

For Sale

# Owner-User Flex/Retail Opportunity



1030 E. 4th St.  
Reno, NV 89512

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Listing Snapshot



**\$1,199,000**  
Asking Price



**± 5,000 SF**  
Total Square Footage



**± 0.22 AC**  
Total Acreage

Property Highlights

- Flex/retail owner-user opportunity with frontage along E. 4th St.
- On-site parking along the north side of the building plus additional parking along E. 4th St.
- ± 625 SF secured outdoor storage area with roof enclosure
- 15' clear height in warehouse area
- Three (3) swamp coolers and three (3) Reznor heaters
- 200A; 240V; 3-phase power
- One (1) 12' x 12' roll-up door along the south side of the building

Demographics

	1-mile	3-mile	5-mile
2023 Population	19,481	137,570	260,850
2023 Average Household Income	\$58,473	\$74,554	\$89,503
2023 Total Households	9,343	58,771	107,292





## Aerial



## Parks



## Schools



## Retail



Hotels / Casinos



## Airports



## Hospitals



### Multifamily







Office / Industrial

**CHASE**

Venues

**GREATER NEVADA Field**

Retail

**Starbucks**

Hotels/Casinos

**WHITNEY PEAK HOTEL**

Hotels/Casinos

**THE ROW** EL Dorado  
**CIRCUS CIRCUS** SILVER LEGACY

DOWNTOWN RENO

N. Wells Ave. // 20,100 CPD

**SUBJECT**

Building: ± 5,000 SF  
Yard Area: ± 625 SF

E 4th St. // 6,150 CPD

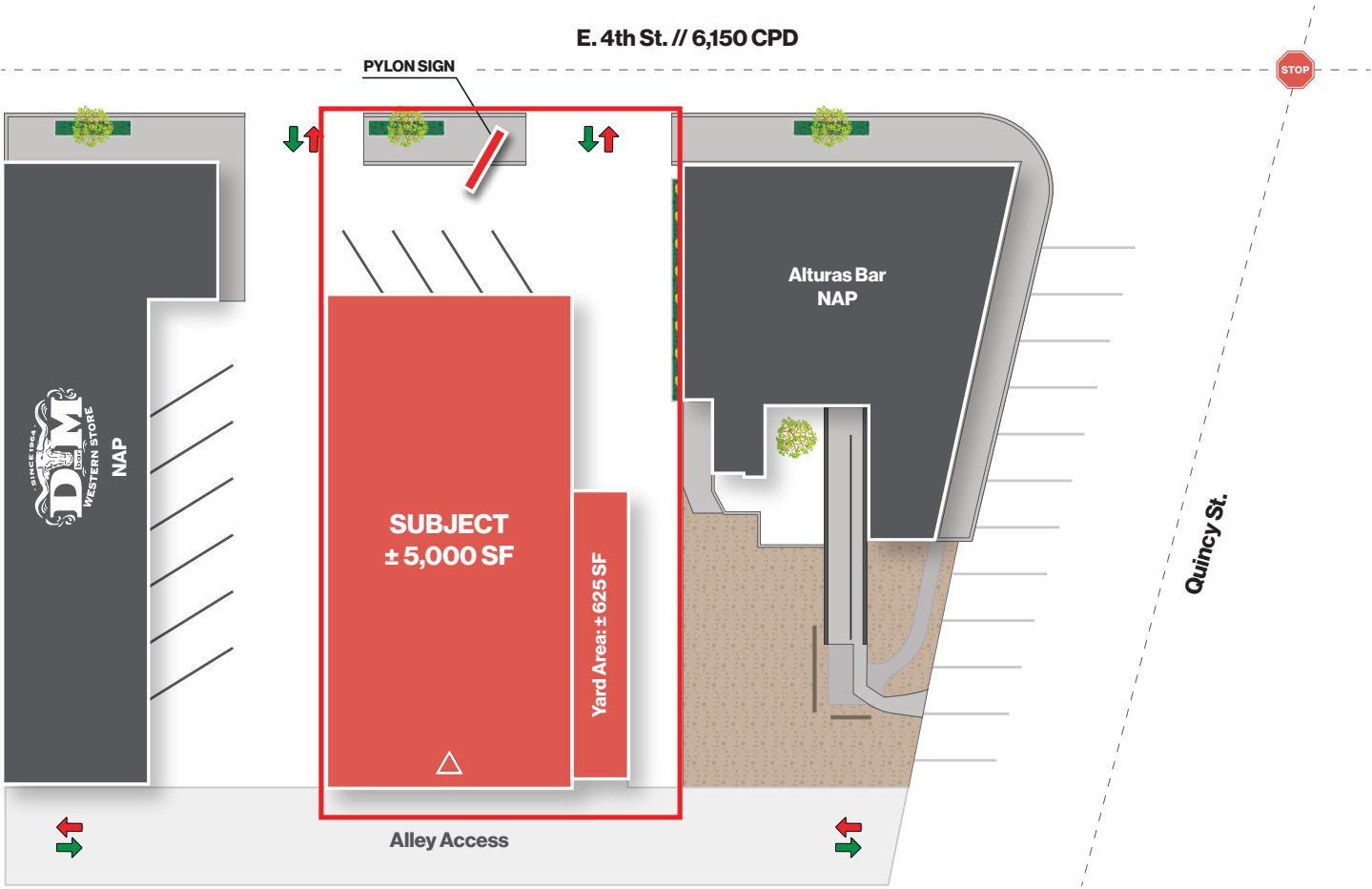
Retail

**Nemos Market**  
**K Bazar**  
**The Working Class Tattoo**

Quincy St.

