

# 100

N SIERRA STREET

RENO | NV

**FOR SALE**  
\$9,000,000

**CBRE**





# PROPERTY OVERVIEW

**ADDRESS**

100 N. Sierra St., Reno, Nevada

**LOT SIZE**

13,983 SF

**APN**

APN 011-061-09

**MARKET/SUBMARKET**

Downtown

**SQUARE FOOTAGE**

±55,626 SF Total

**YEAR BUILT**

Built 1957 | Renovated 2020







## 100 N. SIERRA IS IN THE HEART OF THE REVITALIZED RIVER DISTRICT IN DOWNTOWN RENO

100 N Sierra is located on the heavily traveled corner of W. 1st Street and N. Sierra Street with excellent visibility and signage opportunities. This is the heart of the downtown business and entertainment district, the property is a short walk from a wide range of restaurant, retail and hotel amenities. The three-story mixed use building includes the Liberty Food & Wine Exchange owned and operated by local celebrity Chef Mark Estee on the 1st floor, along with Reno Axe & Social, a popular entertainment concept. The 2nd floor consists of four completely renovated modern office suites ranging from 1,535 SF to 5,019 SF. The 3rd floor totals 13,875 SF and is in shell condition and ready for improvements.

The basement of the property is 100% occupied and includes a large-scale commercial kitchen to prep foods for Liberty Artisan Meats. A newly renovated passenger elevator provides access to all floors from a secured lobby.

In addition, there is a freight elevator that provides access to all floors with easy alley access for loading. Parking for the building is located directly across the street in the City of Reno owned parking garage that consists of approximately 650 parking stalls, with more than ample availability during normal business hours. Parking agreements with the City of Reno can be secured for tenants of the building as well.

**THIS IS A VALUE-ADD OPPORTUNITY WITH EXISTING CASH FLOW IN PLACE.**





**SALE PRICE:**  
**\$9,000,000**

- ◆ Three story mixed use building with a finished basement
- ◆ Tenants include:
  - ▷ Liberty Food & Wine Exchange
  - ▷ Reno Axe & Social
  - ▷ Claggett & Sykes Law Firm
  - ▷ The Agency
  - ▷ Reno Newspapers
  - ▷ J Packer Studio
- ◆ In 2020 ownership completed major building renovations including: exterior paint & architectural features, new roof, new HVAC system, a fully renovated downstairs lobby, second floor specbuild outs & common area, 12 new windows added, canopy awnings, elevator upgrades, and LED exterior lighting



# MEET THE TENANTS



## Reno Axe & Social

Reno Axe & Social is a one-of-a-kind bar offering the sport of axe throwing. Join a professional instructor or teach yourself how to throw axes. Space also offers team-building events and parties. In the basement, there are numerous other game activities such as ping pong, pool, shuffleboard, mini golf, air hockey, and cornhole, to name a few.



## The Agency

The Agency represents a portfolio of luxury real estate, homes and properties for sale across the world's prime markets and celebrated destinations. Founded in Beverly Hills by CEO Mauricio Umansky and a team of founding partners, The Agency is now recognized as one of the fastest-growing premier, boutique brands in the world and named a Top Luxury Brokerage by Inman. Our clients and agents benefit from the shared resources of our international team, including in-house, cutting-edge creative, public relations and tech divisions. Wherever you're going, we can take you there.



## Claggett & Sykes Law Firm

Claggett & Sykes Law Firm has two locations in Nevada, one servicing Las Vegas and one servicing Reno. The firm has twenty-one attorneys specializing in personal injury, handling catastrophic injury, brain injury and wrongful death cases.

## J PACKER STUDIO

### J Packer Studio Architecture Studio

Jeremy Packer leads a team of local Architects that specializes in Full Service Architectural Design, Urban Planning, Residential (Single-Family & Multi-Family), Commercial & Mixed-Use and Industrial.



## Liberty Food & Wine Exchange

Liberty Food & Wine Exchange is an artisan eatery market and Wine Bar. Passion project created by Chef Mark Estee with hand-crafted shareable plates using regionally sourced ingredients specializing in local cuisine, artisan meats from USDA certified butcher shop and wood fired creations from their custom built double-sided wood oven. The basement space of Liberty Food & Wine Exchange houses a production facility & catering. Includes a USDA butcher shop that produces Liberty Artisan Meats, a support kitchen for preparing fresh homemade pastas, breads, desserts and more. There are also walk-in coolers.

