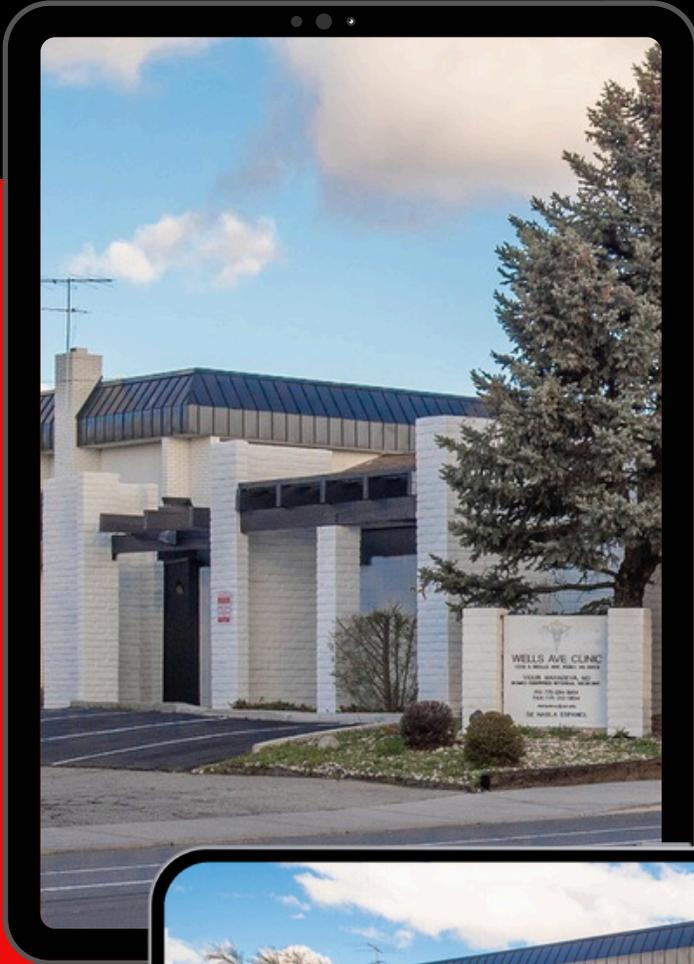


1245 S WELLS

RENO, NV 89502



Ricci Rodriguez-Elkins
Managing Director Commercial Services
BS.146909.MGR

relkins@kw.com 

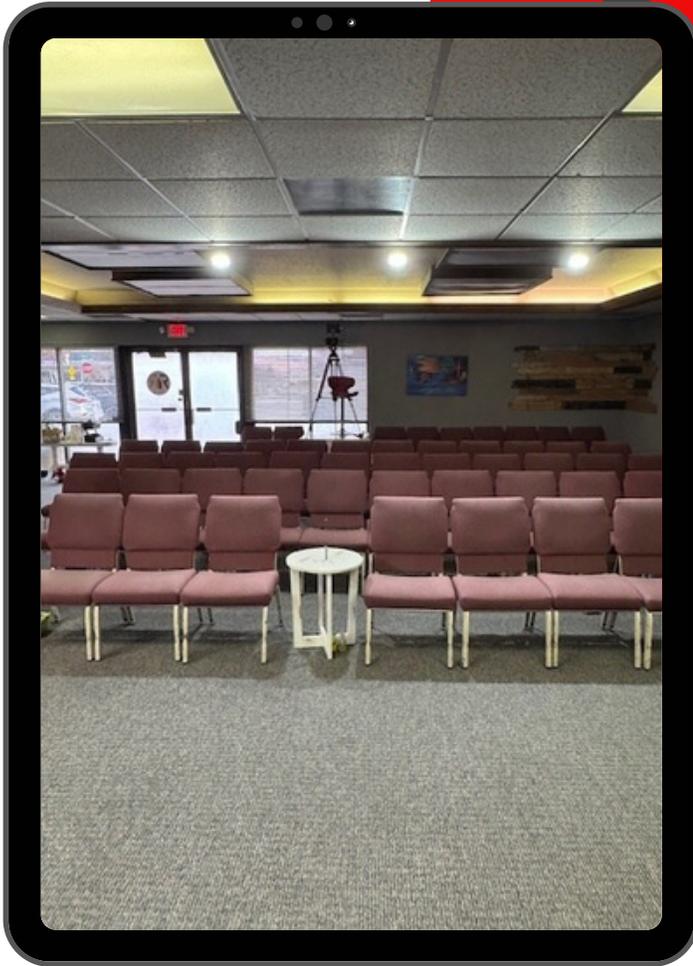
+775-240-5143 

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REAL ESTATE GROU
CLIENT FOCUSED, RESULTS DRIVE



Property Details

This centrally located 2,304 SF first-floor unit is available starting February 1, 2026, with 3 years remaining on the lease. The current church tenant has outgrown the space and is ready to move! The building is well-maintained and professionally managed and features prominent signage opportunities. Ample on-site and street parking ensures convenient access for tenants and visitors. Ideally situated near downtown Reno, the location offers convenient access to Midtown & Downtown.