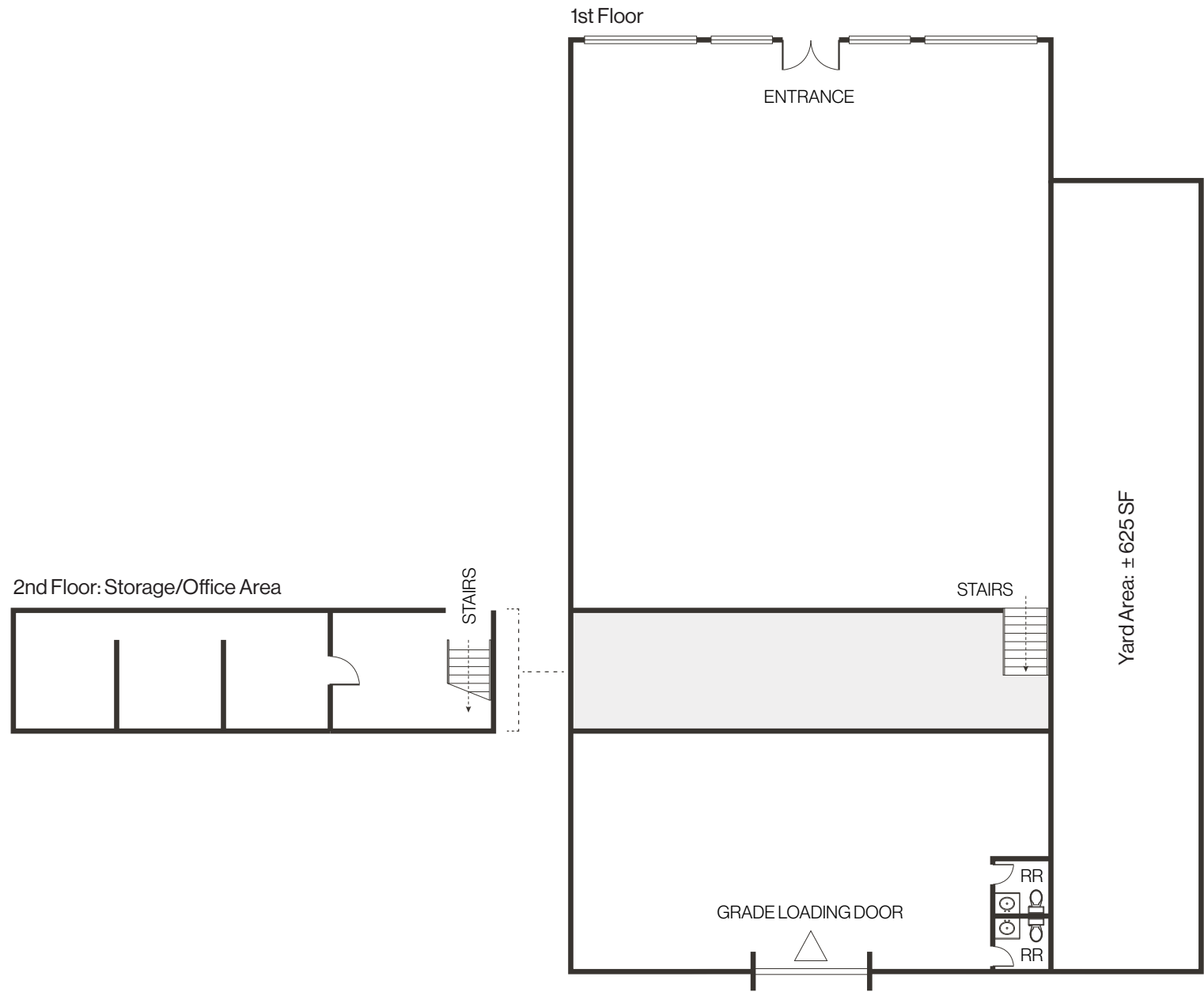
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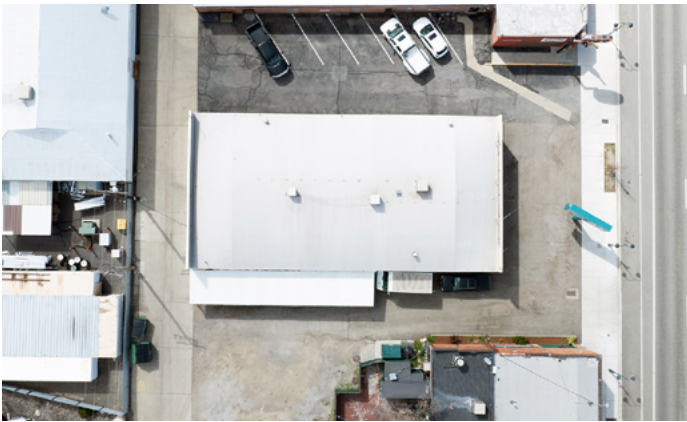


Floor Plan | ± 5,000 SF





Property Photos





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For inquiries please reach out to our team.

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