## reno gazette journal

### Reno Newspapers

The RGJ is Northern Nevada's leading source for location news and information. The RGJ's extensive family of print and digital media provides timely news and information for the communities they serve. The RGJ is a member of the Gannett family of print, broadcast and digital media which includes USA Today.



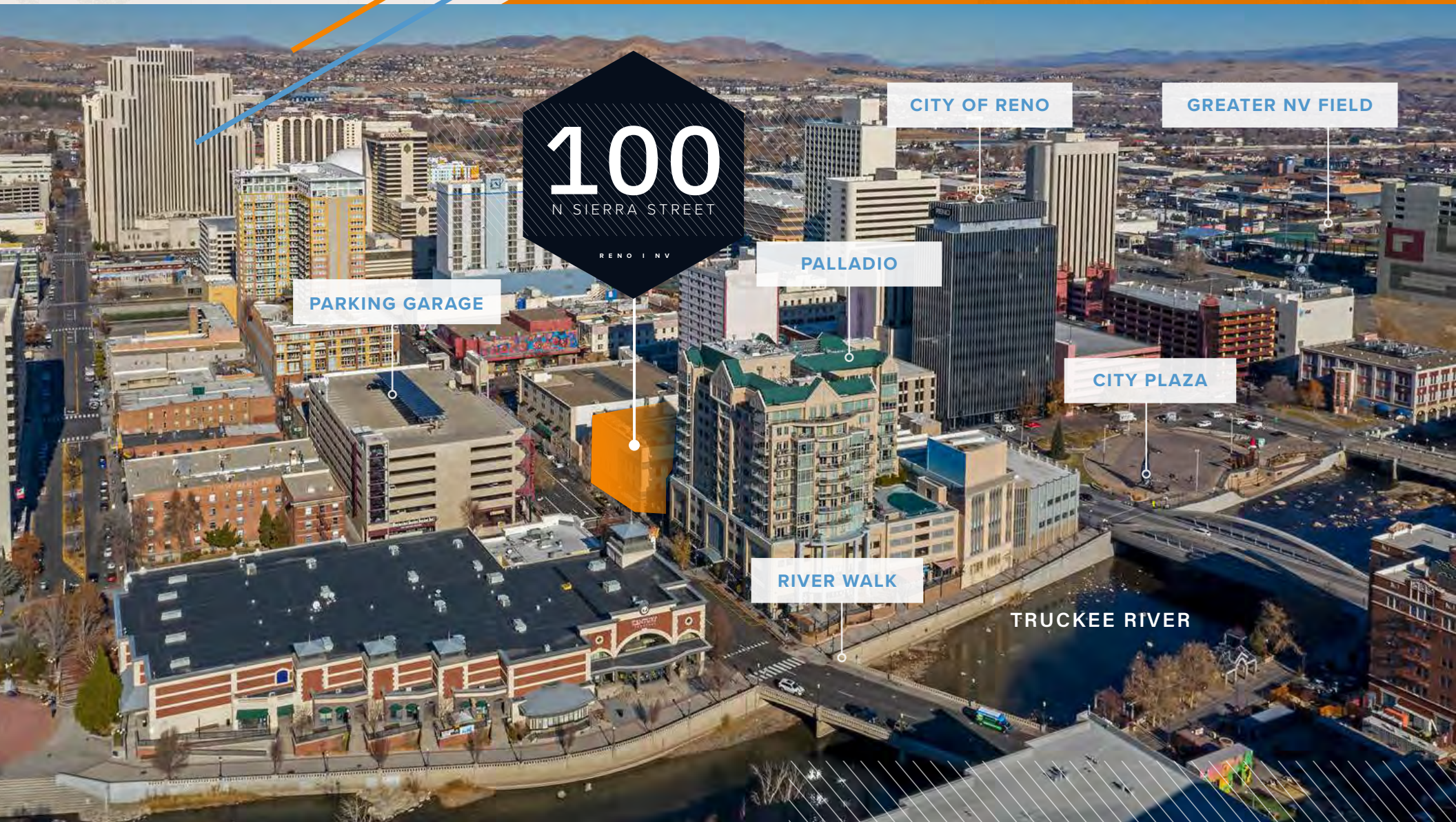
# AMENITY MAP



**100**  
N SIERRA STREET  
RENO, NV



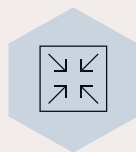
# AREA MAP







## FLOOR PLANS



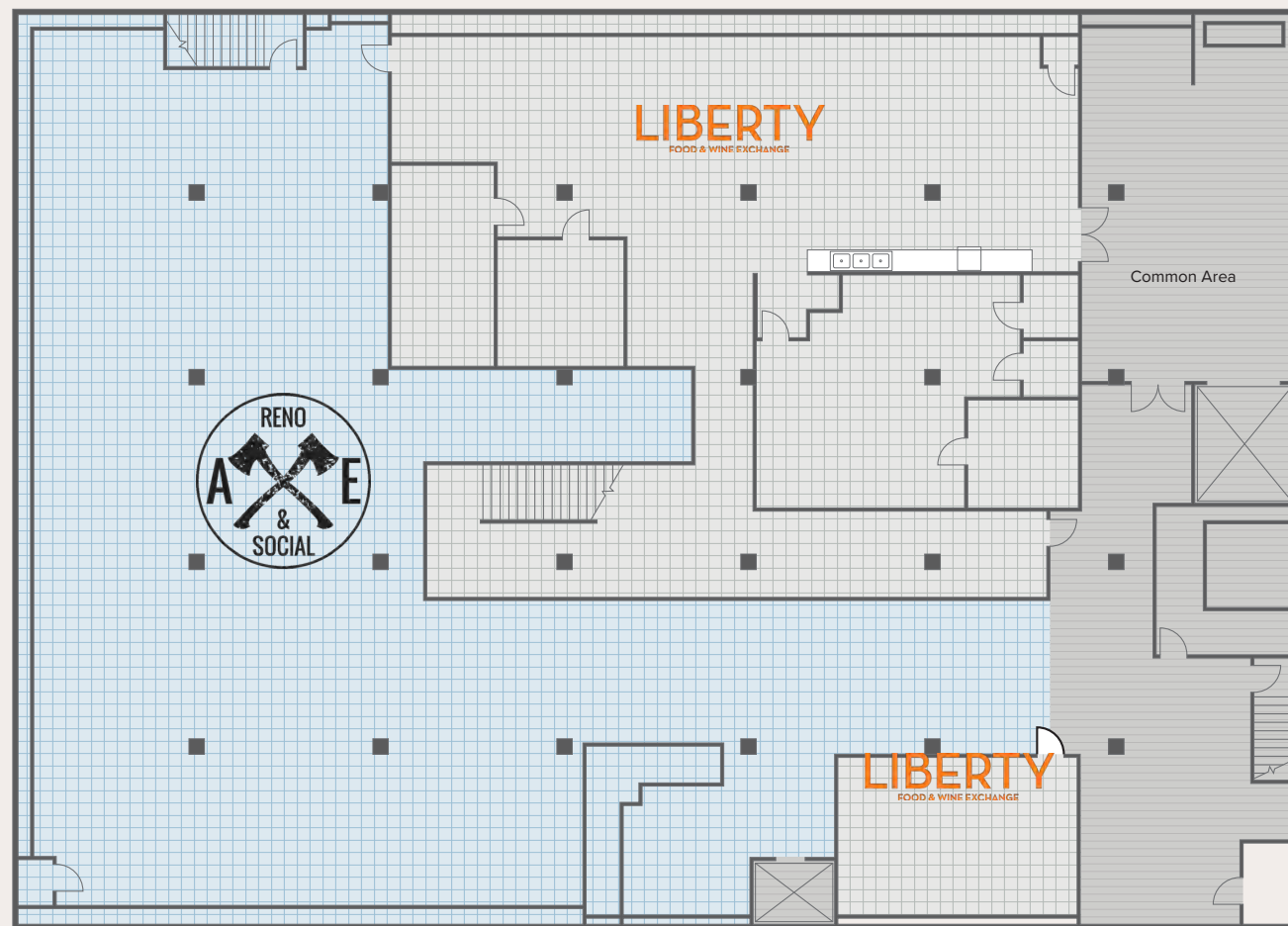
