

For Lease

# QSR Retail Pad with Freeway Visibility



655 N. Wells Ave.  
Reno, NV 89512

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## 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

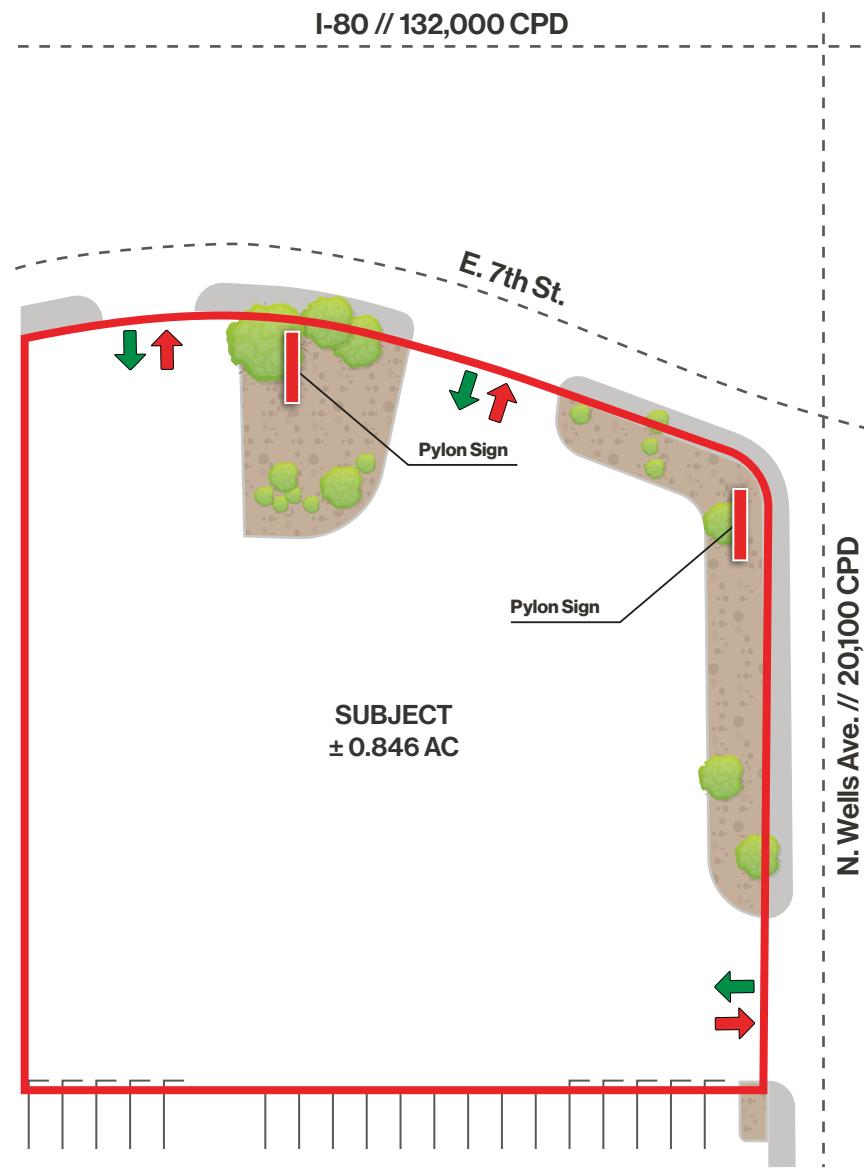






# Site Plan

 Subject



## Property Photos



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