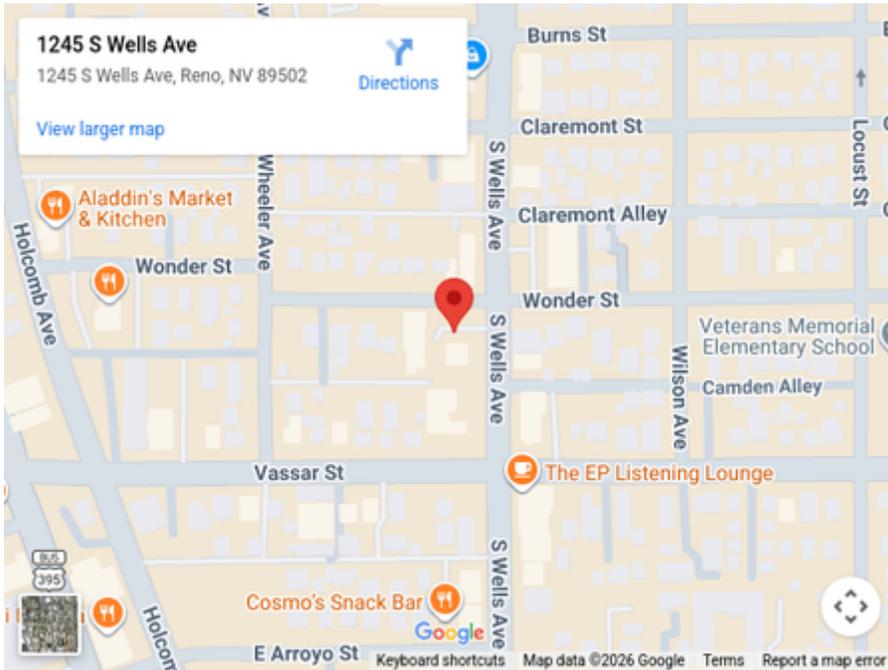
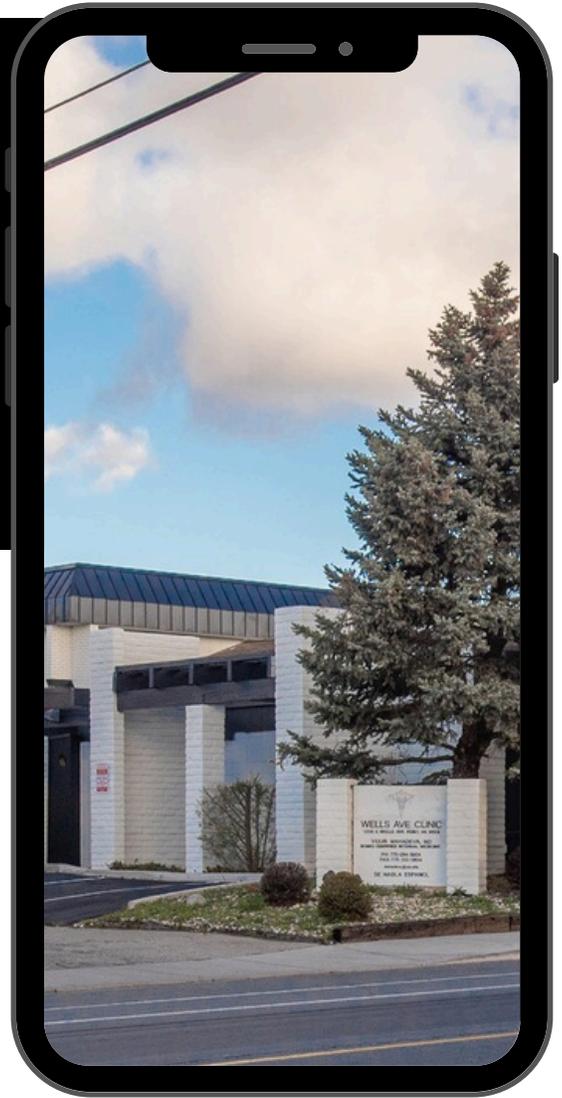
Property Highlights

