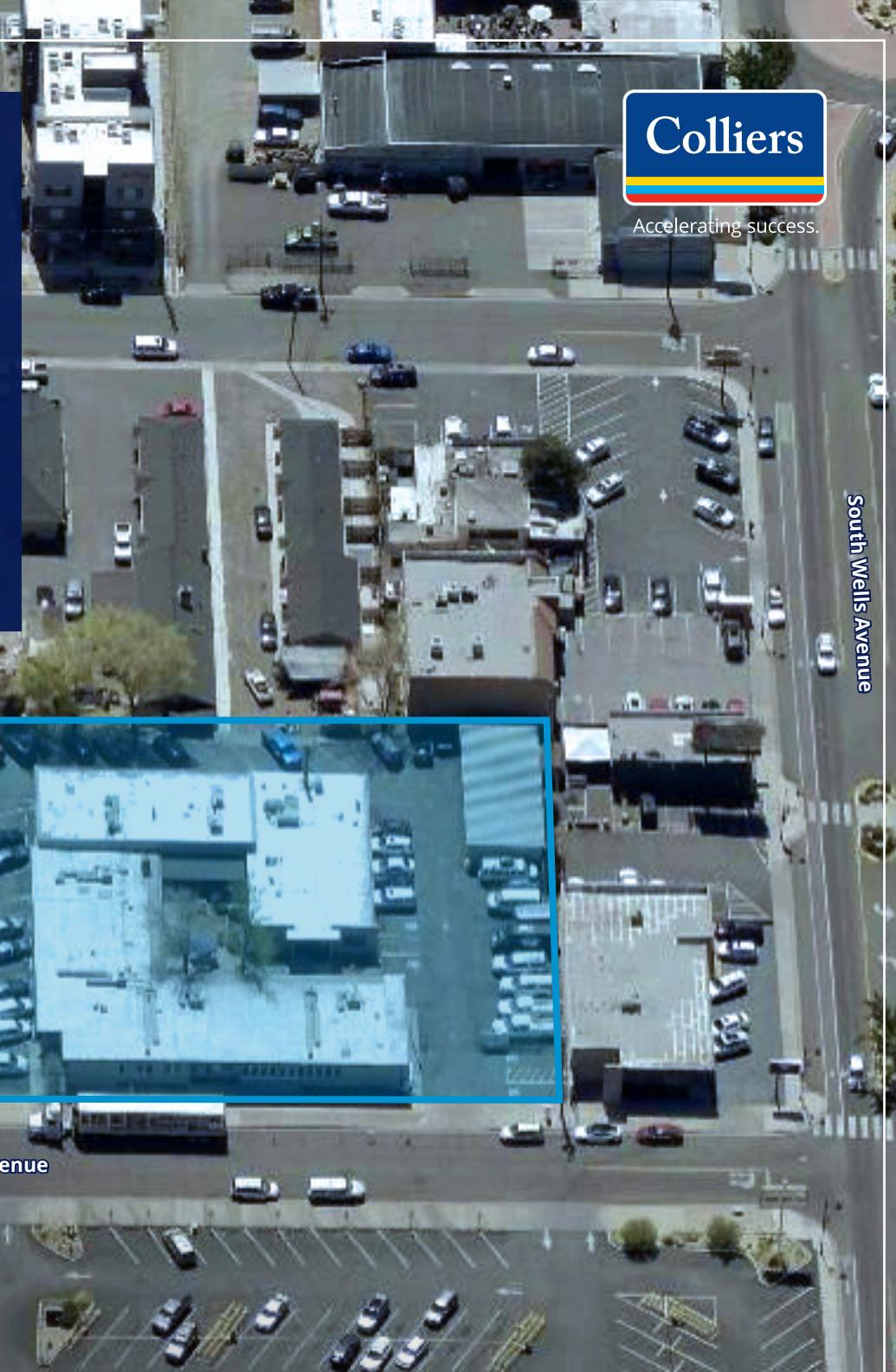


For Sale General Commercial Property Available

350 Capitol Hill Avenue, Reno, NV, 89502

- Total Building SF: 11,629
- Total Lot Size: \pm 1.094 Acres
- APNs: 013-411-20 21, 22, & 23



Capitol Hill Avenue



Property Overview

Centrally located in Reno's Mid-town District, this commercial property has traditionally been occupied by Veterans Affairs Support and a small church. The VA will be vacating the property by August of 2026 and the church is on a month-to-month lease. The property is in good condition with no major CapEx requirements nor issues that are visible by walk-through.

