

# For Sale

604 Lander Street, Reno, NV

3,290 Square Foot Owner-User or  
Speculative Investor Opportunity

Purchase Price: \$1,400,000 (\$425 PSF)



View Virtual  
Tour Here

## Melissa Molyneux SIOR, CCIM

Executive Vice President  
+1 775 823 4674 Direct  
+1 775 762 7990 Cell  
Melissa.Molyneux@colliers.com  
NV Lic BS.0144599.LLC

## Jason Hallahan

Associate  
+1 775 333 6969 Direct  
+1 775 287 5610 Cell  
Jason.Hallahan@colliers.com  
NV Lic S.0200644

## Colliers

5520 Kietzke Lane, Suite 300  
Reno, Nevada 89511  
+1 775 823 9666  
colliers.com/reno



Accelerating success.



A two-story brick building with a white bay window on the left side. The main facade is made of dark red brick. There are several windows: a large white-framed window on the ground floor, two smaller white-framed windows on the second floor, and a small white-framed window on the ground floor to the right. The building is surrounded by greenery, including bushes and a sidewalk in the foreground. The sky is clear and blue.

## Property Overview

Situated on a corner lot in the vibrant Downtown submarket in Reno, NV, 604 Lander Street is a charming two-story building with a fully finished basement. This prime location is near a wide array of court houses, financial district, entertainment, restaurants, retail shops, and housing.

Built in 1917, the building exudes timeless elegance featuring a brick exterior and an abundance of windows offering natural light, creating an ambiance that is rarely found in suburban settings. Along with meticulously crafted landscaping, the property is tailor-made for professional office users.





## Property Highlights



±3,290 Square feet, including the ±980 square foot finished basement



PO (Professional Office) zoning is ideal for owner-user or speculative investor redevelopment



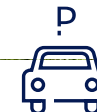
Detached 2-car garage and up to four cars in large drive-way



Prime location is near court houses, the financial district, restaurants, and retail shops



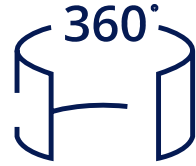
The property was built in 1917, renovated in 1947, and a new roof was installed in 2008



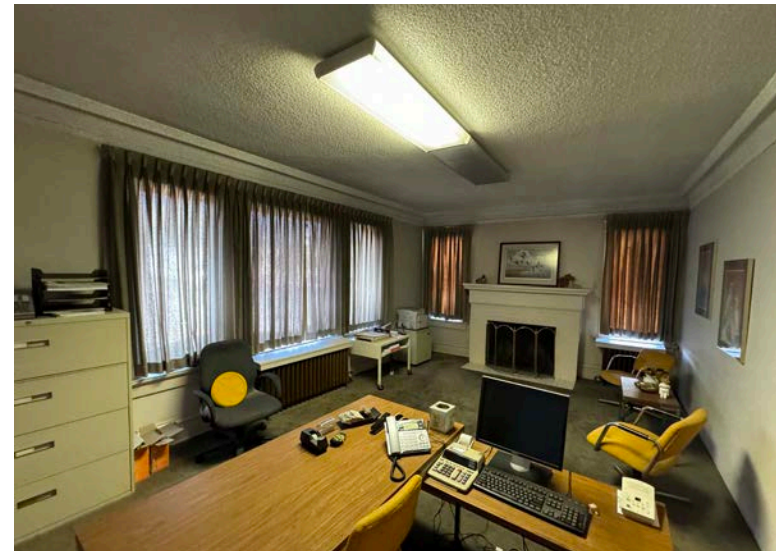
Abundant street parking available along Marsh Avenue and Lander Street



