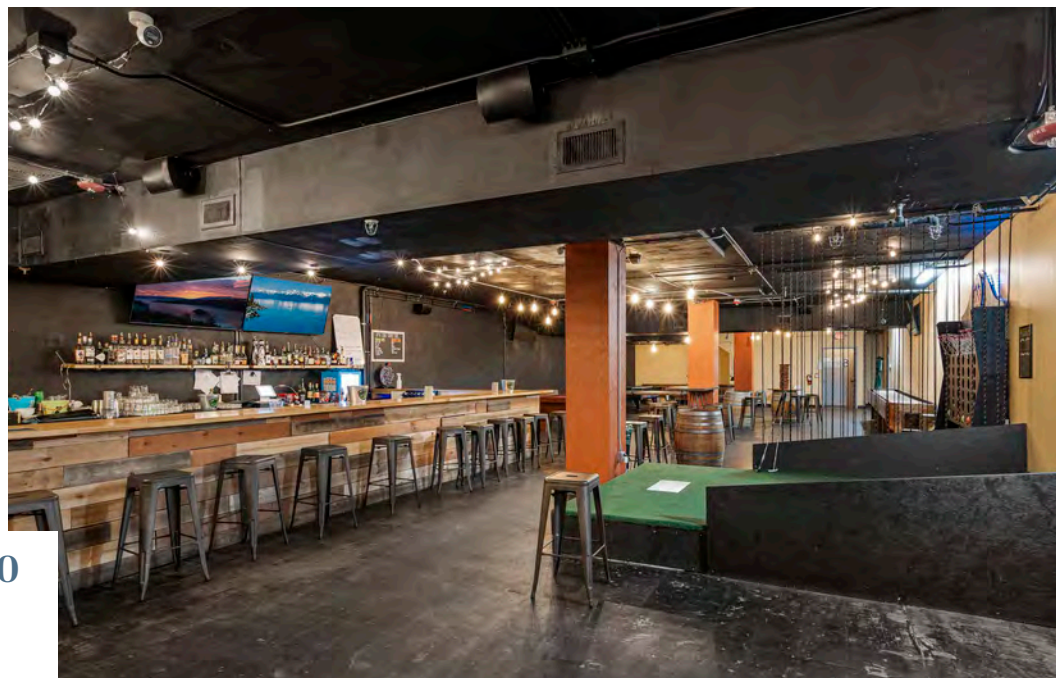
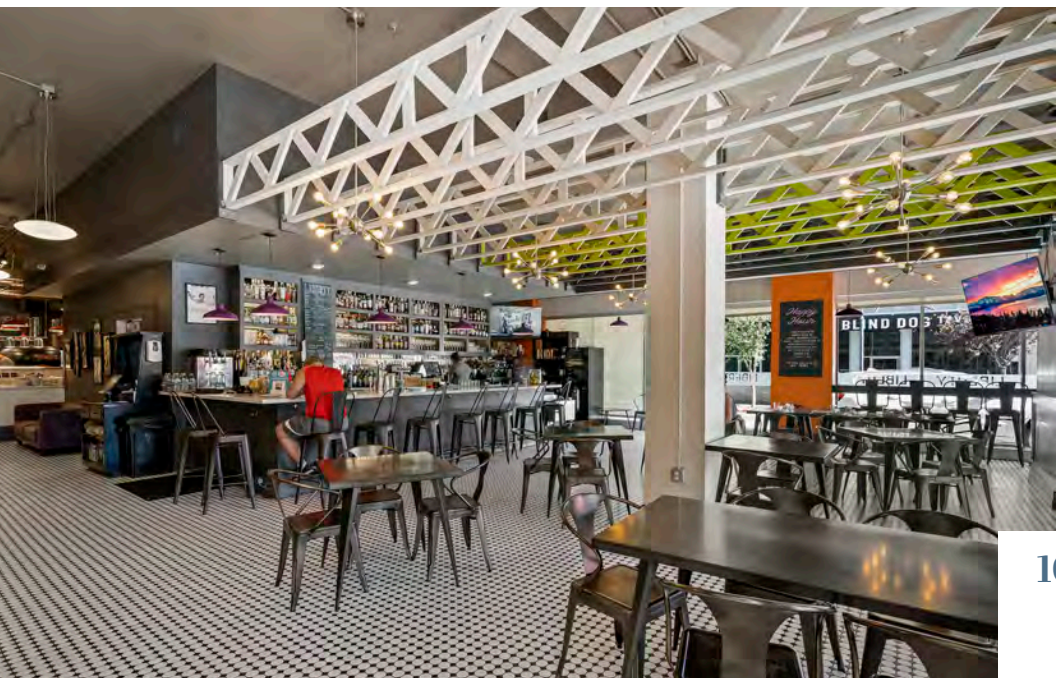