- Open Floorplan
- Abundant Parking
- Pylon and Building Signage



Location

1245 S WELLS AVE,
RENO, NV 89502



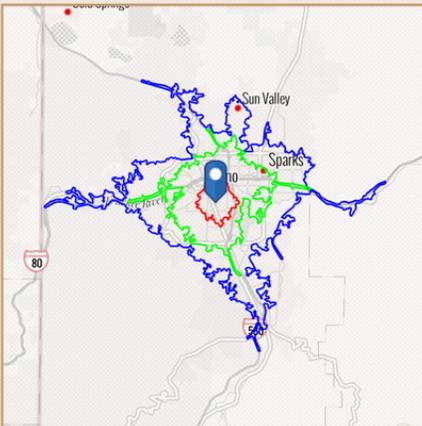
**The location offers
convenient access to
Midtown & Downtown.**

Demographics

BENCHMARK DEMOGRAPHICS

1245 S Wells Ave, Reno, Nevada, 89502

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Nevada	USA
	5 mins	10 mins	15 mins	Counties Washoe County	CBSAs Reno, NV Metropolitan Statistical Area		
0 - 4	4.75%	5.30%	5.32%	5.39%	5.36%	5.49%	5.39%
5 - 9	4.52%	5.04%	5.29%	5.66%	5.67%	5.79%	5.75%
10 - 14	4.58%	4.97%	5.22%	5.83%	5.84%	6.04%	5.98%
15 - 19	4.82%	7.54%	6.57%	6.36%	6.32%	6.22%	6.47%
20 - 34	25.13%	26.54%	24.94%	21.30%	20.68%	20.22%	20.33%
35 - 54	26.33%	23.36%	23.76%	24.75%	24.62%	26.21%	25.20%
55 - 74	23.40%	20.45%	21.23%	22.67%	23.23%	22.37%	22.82%
75+	6.38%	6.85%	7.68%	8.00%	8.27%	7.66%	8.05%
HOUSEHOLD INCOME							
<\$15,000	15.1%	11.3%	8.2%	6.3%	6.5%	7.2%	8.3%
\$15,000-\$24,999	8.1%	7.1%	5.4%	4.1%	4.2%	5.5%	5.9%
\$25,000-\$34,999	9.6%	8.8%	7.3%	5.4%	5.6%	6.6%	6.3%
\$35,000-\$49,999	12.2%	13.0%	11.0%	8.4%	8.7%	9.7%	9.8%
\$50,000-\$74,999	19.2%	19.8%	18.5%	16.0%	16.3%	16.9%	15.6%
\$75,000-\$99,999	12.6%	13.3%	14.9%	14.5%	14.4%	13.7%	12.5%
\$100,000-\$149,999	10.9%	13.0%	17.0%	19.5%	19.8%	18.9%	17.8%
\$150,000-\$199,999	4.9%	6.1%	7.8%	10.6%	10.4%	9.4%	9.8%
\$200,000+	7.3%	7.6%	10.0%	15.1%	14.1%	12.0%	14.0%
KEY FACTS							
Population	29,970	136,061	278,783	520,104	588,069	3,303,677	339,887,819
Daytime Population	59,058	195,128	348,035	519,197	577,242	3,288,380	338,218,372
Employees	15,406	67,956	141,942	263,257	291,622	1,607,495	167,630,539
Households	14,405	59,508	117,244	207,711	234,168	1,270,466	132,422,916
Average HH Size	2.02	2.20	2.32	2.47	2.48	2.57	2.50
Median Age	38.9	35.5	36.9	39.0	39.5	39.4	39.6
HOUSING FACTS							
Median Home Value	482,117	491,373	506,557	576,235	547,066	460,995	370,578
Owner Occupied %	25.7%	34.1%	46.1%	60.5%	62.5%	60.3%	64.2%
Renter Occupied %	74.3%	65.9%	53.9%	39.5%	37.5%	39.7%	35.8%
Total Housing Units	16,224	64,239	125,238	223,522	251,774	1,370,075	146,800,552
INCOME FACTS							
Median HH Income	\$55,032	\$60,598	\$74,455	\$89,987	\$88,260	\$80,950	\$81,624
Per Capita Income	\$38,721	\$37,820	\$43,001	\$50,016	\$48,495	\$42,691	\$45,360
Median Net Worth	\$24,375	\$46,746	\$108,409	\$258,091	\$259,870	\$200,811	\$228,144

INTEREST? LET'S GET IN TOUCH



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www.nv-cre.com



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