APN: 013-411-20, 21, 22, & 23 | 1.094 Acres Total

The property lends itself to medical type uses, support housing/services or general office

Zoned General Commercial

Built in 1960, renovations made between 1990-2000

Interior Space Offers:

- Full kitchen/breakroom
- Private offices
- Conference rooms
- Laundry room
- Restrooms/showers
- Front desk/waiting area

Asking Price: \$2,750,000

350 Capitol Hill Avenue Parcels

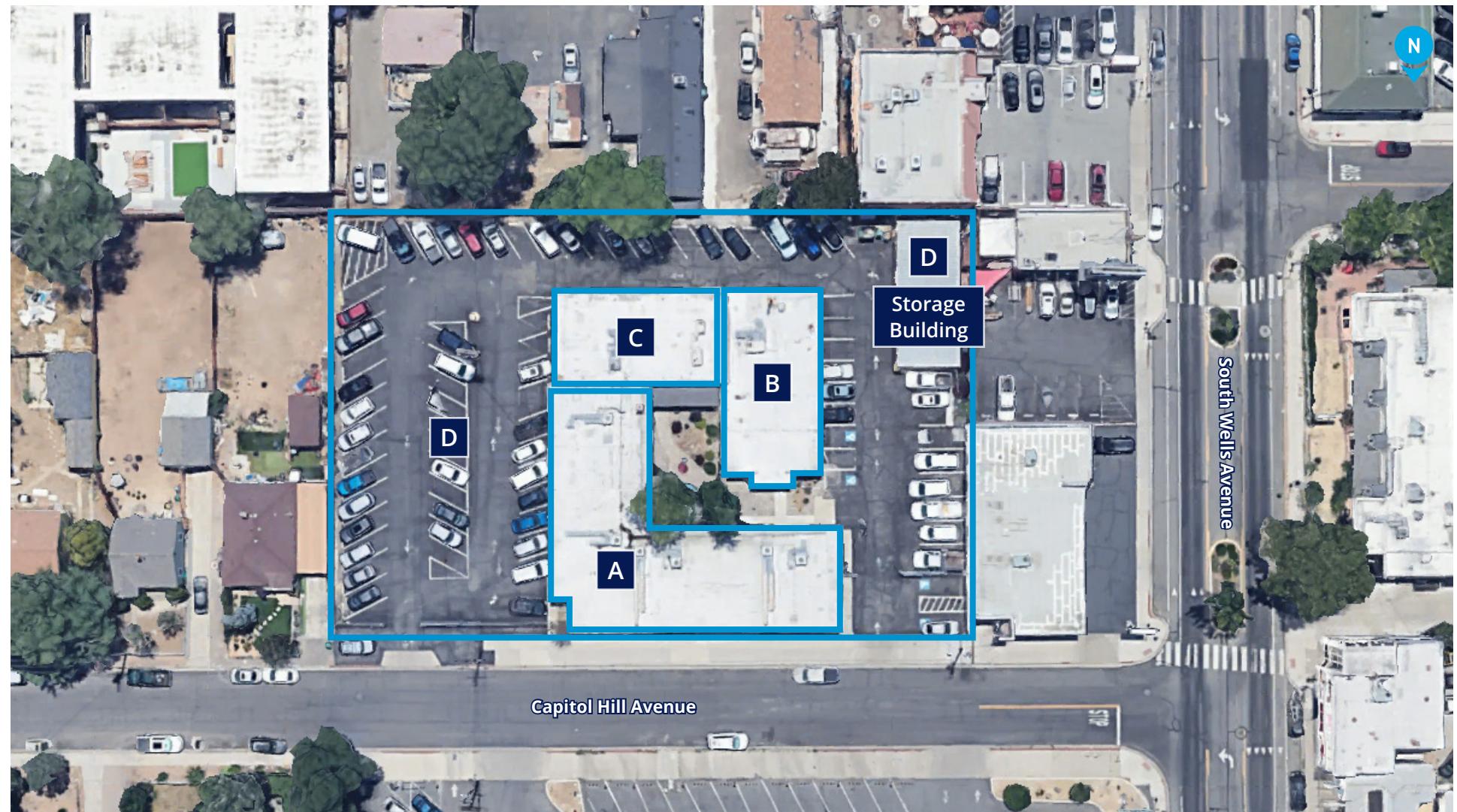
Individual Parcel Details

A 013-411-20:
0.145 Acres
6,263 SF Bldg

B 013-411-21:
0.063 Acres
2,738 SF Bldg

C 013-411-22:
0.060 Acres
2,628 SF Bldg

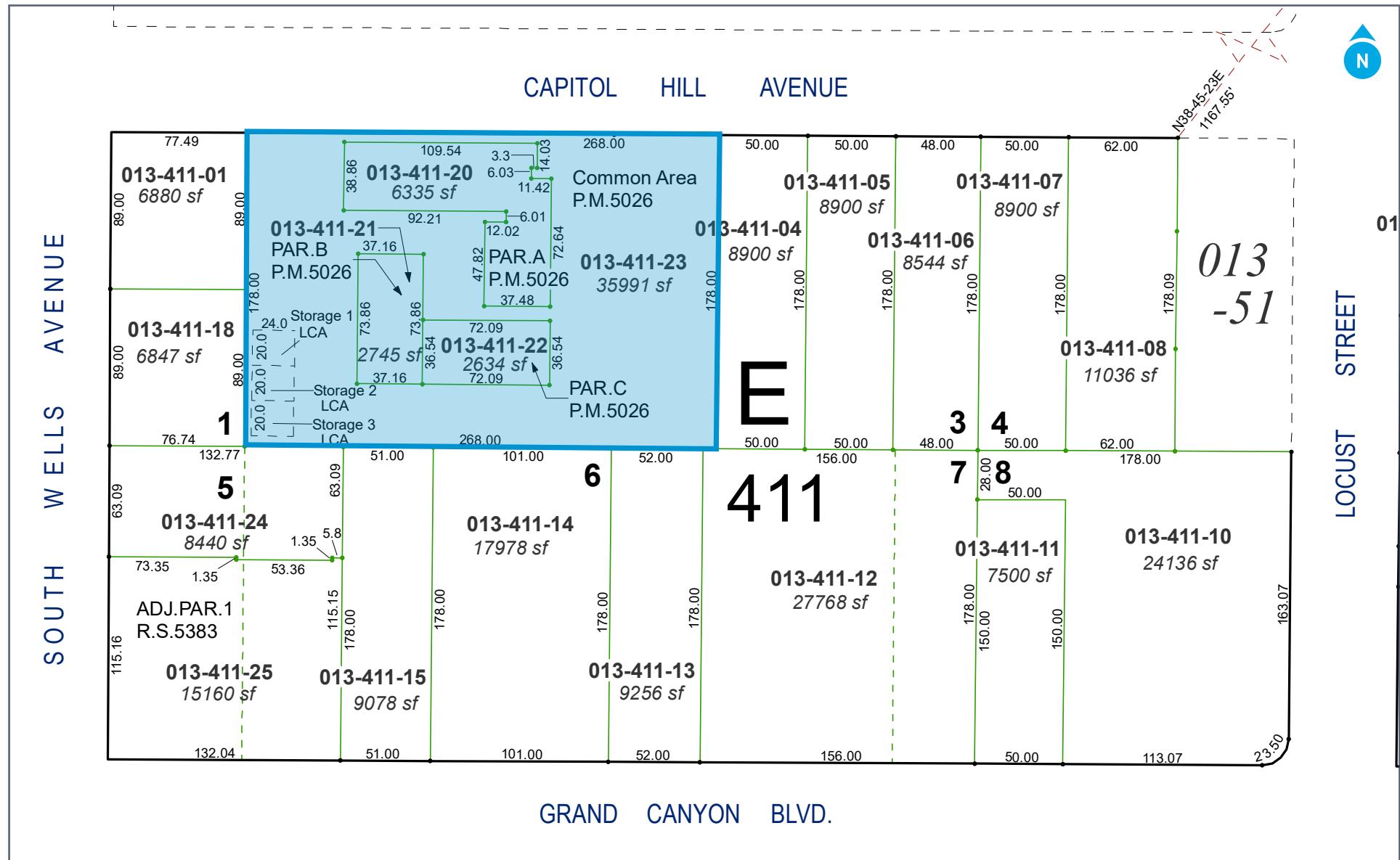
D 013-411-23:
0.826 Acres
74 Parking Spaces in 52,000 SF Lot
5,000 SF Storage Bldg with 3 Roll-up Doors