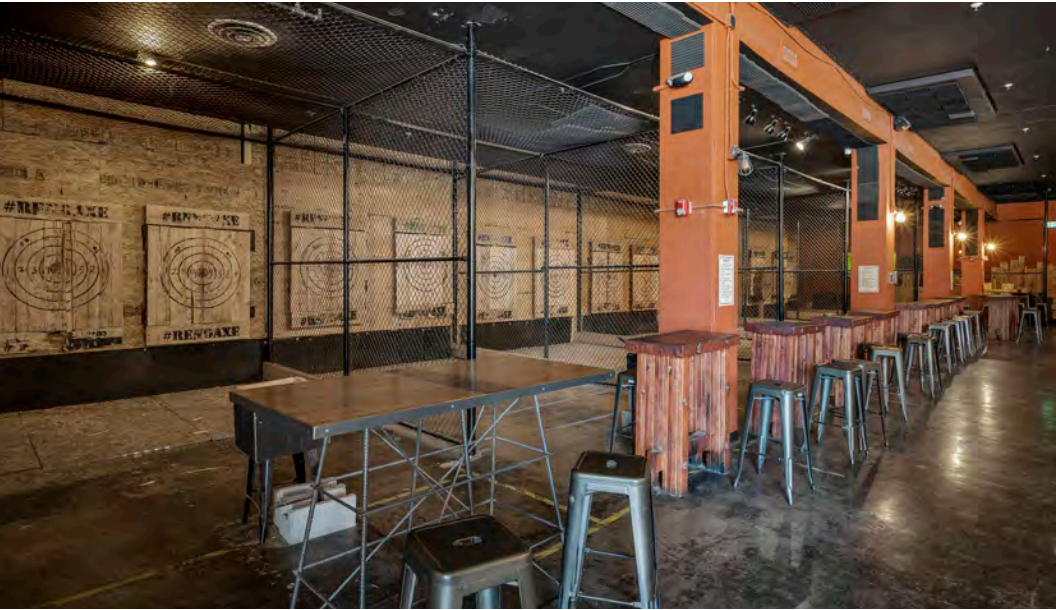


