

For Lease

QSR Retail Pad with Freeway Visibility



655 N. Wells Ave.
Reno, NV 89512

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Listing Snapshot



\$230,000/Yr.
Ground Lease Rate



Contact Broker
Built-to-Suit



± 36,855 SF
Land Size

Property Highlights

- Available for ground lease and built-to-suit
- Property is located on ± 0.846 AC
- Highly visible from interstate 80 with quick access at Wells Avenue on/off ramp
- Well located for quick service retail or ground up vertical development
- The property supports a wide range of retail and restaurant uses. Convenience store, grocery, fuel sales, and alcohol/tobacco/vape sales are excluded by recorded deed restriction.
- Two (2) pylon signs on site
- Zoning: MUD-ID Reno- mixed-use downtown innovation district

Demographics

	1-mile	3-mile	5-mile
2025 Population	22,599	142,904	261,725
2025 Average Household Income	\$64,124	\$82,936	\$99,704
2025 Total Households	9,517	61,233	108,272







Office / Industrial

CHASE

Venues

GREATER NEVADA Field

Retail

Jack's
GOOD FOOD. GREAT PEOPLE.

Hotels/Casinos

WHITNEY PEAK HOTEL

Hotels / Casinos

THE ROW™ EL DORADO
CIRCUS CIRCUS
SILVER LEGACY

Venues

RenoEvents CENTER

Multifamily

Canyon Flats

Venues

COTTER KINCOON

Schools

University of Nevada, Reno

Hospitals

St. Mary's Hospital

Retail

BluePearl Pet Hospital

Hotels/Casinos

America's Best Travel Inn

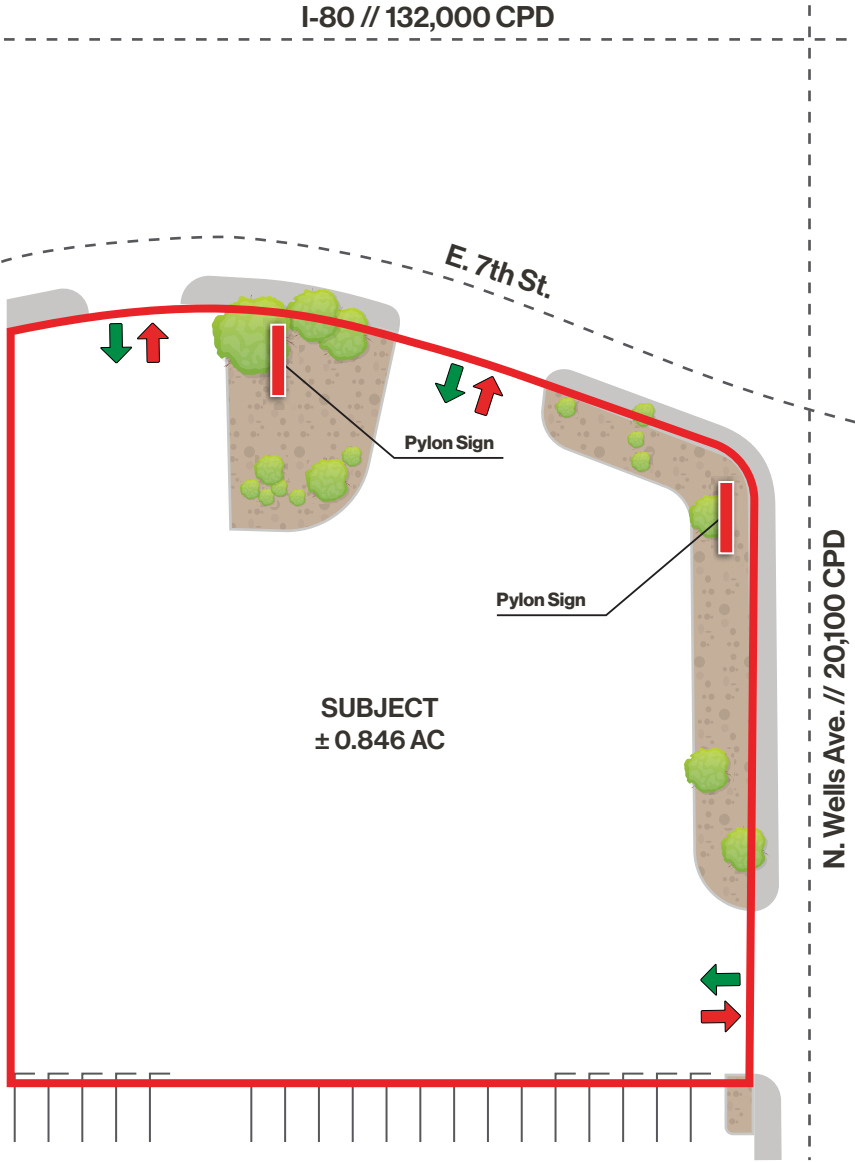
AVAILABLE
± 0.846 AC

N. Wells Ave. // 20,100 CPD

7th Street

I-80 // 132,000 CPD

INTERSTATE 80



Property Photos



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For inquiries please reach out to our team.

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