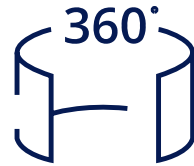
# First Floor



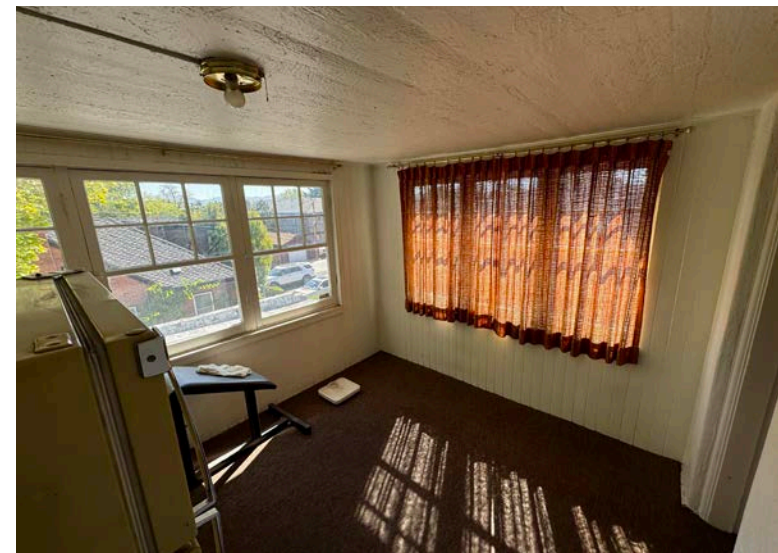
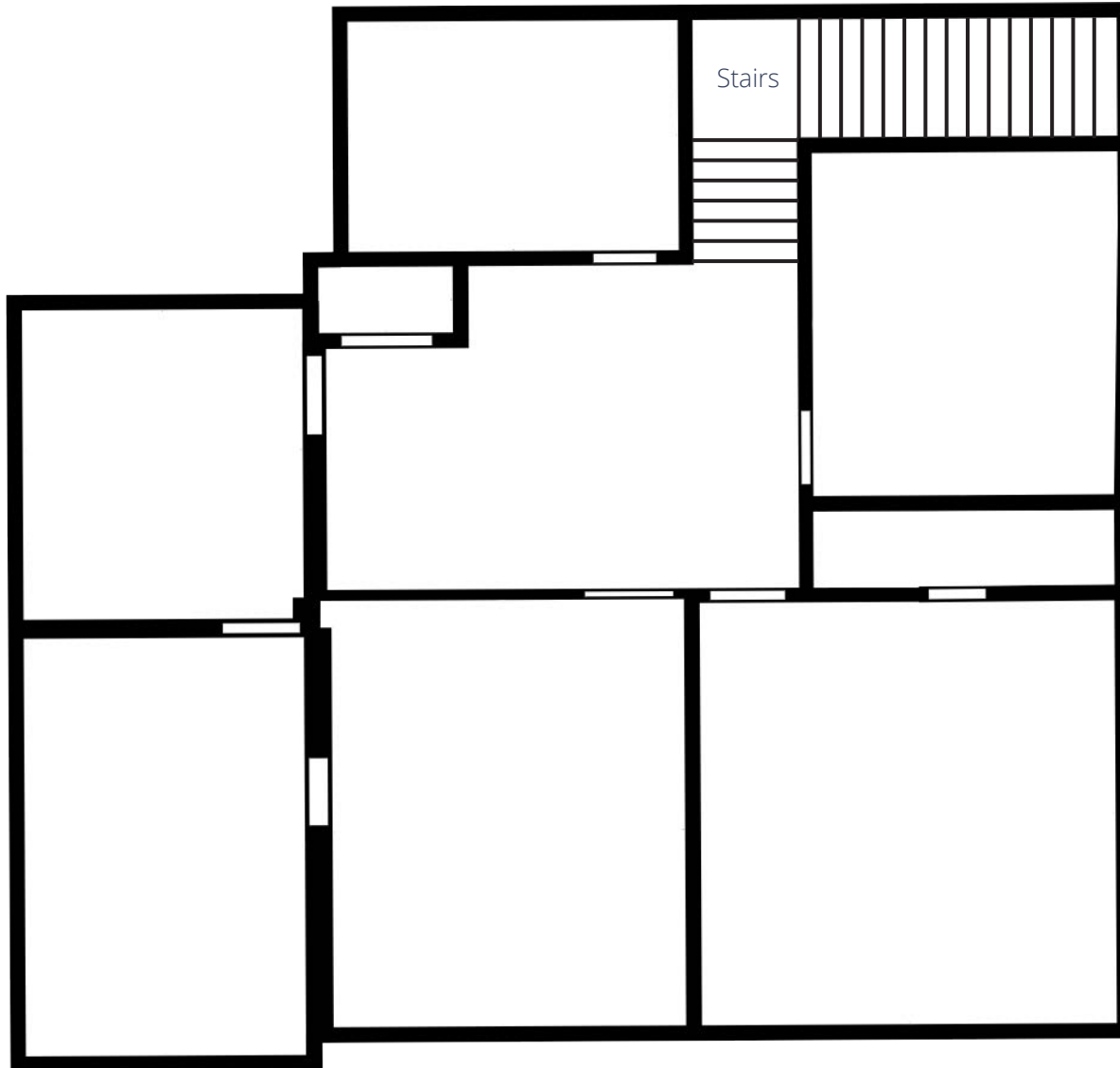
View Virtual  
Tour Here



