



100
N SIERRA STREET
RENO I NV

FOR SALE
\$9,000,000

CBRE

 **FENWAY**
CAPITAL ADVISORS

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 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 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



AREA MAP





100
N SIERRA STREET

RENO INV

FLOOR PLANS



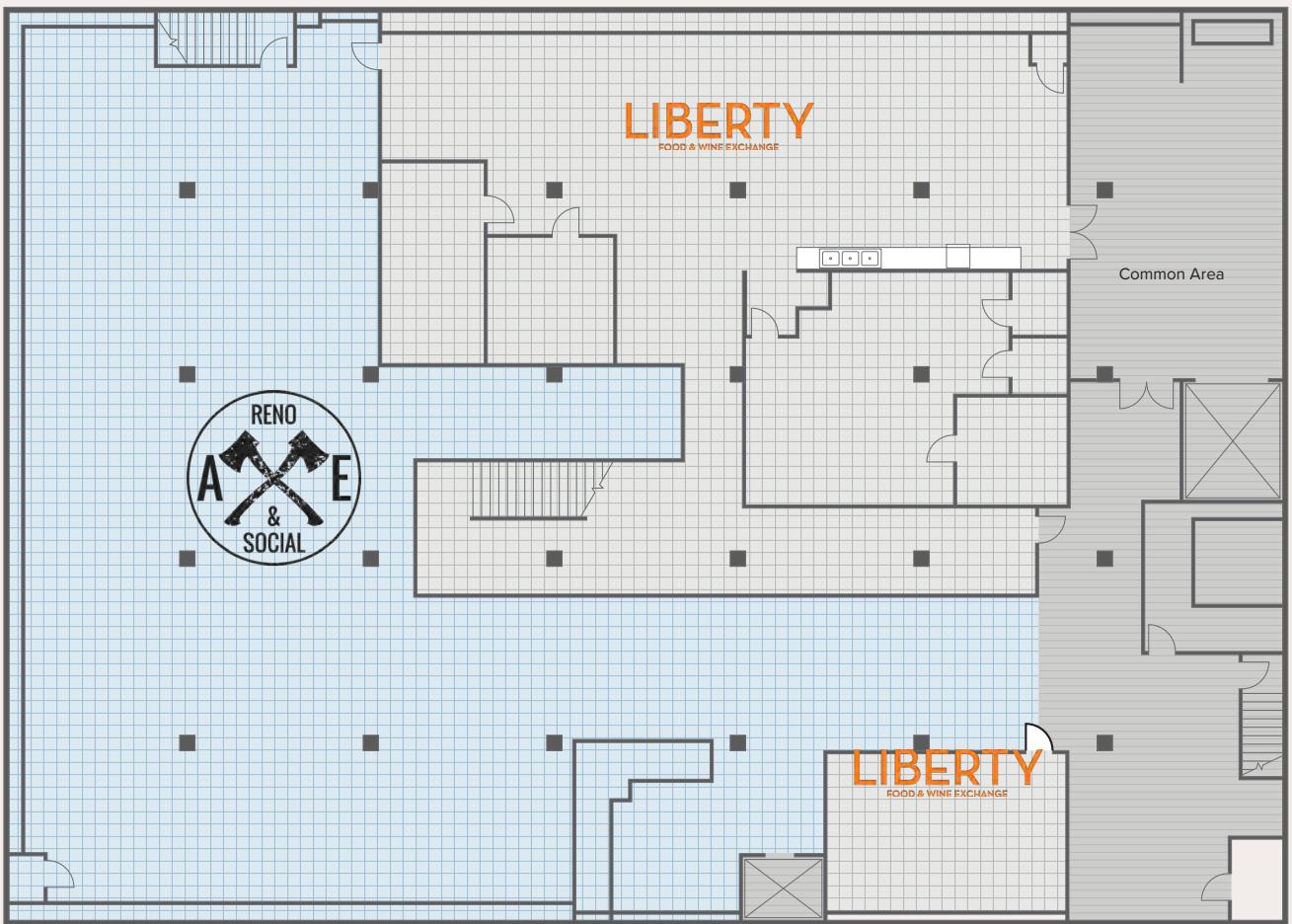
Finished Basement
±14,000 SF



Fully
Occupied