Finished Basement  
±14,000 SF



Fully  
Occupied



Tenants Include: Liberty  
Food & Wine Exchange and  
Reno Axe & Social



# BASEMENT





100

N SIERRA STREET

RENO INV

## FLOOR PLANS



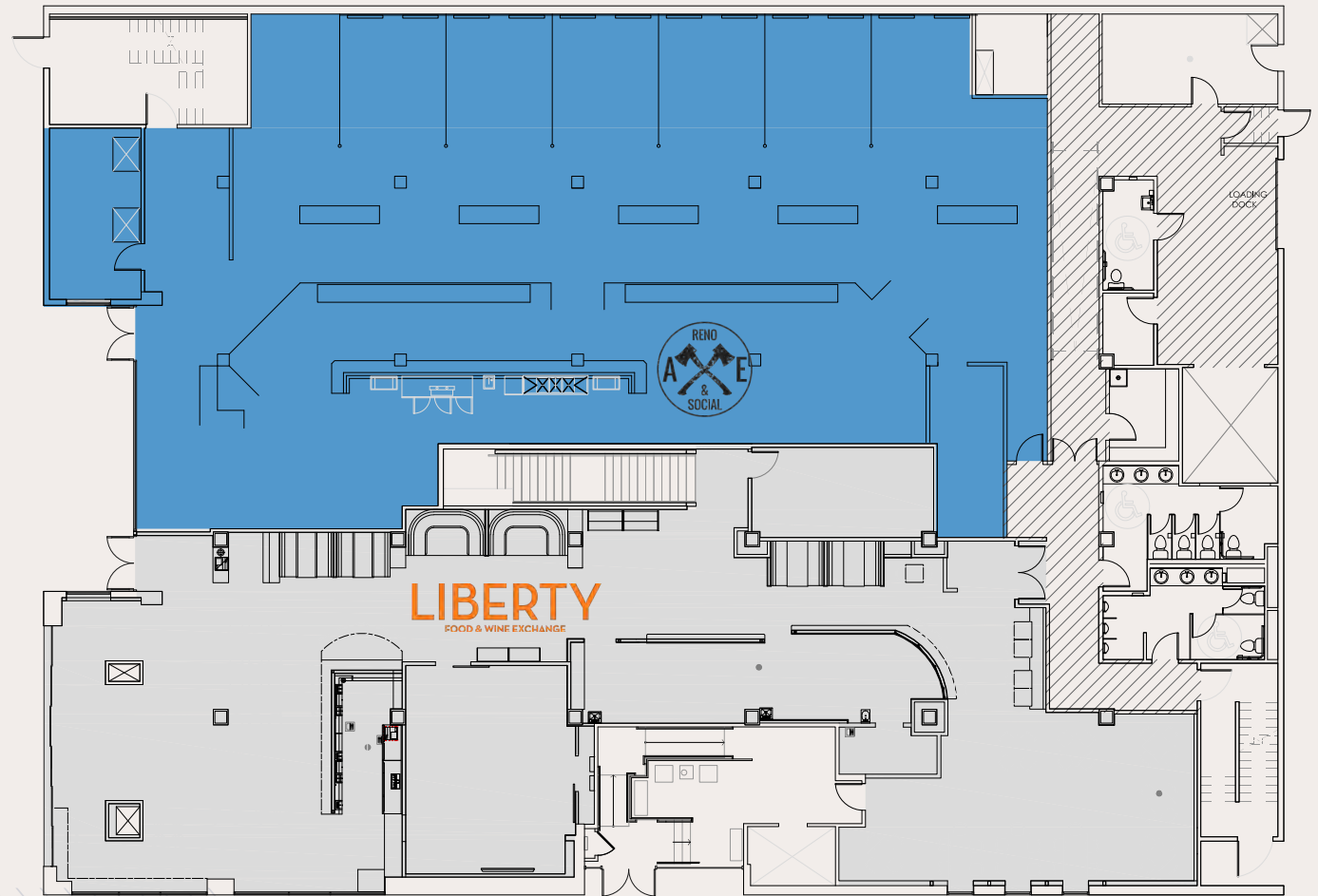
±13,875 SF



Fully  
Occupied

