

For Lease 100 California Avenue, Reno, NV



Retail/Office Space Available



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Suite 106



Property Overview

- Retail Space available for lease near Downtown & Midtown Reno, within the central California Avenue District
- High Visibility on California Avenue and Plumas Street
- 6,050 Average Daily Traffic on Plumas Street
- Located within walking distance of Downtown Reno's Office Core, Nevada Museum of Art, Washoe County Library, The Discovery and many local restaurants
- Mixed Use Zoning provides a large list of permitted uses
- Building has access to 28 parking lot spaces

First Level Space For Lease: 1,325 SF

- **Lease Rate: \$2.75/SF/MO NNN**
- Previous tenant was an ice cream shop
- Grease interceptor in-place

Suite 106



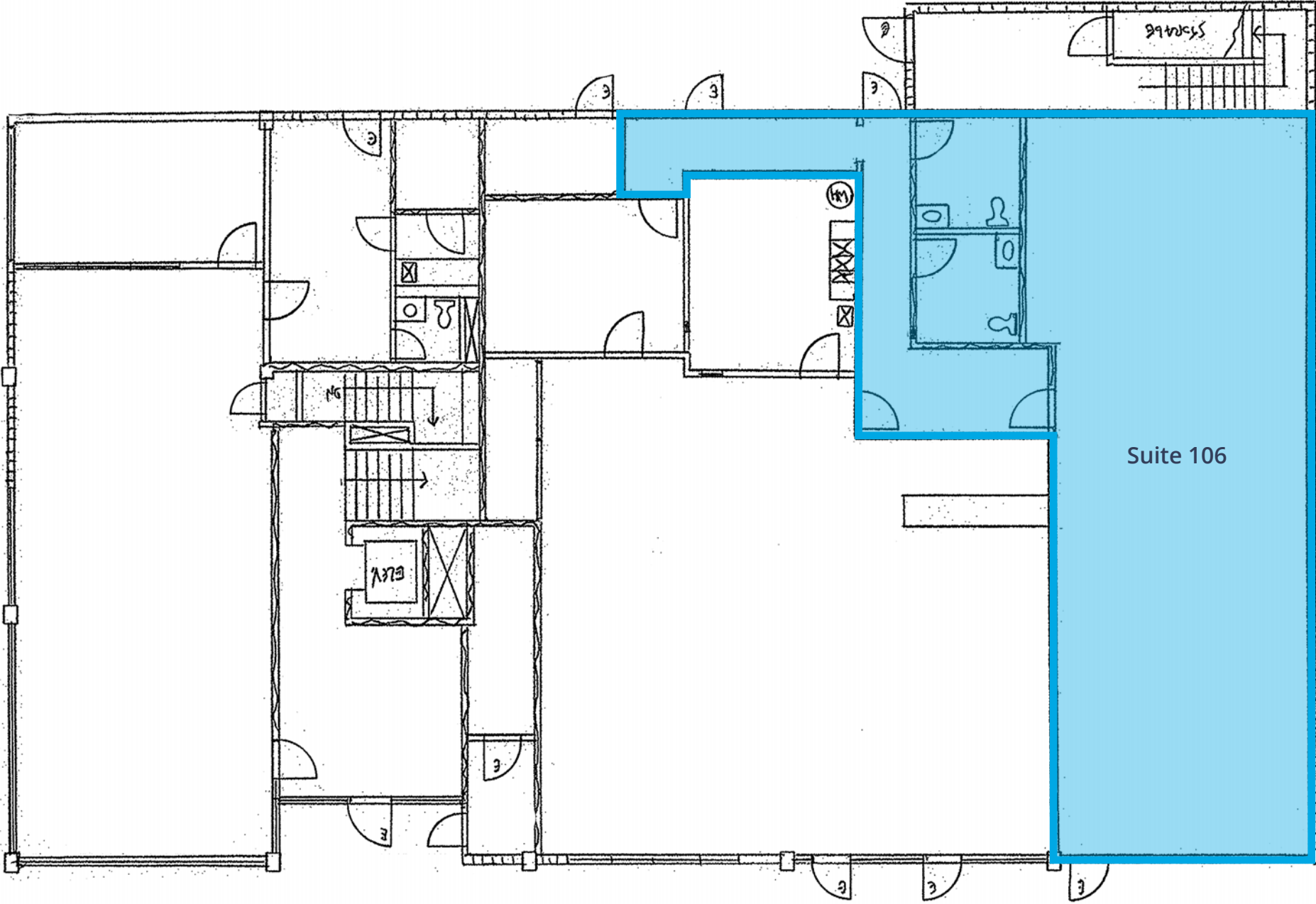
Second Level Space For Lease: 676 SF

- **Lease Rate: \$2.50/SF/MO Full Service**
- Updated interior and new flooring
- Existing space layout will accommodate a wide variety of tenants
- Abundant track lighting