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



BASEMENT



FLOOR PLANS



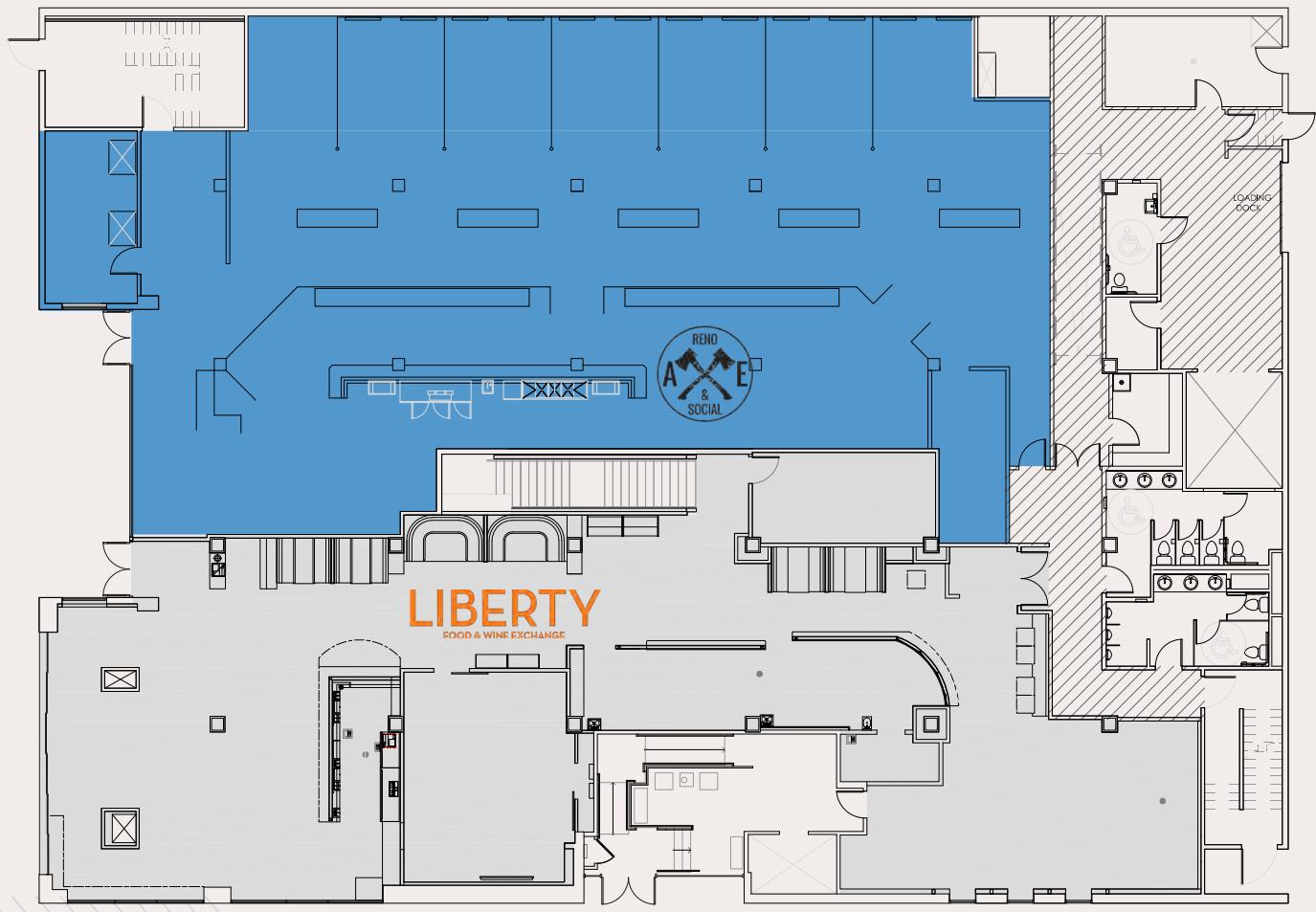
±13,875 SF



Fully Occupied

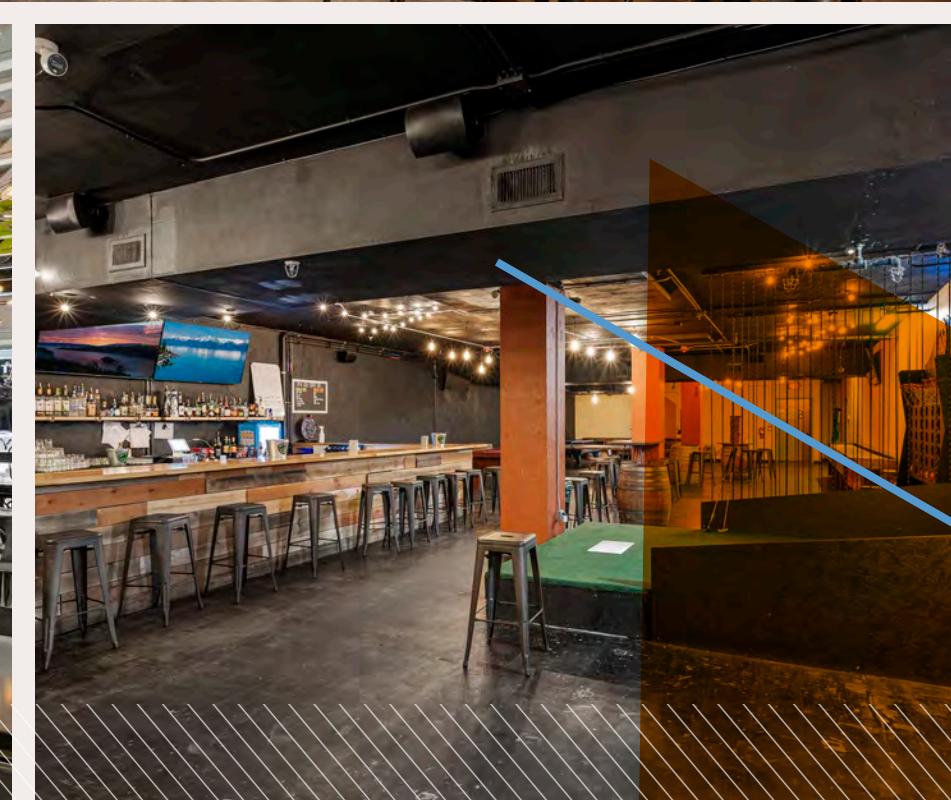