# 1st Floor

# 100 North

SIERRA STREET

## FIRST FLOOR PHOTOS



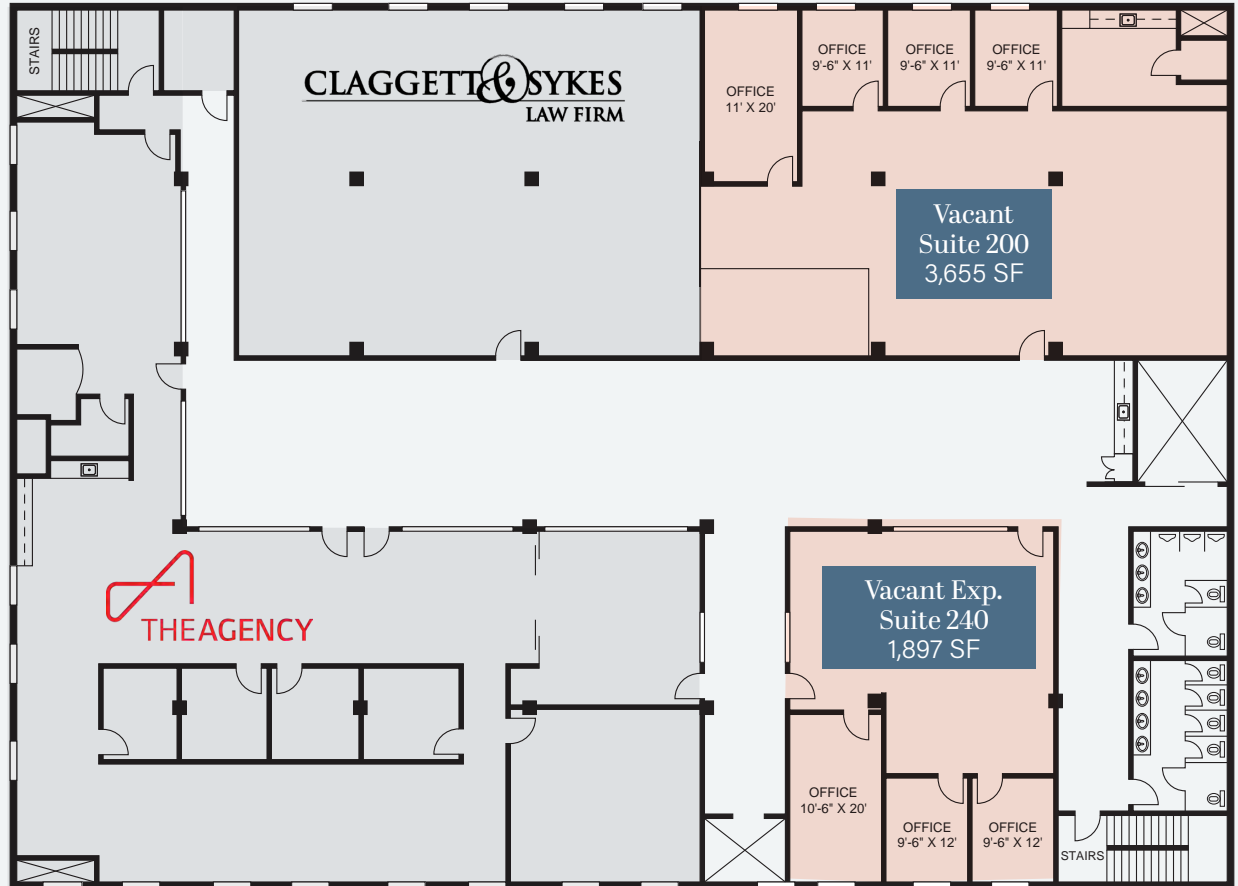
