



OFFICE/RETAIL FOR SALE



70 E Main St, Fernley, NV 89408-7653



\$175,000

www.nv-cre.com



relkins@kw.com

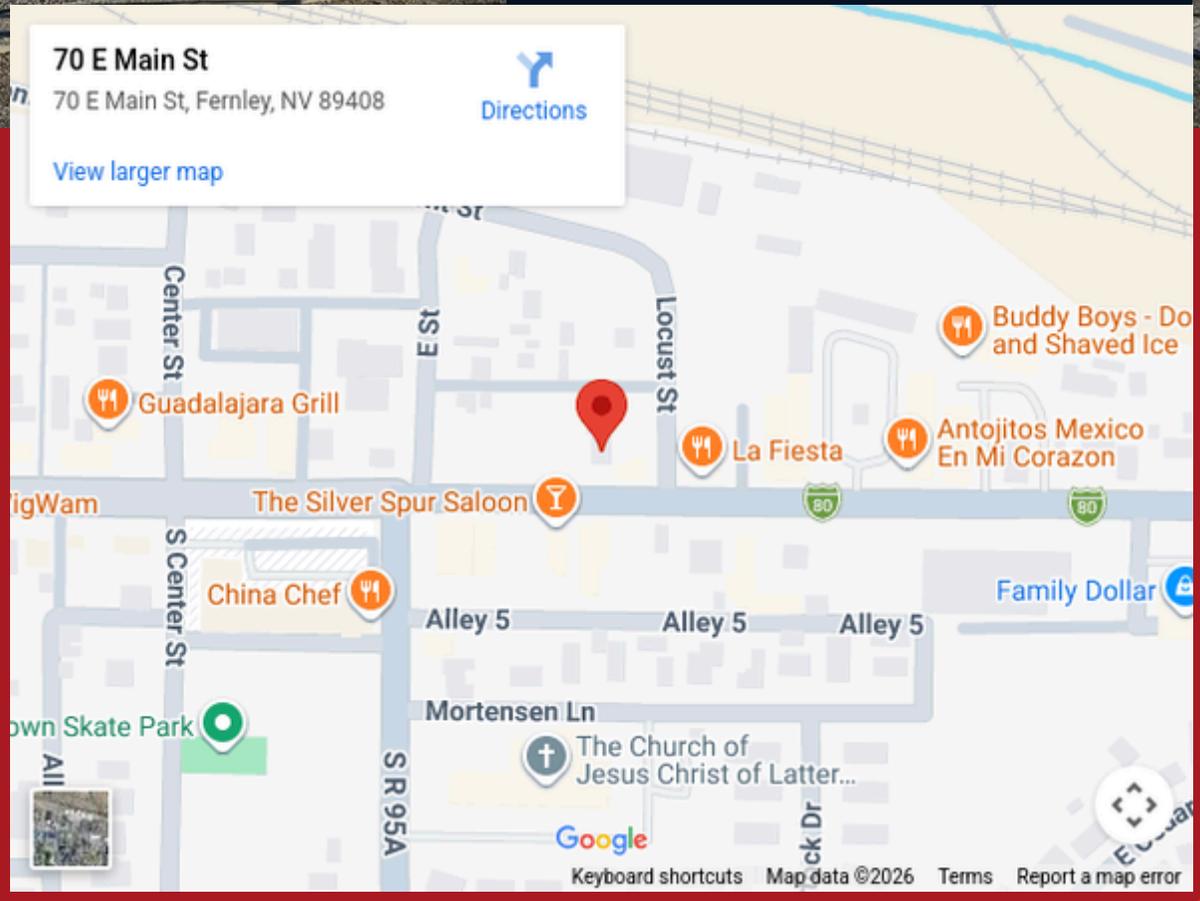


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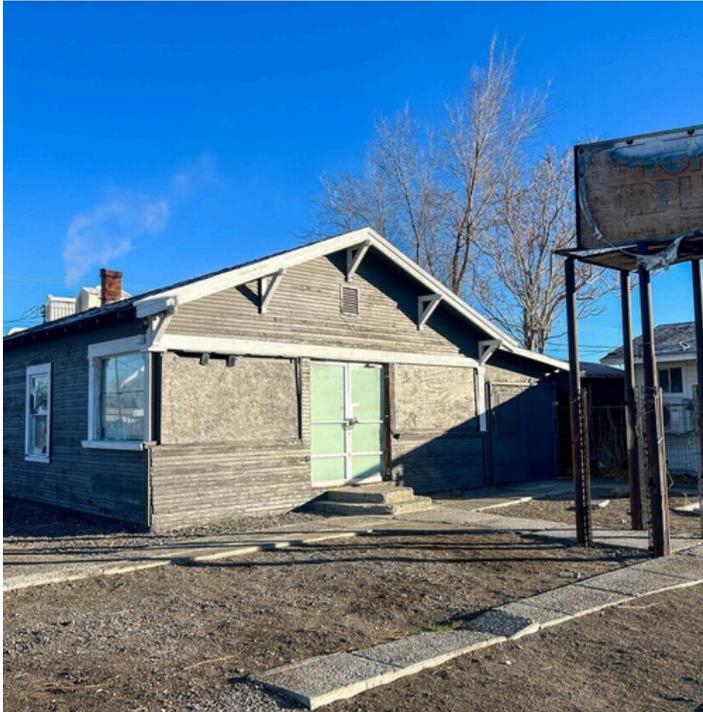


Location

70 E Main St, Fernley, NV 89408-7653



> Property Details



**70 E Main St,
Fernley, NV
89408-7653**

About the Property

This building has character and is right in the heart of town. With tons of potential, it is definitely a diamond in the rough and offers generous square footage and Main St. frontage. It is ideal for retail or creative office. Surrounded by dining, transit, neighborhoods, and new development, the site benefits from foot traffic and exceptional visibility.