Tenants Include: Liberty Food & Wine Exchange and Reno Axe & Social



1ST FLOOR

FIRST FLOOR PHOTOS





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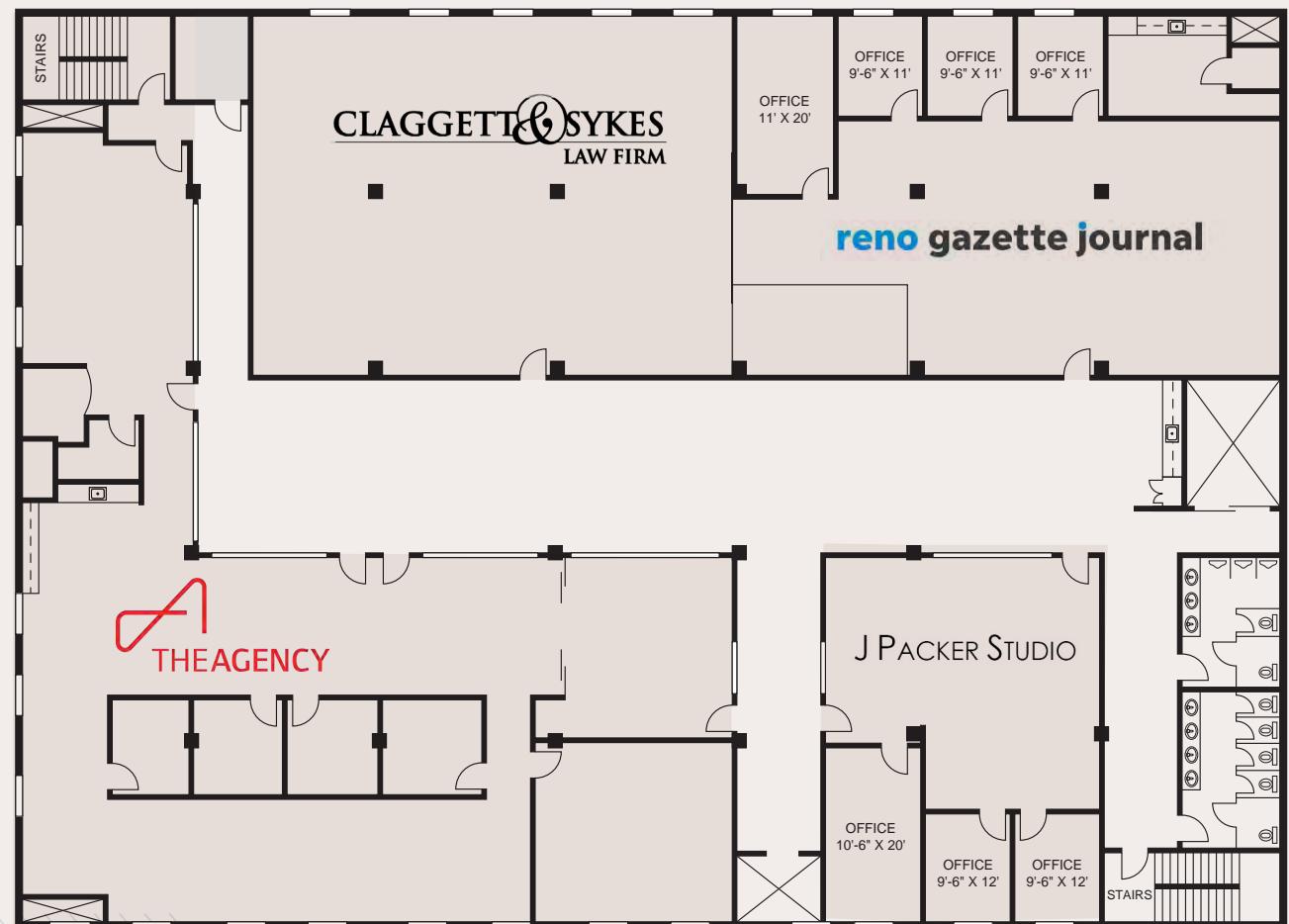
FLOOR PLANS