# Second Floor

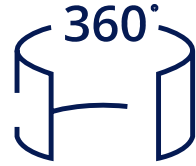


View Virtual  
Tour Here





# Basement



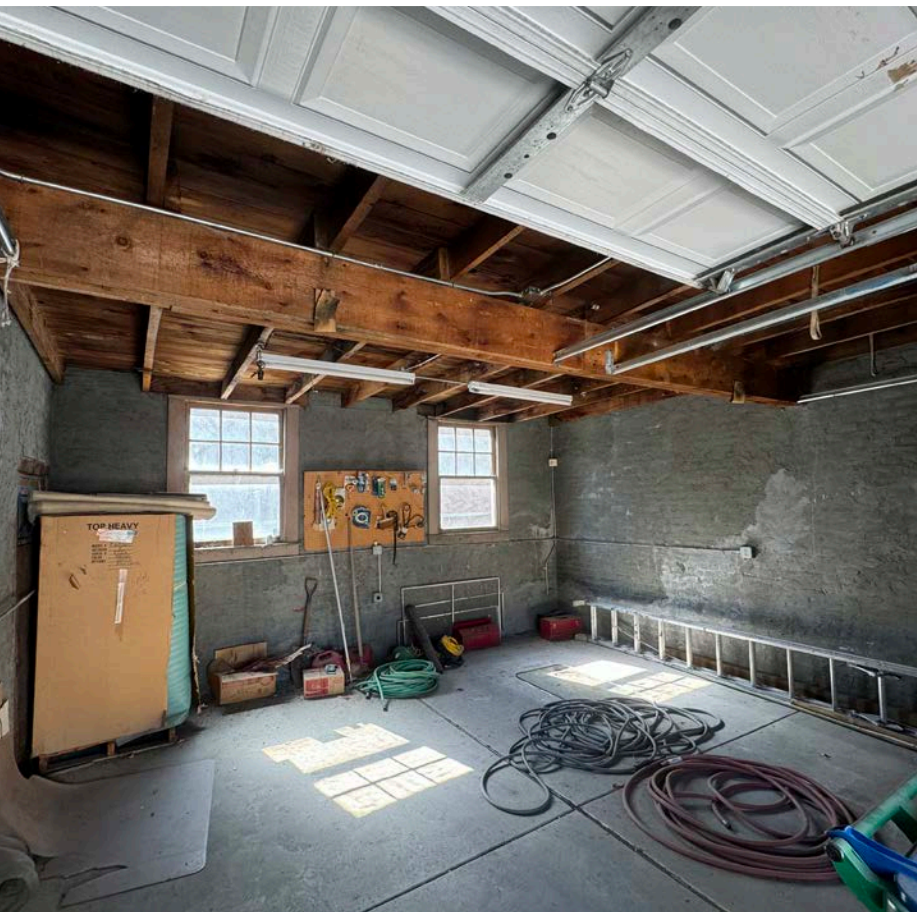
View Virtual  
Tour Here





# Property Layout

The layout features three levels of finished space accessible by stairs. Once a residence, this property has been owned and used by the current owner for over 40 years. The layout can be adapted for the next user and offers a conference area, numerous private offices, area for workspace, numerous closets, two restrooms and the lower level is finished space ideal for storage or excess workspace.