FLOOR PLANS



±13,875 SF



Tenants Include: Claggett & Sykes Law Firm and The Agency

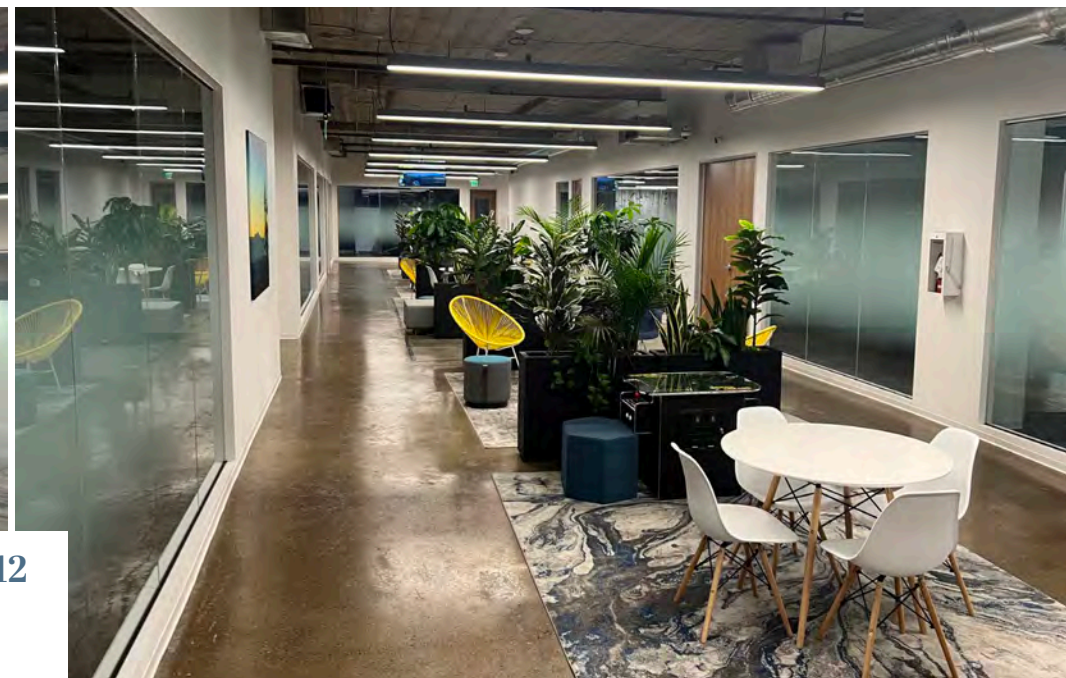
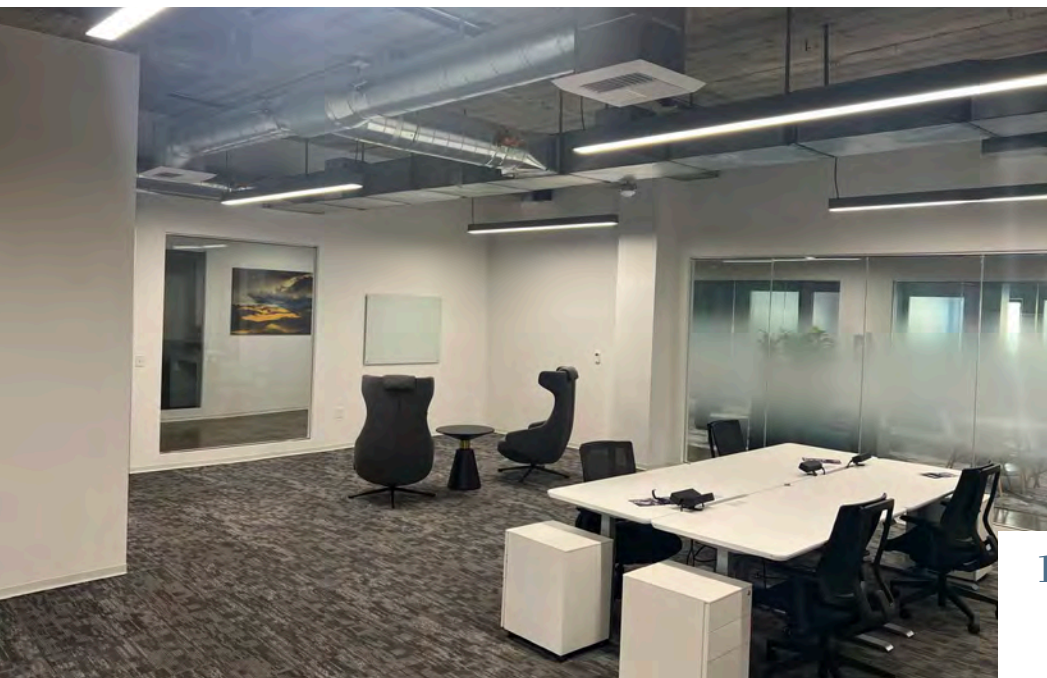
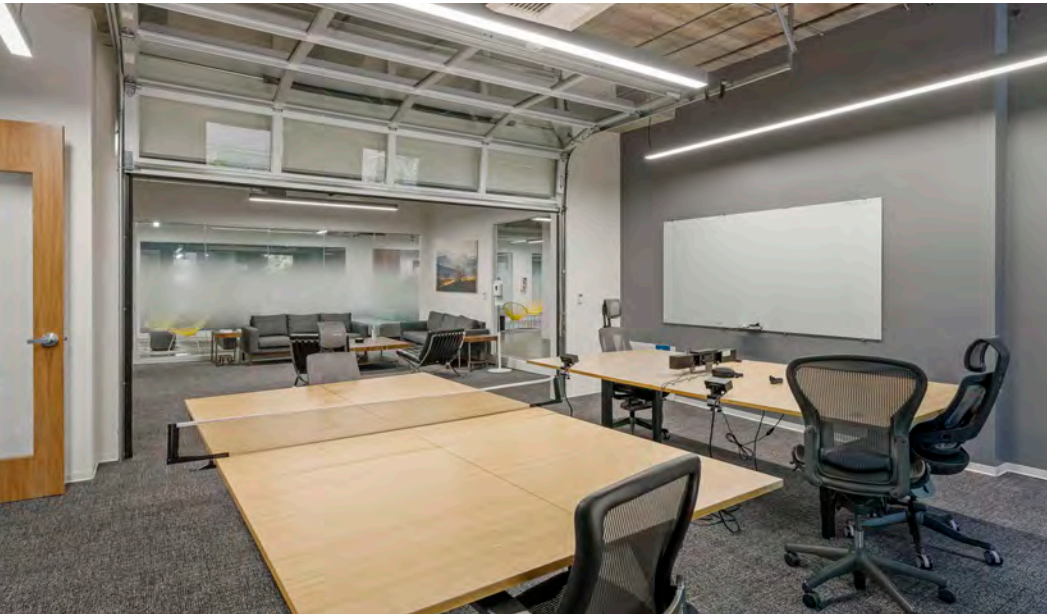