±13,875 SF

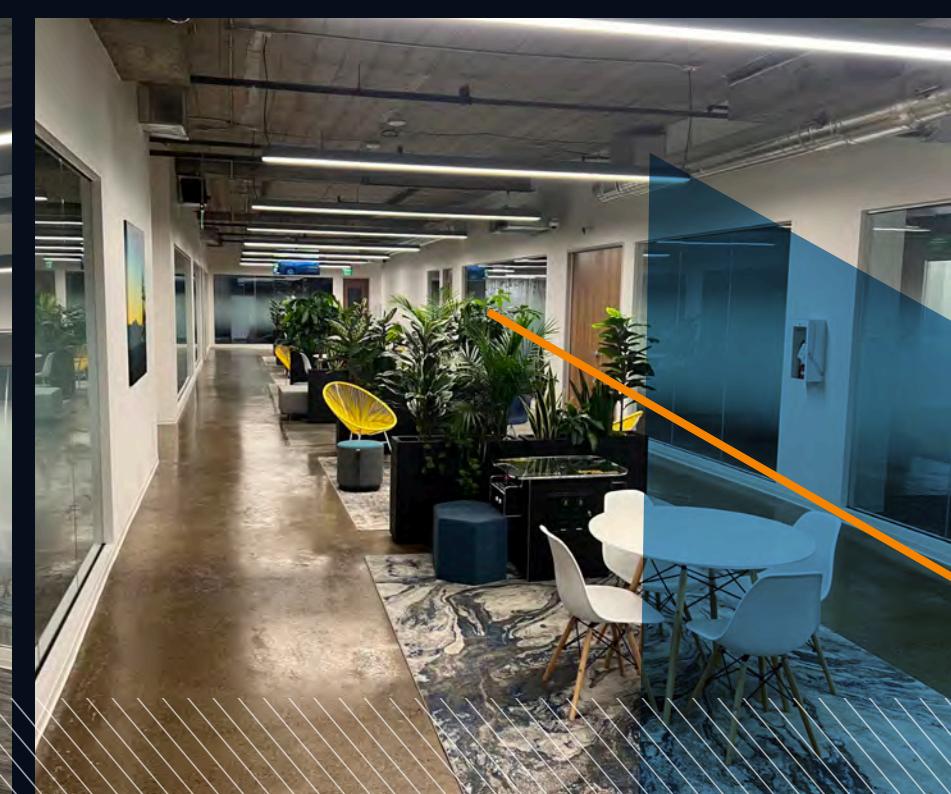
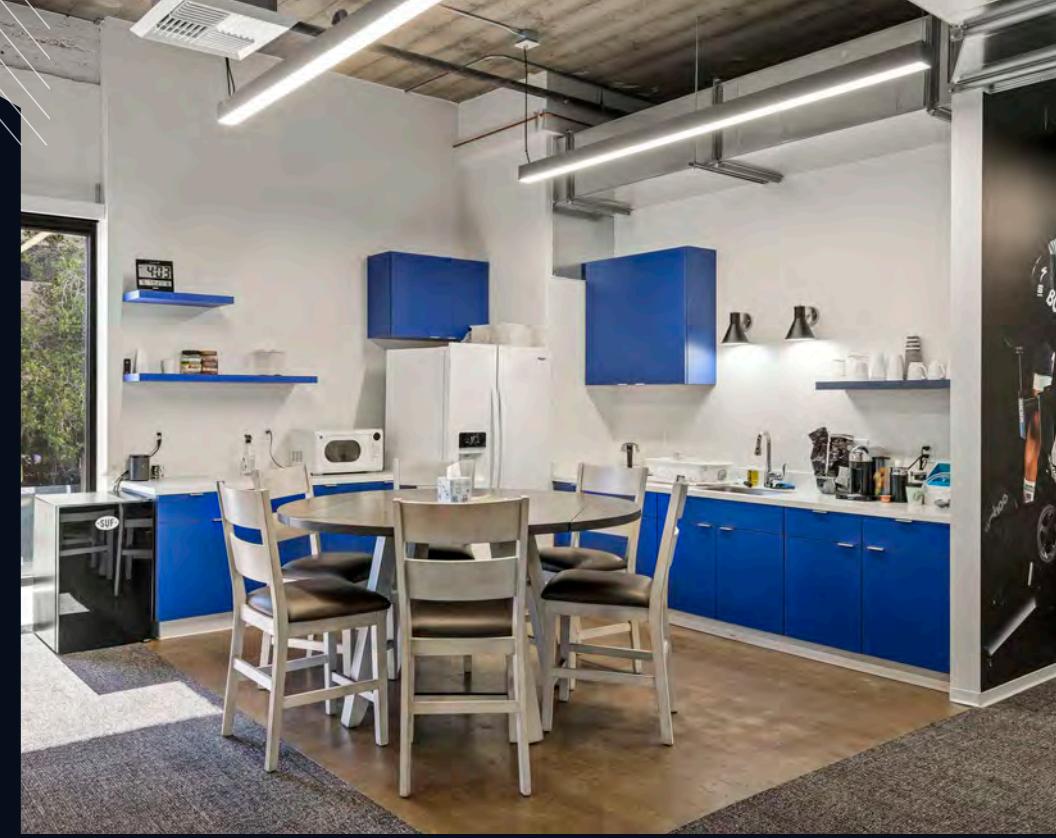


Tenants Include: Claggett & Sykes Law Firm, The Agency Reno Newspaper and J Packer Studio