The property is being sold as-is and is ready for your creative eye and renovations. With solid bones and flexible floor plates, it's a value-add canvas for investors or owner-users seeking to restore historic charm while elevating building systems and finishes.

> Property Highlights



01

Right in the heart of town.

Centrally located in the heart of town, offering excellent visibility and accessibility



02

Lots of potential

Strong value-add opportunity with significant upside potential for redevelopment or repositioning



03

Sold As-Is

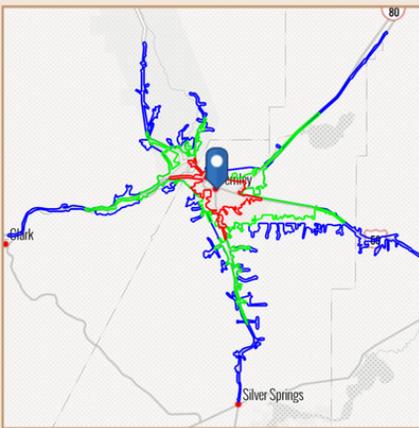
Offered for sale as-is, presenting an attractive opportunity for investors or owner-users

Demographics

BENCHMARK DEMOGRAPHICS

70 E Main St, Fernley, Nevada, 89408

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



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AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Nevada	USA
	5 mins	10 mins	15 mins	Counties Lyon County	CBSAs Reno, NV Metropolitan Area		
0 - 4	6.45%	6.45%	6.44%	5.41%	5.36%	5.49%	5.39%
5 - 9	6.72%	6.82%	6.80%	5.86%	5.67%	5.79%	5.75%
10 - 14	6.42%	6.98%	7.02%	6.04%	5.84%	6.04%	5.98%
15 - 19	6.31%	6.62%	6.66%	6.04%	6.32%	6.22%	6.47%
20 - 34	20.36%	19.13%	18.84%	16.37%	20.68%	20.22%	20.33%
35 - 54	24.90%	25.51%	25.63%	23.63%	24.62%	26.21%	25.20%
55 - 74	21.61%	21.18%	21.17%	26.56%	23.23%	22.37%	22.82%
75+	7.17%	7.30%	7.42%	10.07%	8.27%	7.66%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.2%	6.5%	6.3%	8.0%	6.5%	7.2%	8.3%
\$15,000-\$24,999	4.2%	3.6%	3.5%	5.0%	4.2%	5.5%	5.9%
\$25,000-\$34,999	3.8%	3.6%	3.5%	6.7%	5.6%	6.6%	6.3%
\$35,000-\$49,999	9.6%	11.6%	11.1%	11.1%	8.7%	9.7%	9.8%
\$50,000-\$74,999	21.1%	19.3%	18.9%	19.0%	16.3%	16.9%	15.6%
\$75,000-\$99,999	17.2%	15.5%	15.3%	13.7%	14.4%	13.7%	12.5%
\$100,000-\$149,999	23.0%	25.4%	26.3%	22.0%	19.8%	18.9%	17.8%
\$150,000-\$199,999	7.5%	7.8%	8.0%	8.2%	10.4%	9.4%	9.8%
\$200,000+	6.4%	6.8%	7.0%	6.2%	14.1%	12.0%	14.0%
KEY FACTS							
Population	12,252	23,499	25,654	63,699	588,069	3,303,677	339,887,819
Daytime Population	9,152	17,416	19,014	52,501	577,242	3,288,380	338,218,372
Employees	5,838	10,774	11,699	26,820	291,622	1,607,495	167,630,539
Households	4,636	8,508	9,291	24,610	234,168	1,270,466	132,422,916
Average HH Size	2.64	2.76	2.76	2.58	2.48	2.57	2.50
Median Age	37.6	37.7	37.8	43.0	39.5	39.4	39.6
HOUSING FACTS							
Median Home Value	330,952	362,932	364,758	385,096	547,066	460,995	370,578
Owner Occupied %	65.8%	71.6%	72.5%	77.2%	62.5%	60.3%	64.2%
Renter Occupied %	34.3%	28.4%	27.5%	22.8%	37.5%	39.7%	35.8%
Total Housing Units	4,882	8,913	9,720	26,217	251,774	1,370,075	146,800,552
INCOME FACTS							
Median HH Income	\$79,658	\$82,084	\$84,099	\$75,148	\$88,260	\$80,950	\$81,624
Per Capita Income	\$36,004	\$35,501	\$35,928	\$36,121	\$48,495	\$42,691	\$45,360
Median Net Worth	\$199,000	\$245,439	\$257,868	\$260,952	\$259,870	\$200,811	\$228,144

Easy Pie Charts



INTEREST? LET'S GET IN TOUCH



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

www.nv-cre.com



relkins@kw.com



+775-240-5143



The Elkins
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