

FOR LEASE

# 303 W 3RD STREET

RENO, NV 89501

*\$20 Tenant Improvement Allowance up to 6 months of FREE RENT for qualified Tenant on 5 year term*



**MICHAEL MALONEY** / Director / +1 775 851 5320 / michael.maloney@cushwake.com / NV License S.0166897



# HIGHLIGHTS

## OPPORTUNITY BENEFITS



±1,171 SF of prime downtown retail space in a modern-upscale redevelopment center. View property updates at [www.3rdstreetflatsreno.com](http://www.3rdstreetflatsreno.com).



Centrally located in downtown Reno just blocks from the University, this property is leading the way for the downtown redevelopment.



94-unit modern-upscale apartments will provide great synergy for ground floor retail.



Shell space available for lease.



## PROPERTY DETAILS

- » Lease Rate: Call broker for pricing
- » Available Space: ±1,171 SF
- » Zoning: Mixed-Use Downtown Retail
- » APN: 007-285-22 (Washoe County)





# NEARBY AMENITIES

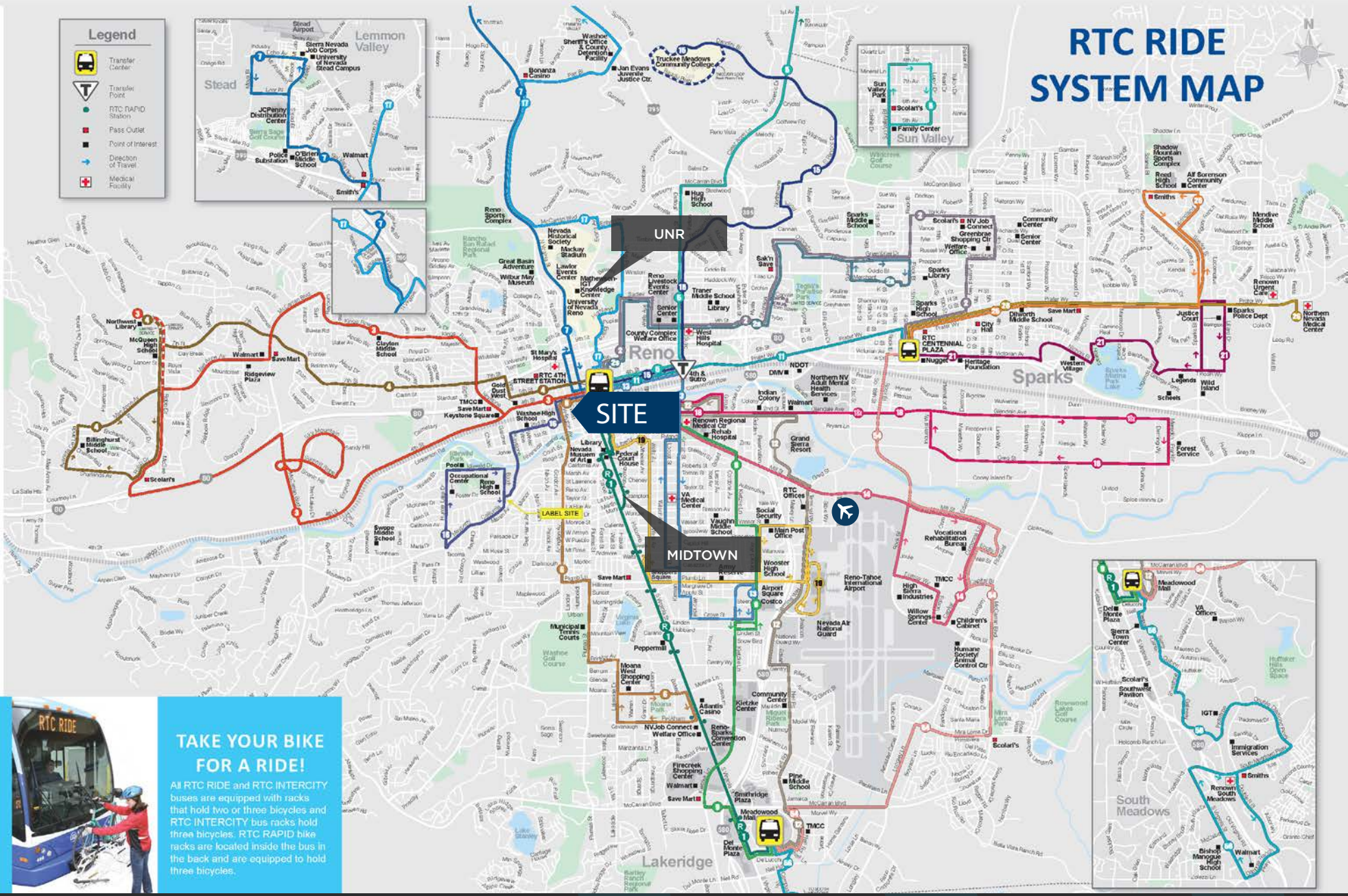


# BIKE MAP

## RTC RIDE SYSTEM MAP

**Legend**

- Transfer Center
- Transfer Point
- RTC RAPID Station
- Pass Outlet
- Point of Interest
- Direction of Travel
- Medical Facility



**TAKE YOUR BIKE FOR A RIDE!**

All RTC RIDE and RTC INTERCITY buses are equipped with racks that hold two or three bicycles and RTC INTERCITY bus racks hold three bicycles. RTC RAPID bike racks are located inside the bus in the back and are equipped to hold three bicycles.



# DEMOGRAPHICS



AVERAGE POPULATION		
1 MILE	3 MILES	5 MILES
21,093	136,442	242,720



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$39,603	\$54,245	\$61,384



DAYTIME POPULATION		
1 MILE	3 MILES	5 MILES
41,322	169,134	289,680

TO MIDTOWN  
5 MINS

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TO RENO TAHOE INT AIRPORT  
13 MINS

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TO UNR  
6 MINS

Source: ESRI 2022



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For more information, please contact:



**Michael Maloney**

Director

+1 775 851 5320

michael.maloney@cushwake.com

LIC #S.0166897



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