# Property Location

First Street

Hill Street

California Street

Site

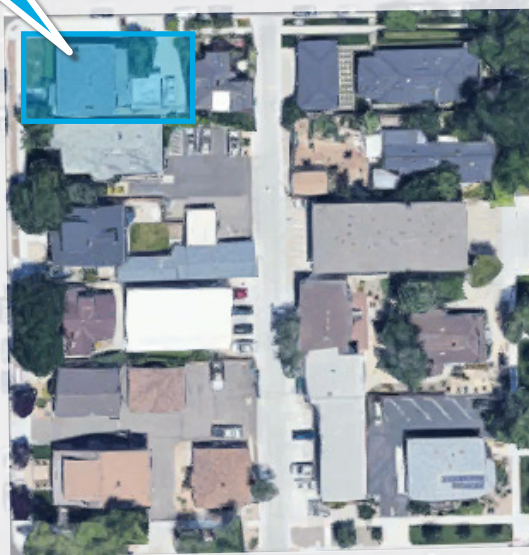
Marsh Avenue

S Arlington Avenue

Lander Street

Humboldt Street

Plumas Street





# MidTown Amenities



Downtown Reno

Site

**MIDTOWN**  
DISTRICT | RENO

Marsh Avenue

Plumas Street

S Virginia Street

Holcomb Avenue

S Arlington Avenue

Lander Street

### Health, Wellness & Beauty

- Shine dance
- RENO
- EVOLUTION TATTOO
- AU SALON
- MIDTOWN MASSAGE & WELNESS CENTER
- Center for Holistic Practices
- blüm
- Black Hole

### Services

- THE ABBE AGENCY
- LS
- TDC
- SierraNEVADA
- eBa BUYER'S AGENT
- YARBOROUGH & Co.
- EYEZONE
- GORELICK

### Shopping

- The Melting Pot
- THE FRAMERY
- CRYSTAL LOVE
- AT&B & space
- Good Deals ON WHEELS
- hello yoga
- Recycled Records
- Statewide Lighting & Accents
- Chloe's
- JUNKEE
- BLACK HOLE

### Restaurants & Bars

- sup
- MOO DANG
- My Favorite Muffin
- THE EMERSON
- Coley's
- EL AVOCAO CAFE
- Portofino
- JoStella
- Great Fall Gardens
- LAUGHING PLANET
- SHEP'S FAVORY



# Downtown Amenities

## Banking

1. Meadows Bank
2. Nevada State Bank
3. US Bank
4. Chase Bank
5. Wells Fargo ATM
6. Nevada State Bank

## Courthouses

7. Bruce R. Thompson Courthouse & Federal Building
8. Reno Justice Court
9. Second Judicial District Court
10. Reno City Hall

## Entertainment

11. Nevada Museum of Art & Chez Louie
12. Sundance Bookstore
13. Washoe County Library
14. Discovery Museum
15. Patagonia Outlet

16. Pioneer Center for Performing Arts
17. The Basement
18. Arts for All Nevada at the Lake Mansion
19. Bundox Bocce
20. National Automobile Museum
21. Greater Nevada Field
22. Century Riverside Theatre
23. Escape Room
24. Crafted Palette
25. Siri's Casino
26. Cargo Concert Hall
27. National Bowling Stadium