2nd Floor

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## SECOND FLOOR PHOTOS



FLOOR PLANS



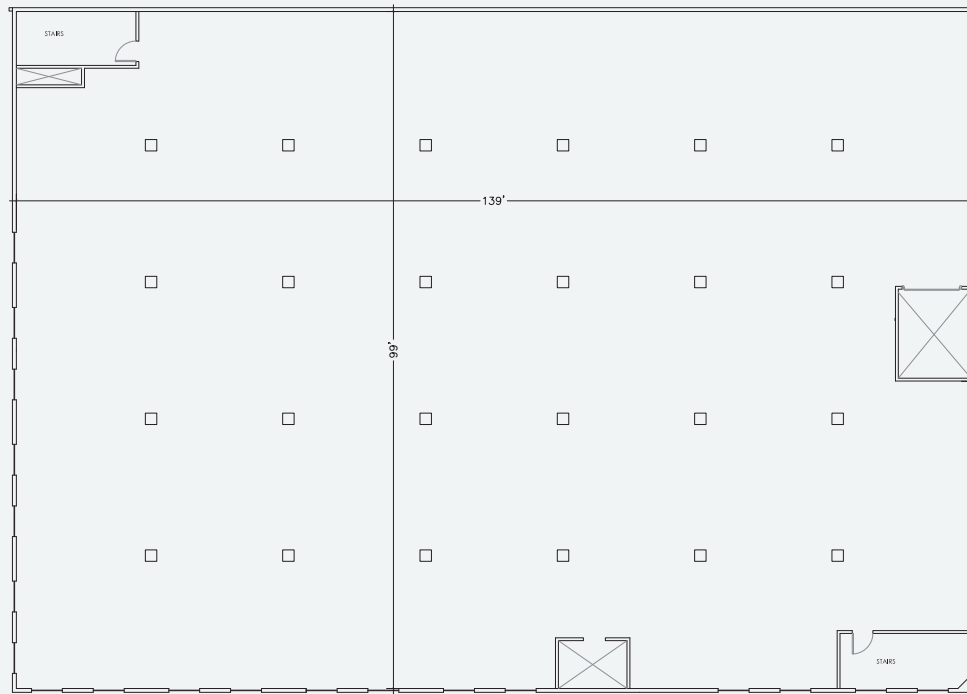
±13,875 SF



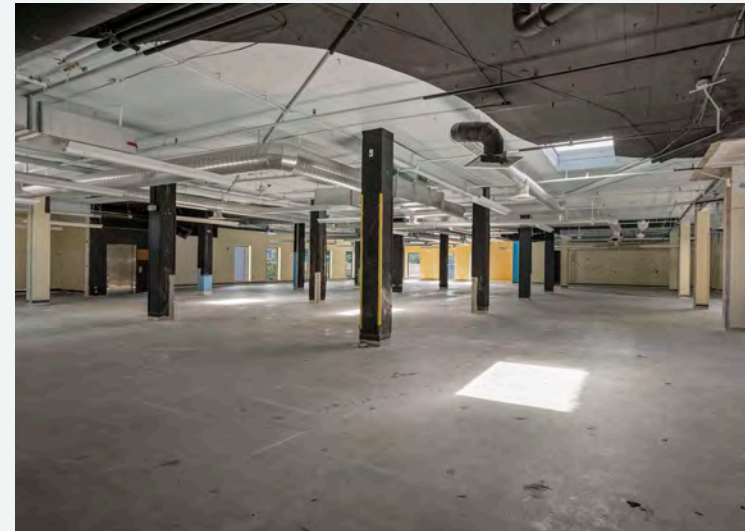
Vacant



Shell Condition



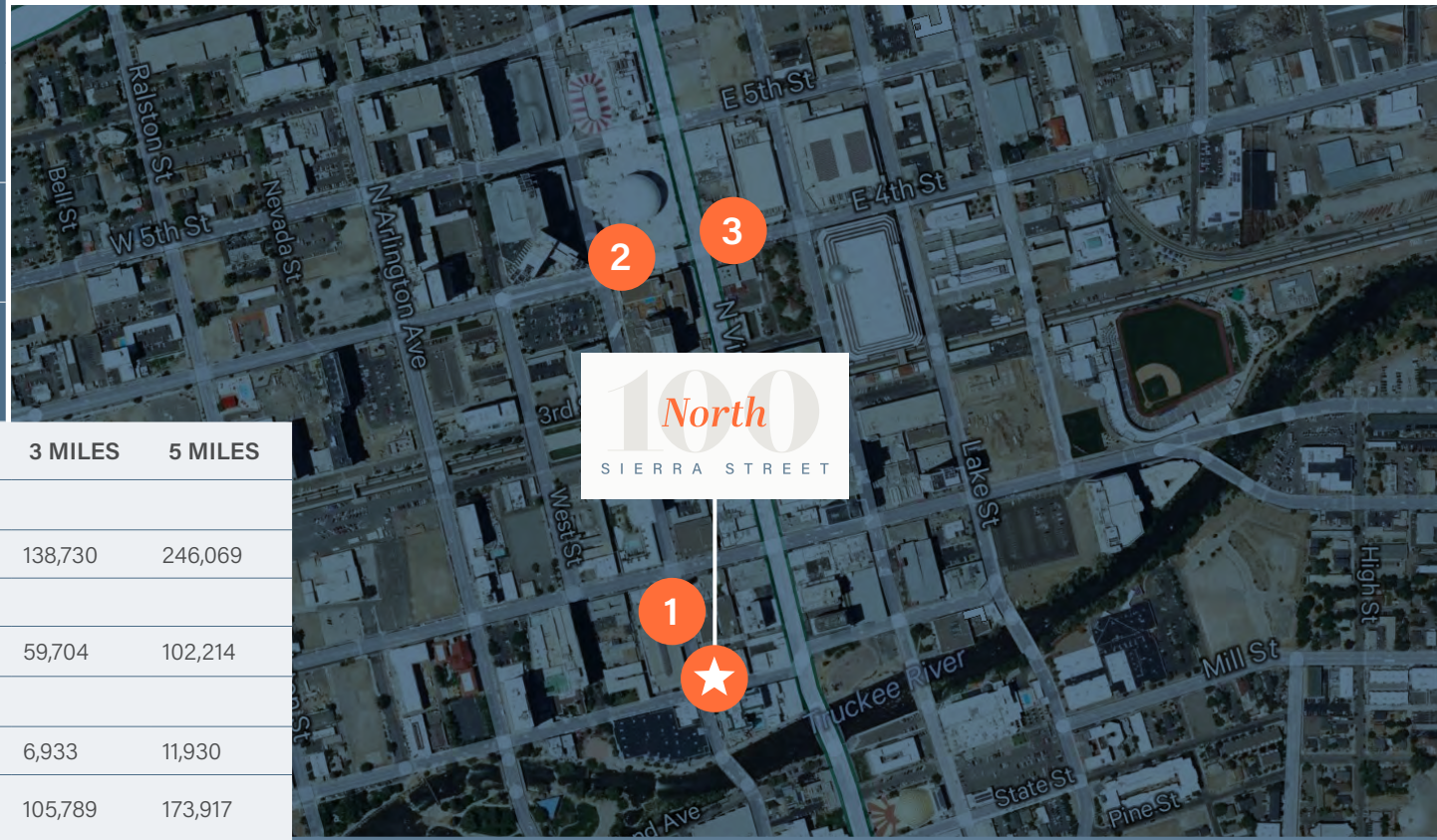
*3rd Floor*



## 2023 DEMOGRAPHICS & 2022 TRAFFIC COUNTS

### Daily Traffic Counts

- 1** N Sierra St, 75ft S of W 2nd St 5,700
- 2** 4th St, 60ft E of Sierra St. 12,000
- 3** E 4th St, 150ft E of N Virginia 14,000



Demographic Comprehensive	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Population - Current Year Estimate	21,864	138,730	246,069
<b>Households</b>			
2023 Households - Current Year Estimate	11,644	59,704	102,214
<b>Place of Work</b>			
2023 Businesses	2,535	6,933	11,930
2023 Employees	36,729	105,789	173,917

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Source: Esri

## TOP REASONS TO MOVE TO RENO



**FAVORABLE  
TAX STRUCTURE**



**LOW COST OF  
BUSINESS**



**INFLUX OF NEW  
BUSINESSES**



**PROXIMITY TO  
MAJOR MARKETS**



**IMPRESSIVE JOB &  
POPULATION GROWTH**



**Top 10**  
Ranked States For Business