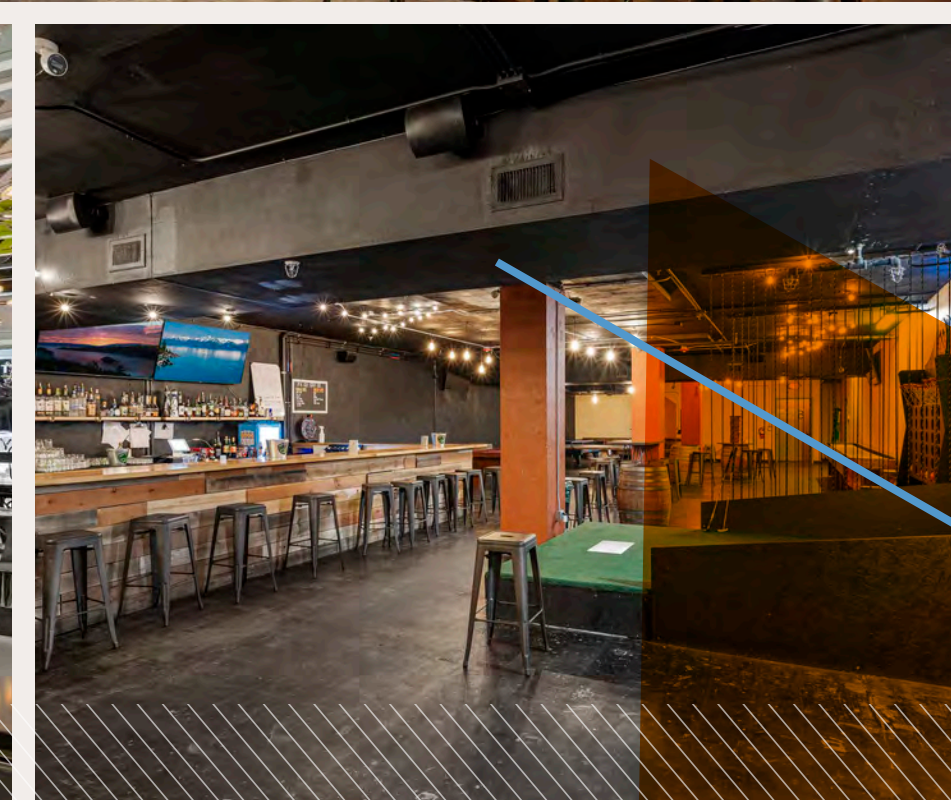


Tenants Include: Liberty  
Food & Wine Exchange  
and Reno Axe & Social



# 1ST FLOOR









# FLOOR PLANS



±13,875 SF



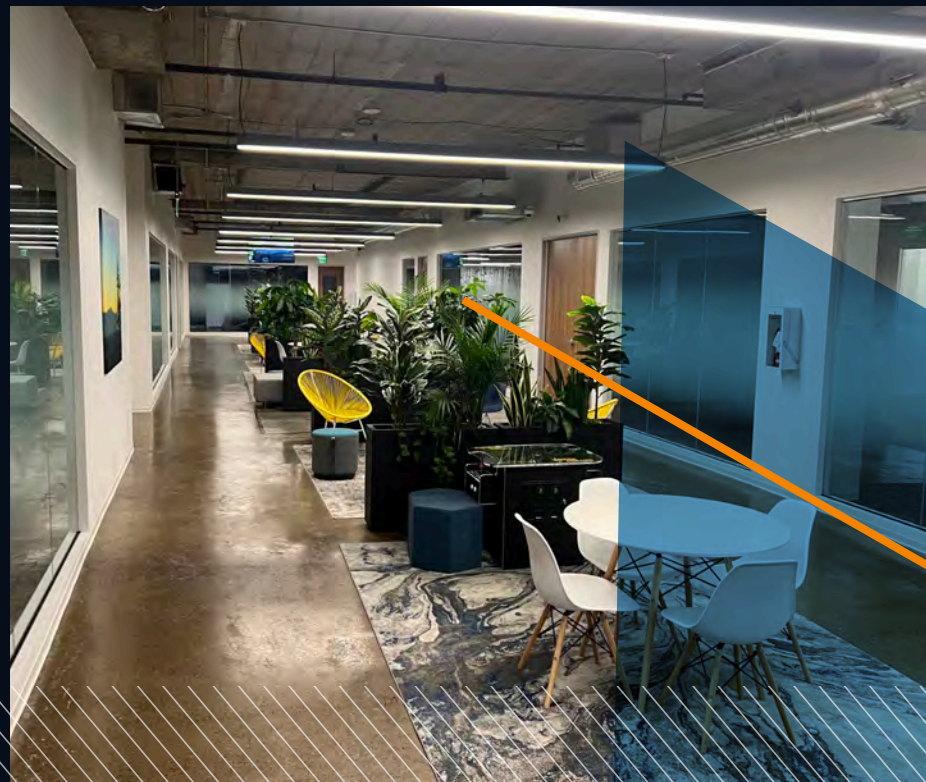
Tenants Include: Claggett & Sykes Law Firm, The Agency Reno Newspaper and J Packer Studio