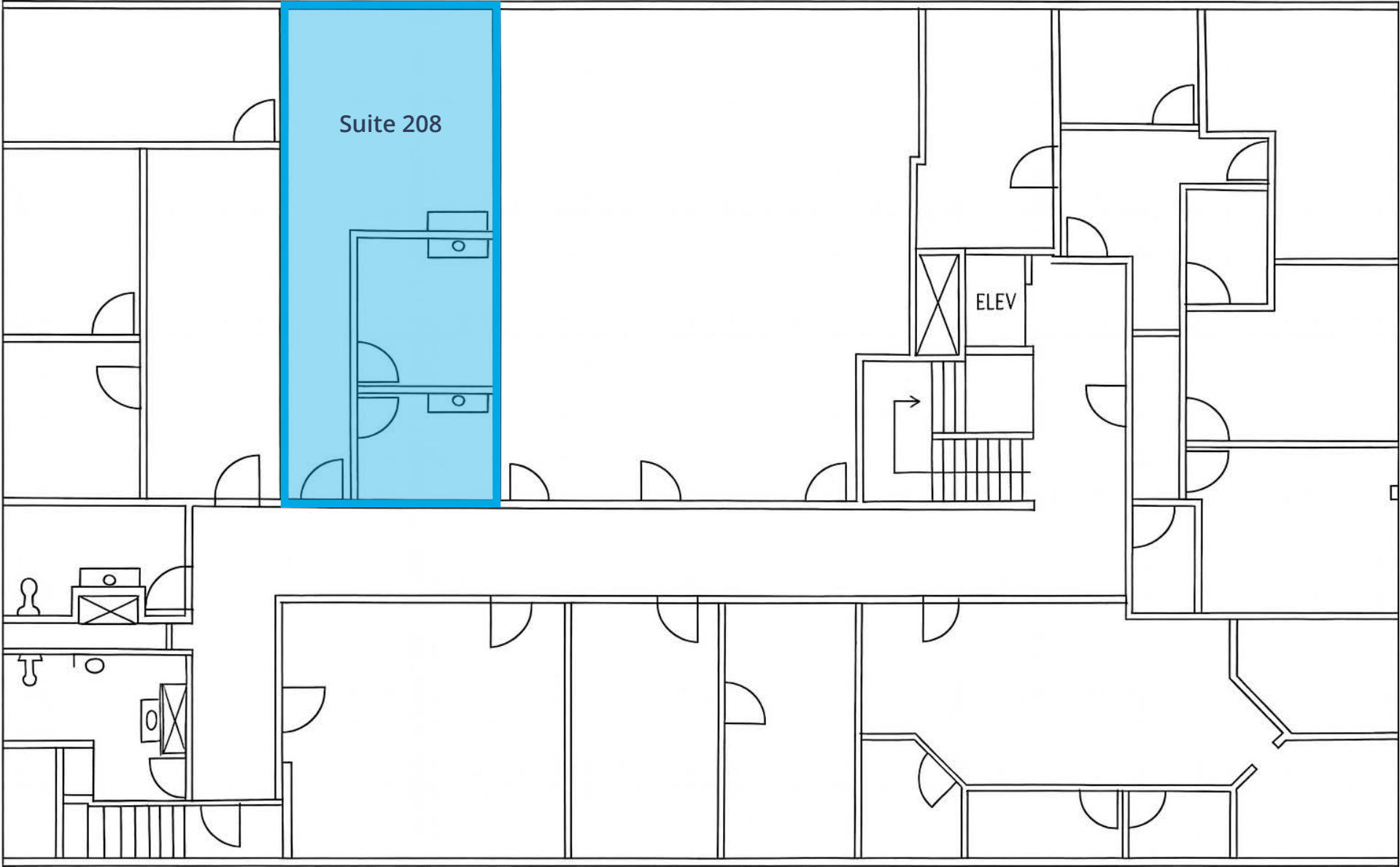
Area Demographics

	1 mile	3 mile	5 mile
2025 Population	20,947	138,978	245,294
Daytime Population	47,750	181,638	305,587
Average Household Income	\$88,945	\$89,207	\$100,574
Total Households	13,691	64,970	110,471

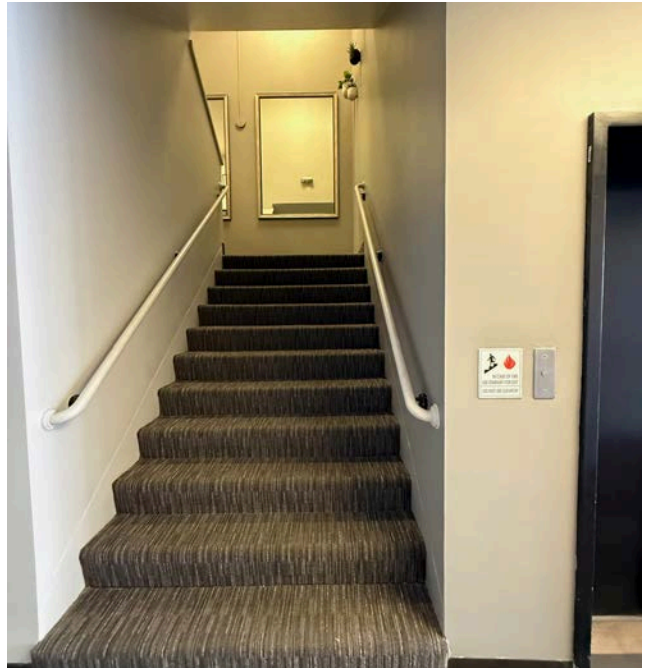
First Level Retail/Office Space Available – Suite 106: 1,325 SF



Second Level Retail/Office Space Available – Suite 208: 676 SF



Building Common Area



Property Located Near Downtown & MidTown Reno



Unrivaled Amenities

Banking

1. Meadows Bank
2. Nevada State Bank
3. US Bank
4. Chase Bank
5. Wells Fargo ATM
6. Nevada State Bank

Courthouses

7. Bruce R. Thompson Courthouse & Federal Building
8. Reno Justice Court
9. Second Judicial District Court
10. Reno City Hall

Entertainment

11. Nevada Museum of Art & Chez Louie
12. Sundance Bookstore
13. Washoe County Library
14. Discovery Museum

15. Patagonia Outlet

16. Pioneer Center for Performing Arts
17. The Basement
18. Arts for All Nevada at the Lake Mansion
19. Bundox Bocce
20. National Automobile Museum
21. Greater Nevada Field
22. Century Riverside Theatre
23. Escape Room
24. Crafted Palette
25. Siri's Casino
26. Cargo Concert Hall
27. National Bowling Stadium