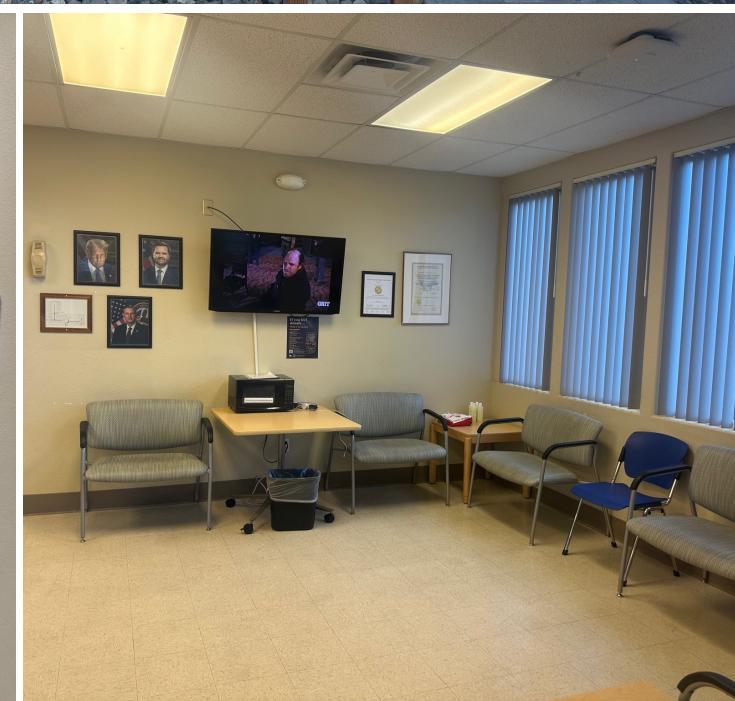
350 Capitol Hill Avenue Plans



350 Capitol Hill Avenue Parcel Map



350 Capitol Hill Avenue Photos



Surrounding Amenities



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2024 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Stampede Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.3%