**Top State**

For Economic Growth Potential

*Business Facilities' Magazine - 14th Annual State  
Rankings Report*

## PROMINENT EMPLOYERS

- ◆ Dupont
- ◆ Eldorado Resorts
- ◆ Employers Insurance
- ◆ FedEx
- ◆ International Game Technology (IGT)
- ◆ Intuit
- ◆ NV Energy
- ◆ Panasonic
- ◆ Patagonia
- ◆ Renown Health
- ◆ Sierra Nevada Corporation
- ◆ Switch
- ◆ Tesla
- ◆ University of Nevada, Reno
- ◆ UPS
- ◆ Urban Outfitters

## RENO DRIVE TIMES

**30 MIN**

to Truckee



**1 HR**

to South Lake Tahoe



**3 HRS**

to the Bay Area



## OUR QUALITY OF LIFE



**6th**

**BEST SMALL CITY  
IN AMERICA**

Source: Reno Gazette Journal - rgj.com



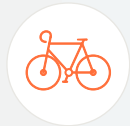
**Outdoor**

**900**

Hiking Trails

**50**

Championship Golf  
Courses



**BIKE FRIENDLY  
TOP 50**



**Weather**

**300**

Days of Sunshine

**Commute**

**15 MIN**

Average Commute



**PARKS  
3,819 ACRES**



**Culture**

- Burning Man
- Hot August Nights
- Reno Philharmonic & Pops Orchestra
- Nevada Museum of Art
- Air Races
- Balloon Races
- Artown





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