Eat/Drink

28. Cheese Board
29. Bibo Coffee Company
30. Mexcal
31. Starbucks

32. The Dropout Bike Shop & Hub Coffee Roasters

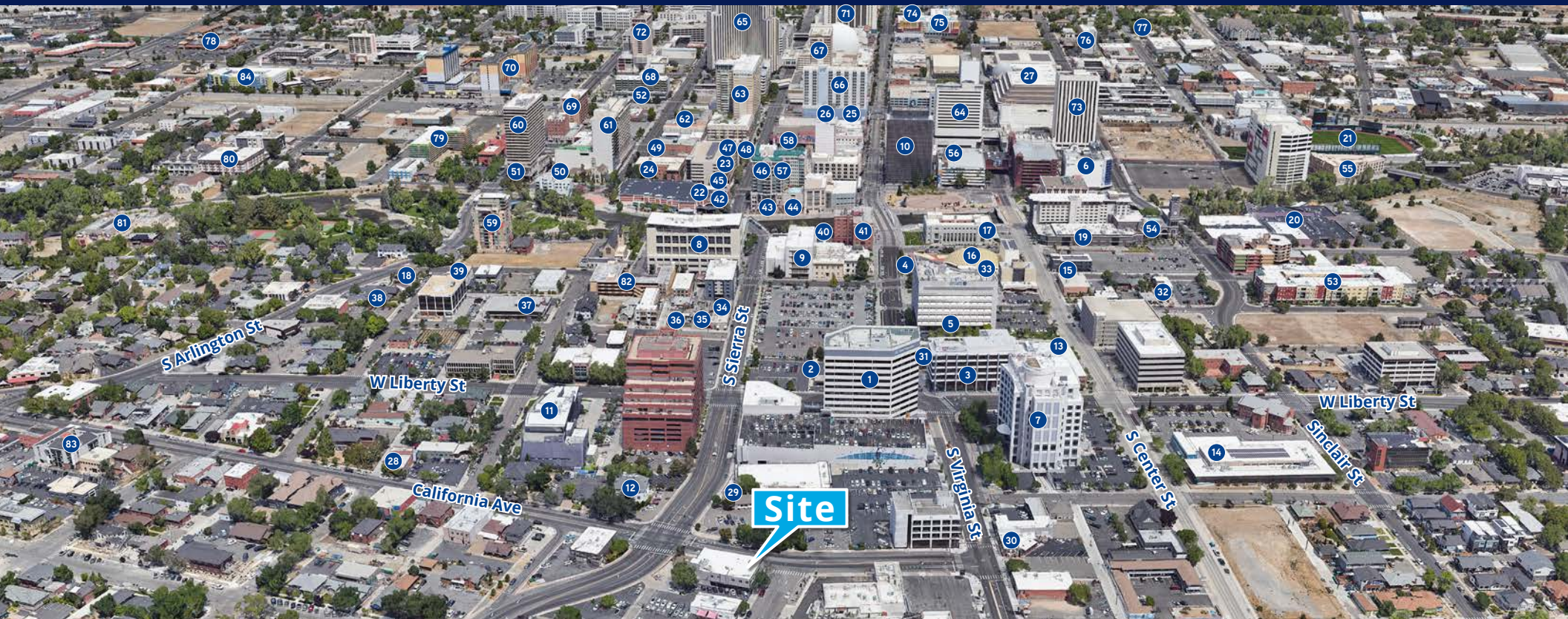
33. La Famiglia Italian & The Coconut Downtown
34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-Op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, Ole Bridge Pub
45. Antonio's Mexican Grill & The Stick Sports Lounge
46. Liberty Food & Wine Exchange
47. Silver Peak
48. Thai Corner Café
49. 5 Star Saloon, West Street Wine Bar
50. Our Bar
51. Hookava
52. Bab Café

Live/Stay

53. ParcOne60
54. The Renaissance
55. Courtyard Marriott
56. Cal Neva

57. The Palladio

58. Riverboat Hotel
59. Park Tower
60. Arlington Towers
61. Plaza Resort Club
62. West Street Flats
63. The Montage
64. Reno City Center
65. Silver Legacy Resort Casino
66. Whitney Peak Hotel
67. Eldorado Resort Casino
68. 3rd Street Flats
69. WorldMark Reno
70. J Resort
71. Circus Circus
72. The Belvedere Towers
73. Reno Suites
74. Howard Johnson by Wyndham
75. Canyon Flats
76. Reno Regency
77. HERE Reno
78. Gold Dust West Casino
79. The Mod @ Riverwalk II
80. Truckee River Terrace Apartments
81. Promenade On the River
82. Legacy Vacation Resort
83. Cal Ave Studios
84. The Onyx at 695



Regional Location





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