UNEMPLOYMENT RATE
AS OF DECEMBER 2025

275,118

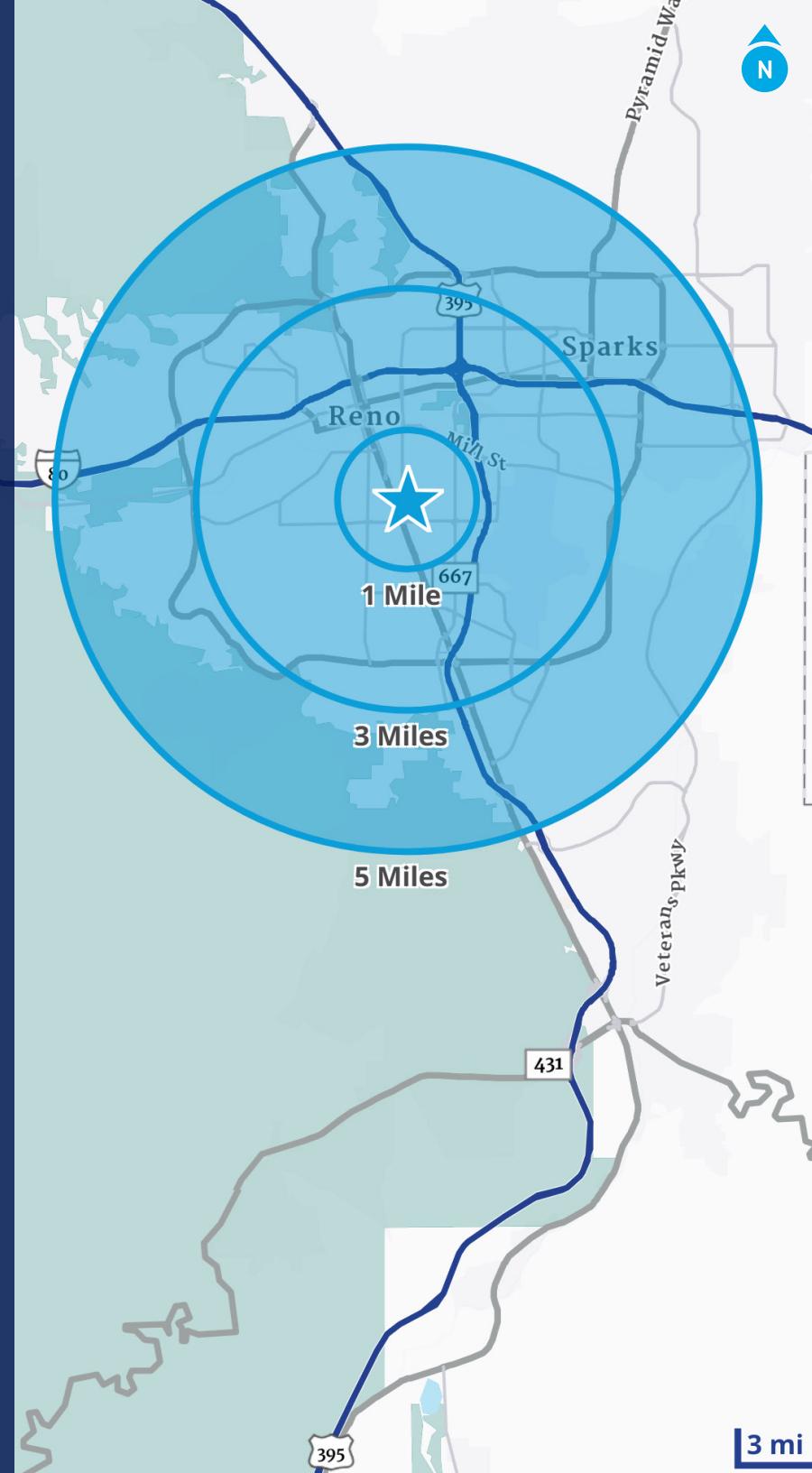
WASHOE COUNTY
EMPLOYMENT AS OF SEPTEMBER 2025

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$557,000

MEDIAN HOME PRICE
AS OF OCT 2025



Area Demographics

| | 1 mile | 3 mile | 5 mile |
|--------------------------|--------|---------|---------|
| 2025 Population | 22,383 | 129,265 | 244,939 |
| Daytime Population | 34,113 | 194,603 | 309,945 |
| Average Household Income | 84,346 | 91,750 | 100,602 |
| Total Households | 11,515 | 62,029 | 111,226 |



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