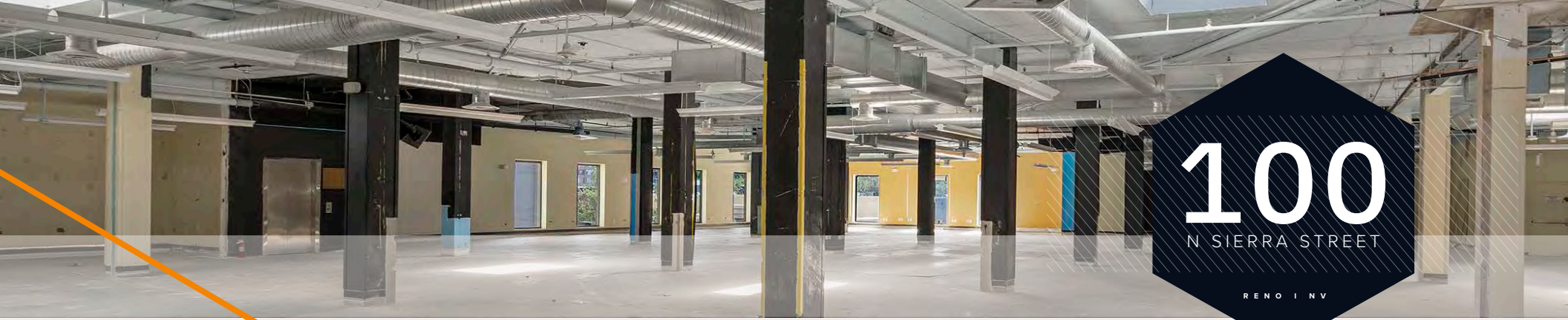
# 2ND FLOOR



# SECOND FLOOR PHOTOS







100

N SIERRA STREET

RENO INV

## FLOOR PLANS



±13,875 SF



Vacant



Shell Condition



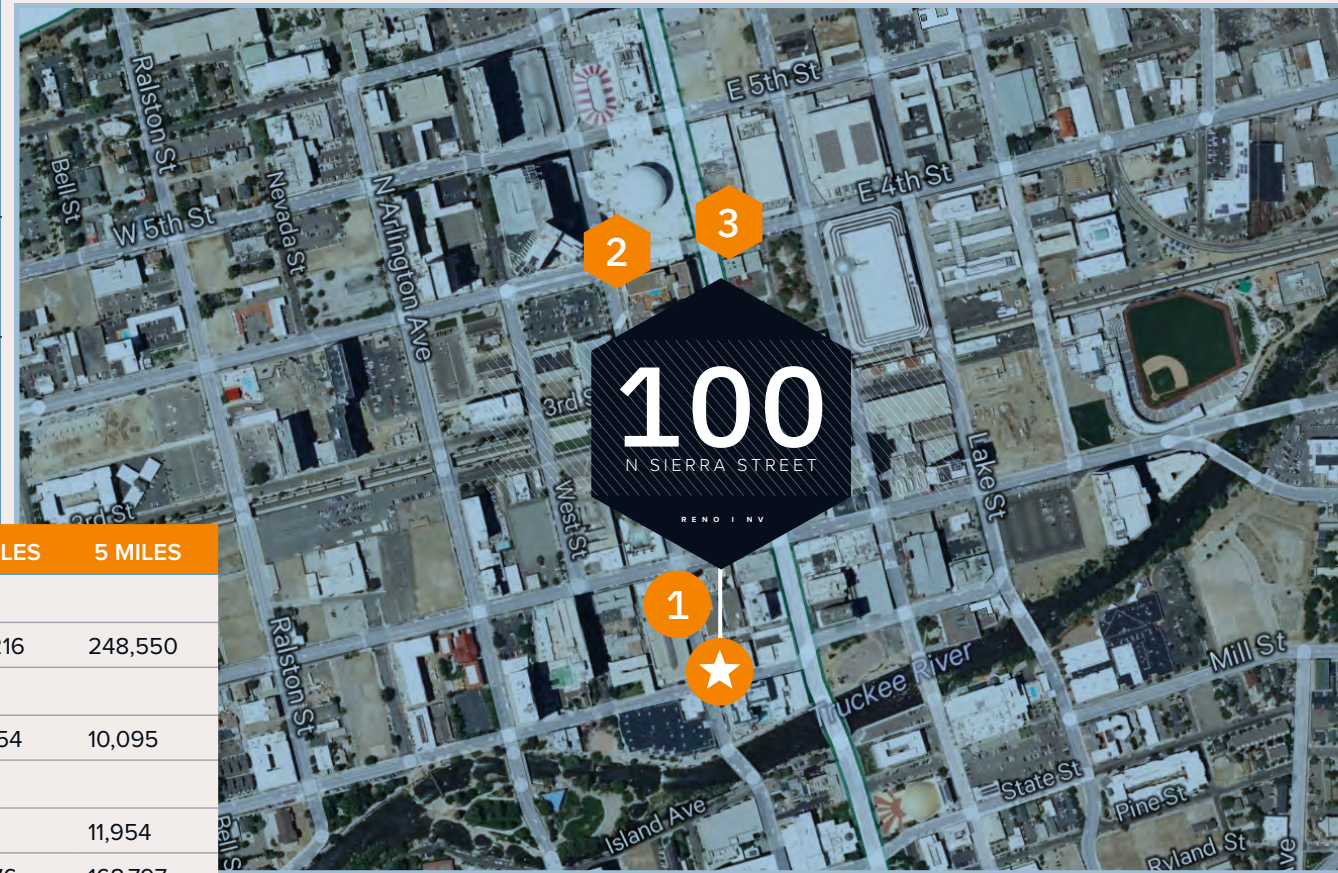
3RD FLOOR



# 2024 DEMOGRAPHICS & 2024 TRAFFIC COUNTS

## DAILY TRAFFIC COUNTS

1	N Sierra St, 75ft S of W 2nd St	5,500
2	4th St, 60ft E of Sierra St.	7,950
3	E 4th St, 150ft E of N Virginia	10,100



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Population - Current Year Estimate	21,289	139,216	248,550
<b>Households</b>			
2024 Households - Current Year Estimate	11,630	60,354	10,095
<b>Place of Work</b>			
2024 Businesses	2,461	7,019	11,954
2024 Employees	34,228	101,176	168,797

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Source: Esri



# TOP REASONS TO MOVE TO RENO



**FAVORABLE  
TAX STRUCTURE**



**LOW COST OF  
BUSINESS**



**INFLUX OF NEW  
BUSINESSES**



**PROXIMITY TO  
MAJOR MARKETS**



**IMPRESSIVE JOB &  
POPULATION GROWTH**



# TOP 10

Ranked States For Business