2ND FLOOR

SECOND FLOOR PHOTOS





FLOOR PLANS



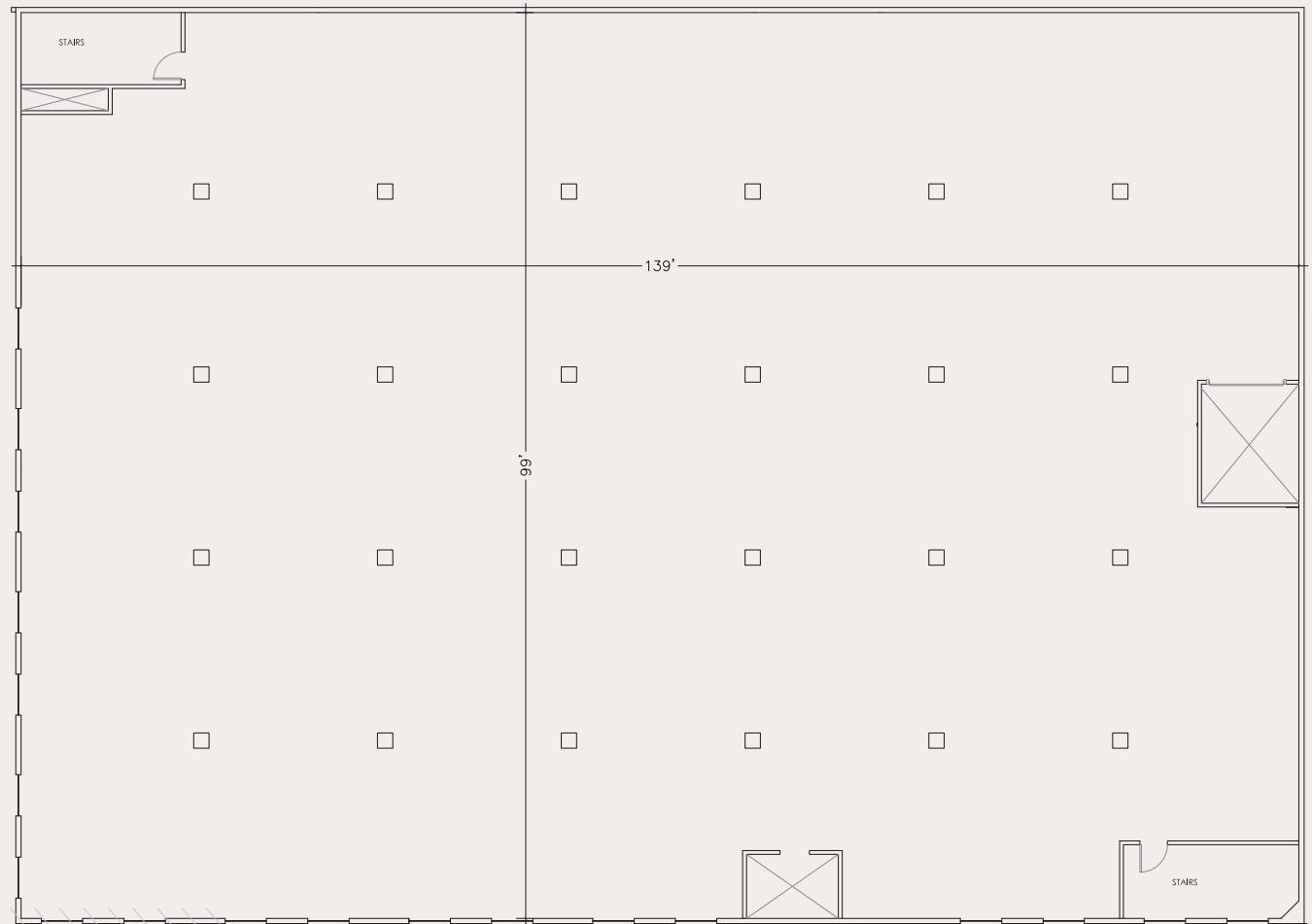
±13,875 SF



Vacant



Shell Condition



3RD FLOOR

2024 DEMOGRAPHICS & 2024 TRAFFIC COUNTS

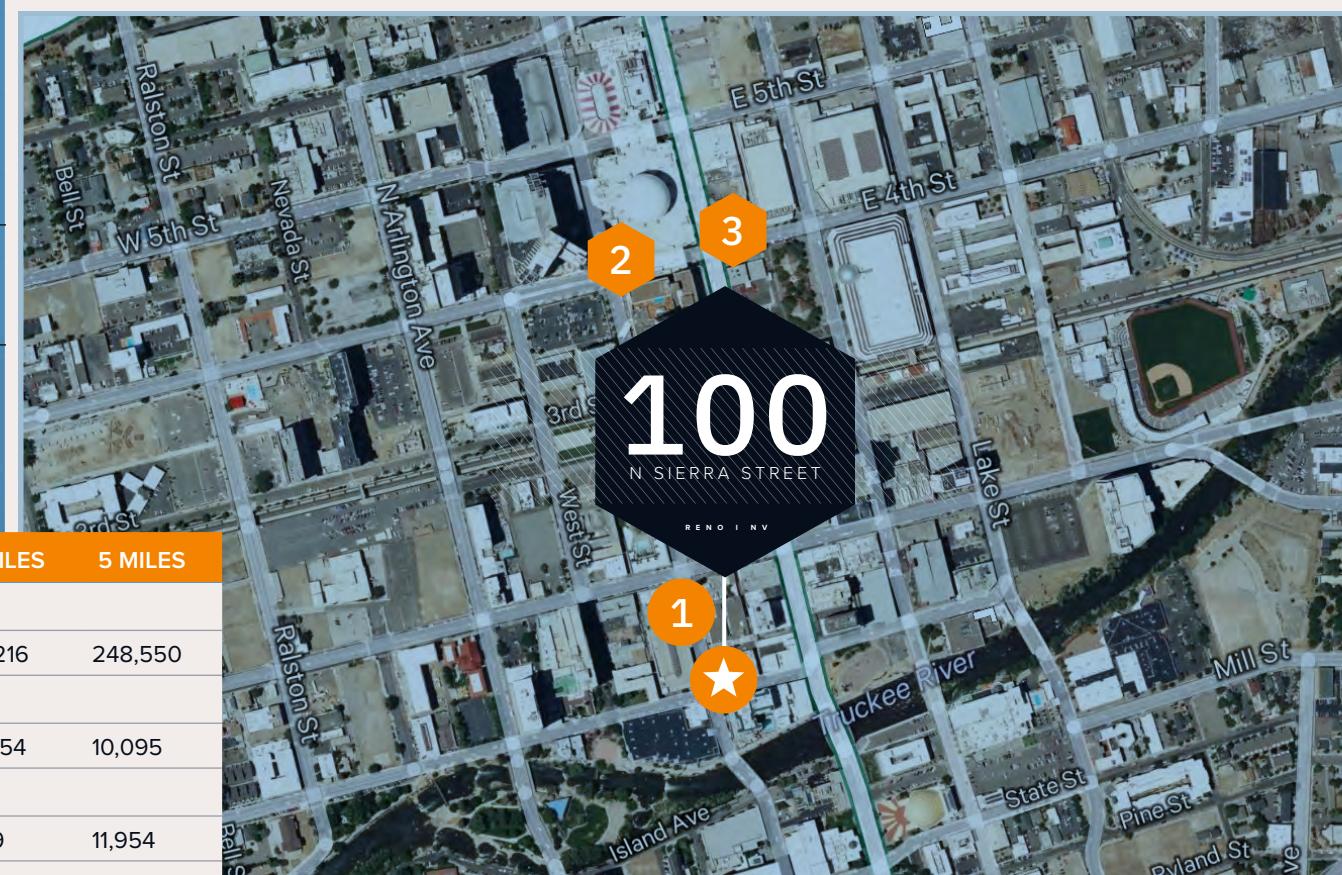
DAILY TRAFFIC COUNTS

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
Population			
2024 Population - Current Year Estimate	21,289	139,216	248,550
Households			
2024 Households - Current Year Estimate	11,630	60,354	10,095
Place of Work			
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



CULTURE

Burning Man

Hot August Nights

Reno Philharmonic & Pops Orchestra

Nevada Museum of Art

Air Races

Balloon Races

Artown

COMMUTE

15 MIN

Average Commute



**BIKE FRIENDLY
TOP 50**



**PARKS
3,819 ACRES**

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