# TOP STATE

For Economic Growth Potential

*Business Facilities' Magazine –  
14th Annual State Rankings Report*

## PROMINENT EMPLOYERS

- ♦ Eldorado Resorts
- ♦ Employers Insurance
- ♦ FedEx
- ♦ International Game Technology (IGT)
- ♦ Intuit
- ♦ NV Energy
- ♦ Panasonic
- ♦ Patagonia
- ♦ Renown Health
- ♦ Sierra Nevada Corporation
- ♦ Switch
- ♦ Tesla
- ♦ University of Nevada, Reno
- ♦ UPS
- ♦ Urban Outfitters



# RENO DRIVE TIMES

**30 MIN**

to Truckee



**1 HR**

to South Lake Tahoe



**3 HRS**

to the Bay Area



## OUR QUALITY OF LIFE



### OUTDOOR

**900**

Hiking Trails

**50**

Championship Golf Courses



### WEATHER

**300**

Days of Sunshine

### COMMUTE

**15 MIN**

Average Commute



### CULTURE

Burning Man

Hot August Nights

Reno Philharmonic & Pops Orchestra

Nevada Museum of Art

Air Races

Balloon Races

Artown



**BIKE FRIENDLY  
TOP 50**



**PARKS  
3,819 ACRES**

**6TH**

**BEST SMALL CITY  
IN AMERICA**

Source: Reno Gazette Journal - rgj.com



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