## Eat/Drink

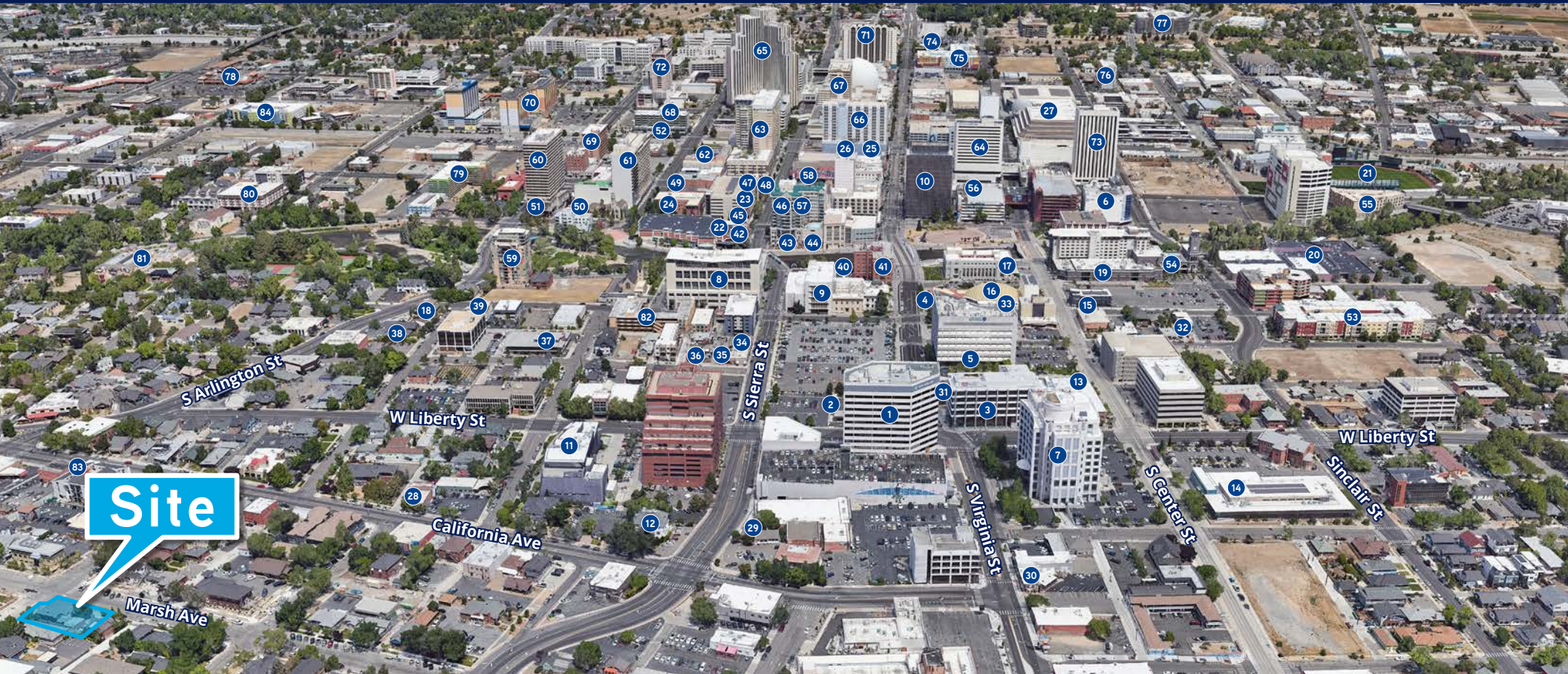
28. Cheese Board
29. Bibo Coffee Company
30. Mexcal
31. Starbucks
32. The Dropout Bike Shop & Hub Coffee Roasters
33. La Famiglia Italian & The Coconut Downtown

34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, Ole Bridge Pub
45. Antonio's Mexican Grill & The Stick Sports Lounge
46. Liberty Food & Wine Exchange
47. Silver Peak
48. Thai Corner Café
49. 5 Star Saloon, West Street Wine Bar
50. Our Bar
51. Hookava
52. Bab Café

## Live/Stay

53. ParcOne60
54. The Renaissance
55. Courtyard Marriott
56. Cal Neva
57. The Palladio

58. Riverboat Hotel
59. Park Tower
60. Arlington Towers
61. Plaza Resort Club
62. West Street Flats
63. The Montage
64. Reno City Center
65. Silver Legacy Resort Casino
66. Whitney Peak Hotel
67. Eldorado Resort Casino
68. 3rd Street Flats
69. WorldMark Reno
70. J Resort
71. Circus Circus
72. The Belvedere Towers
73. Reno Suites
74. Howard Johnson by Wyndham
75. Canyon Flats
76. Reno Regency
77. HERE Reno
78. Gold Dust West Casino
79. The Mod @ Riverwalk II
80. Truckee River Terrace Apartments
81. Promenade On the River
82. Legacy Vacation Resort
83. Cal Ave Studios
84. The Onyx at 695





# 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 2023 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.

## 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
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

**5.1%**

UNEMPLOYMENT RATE  
AS OF JULY 2024

**213,379**

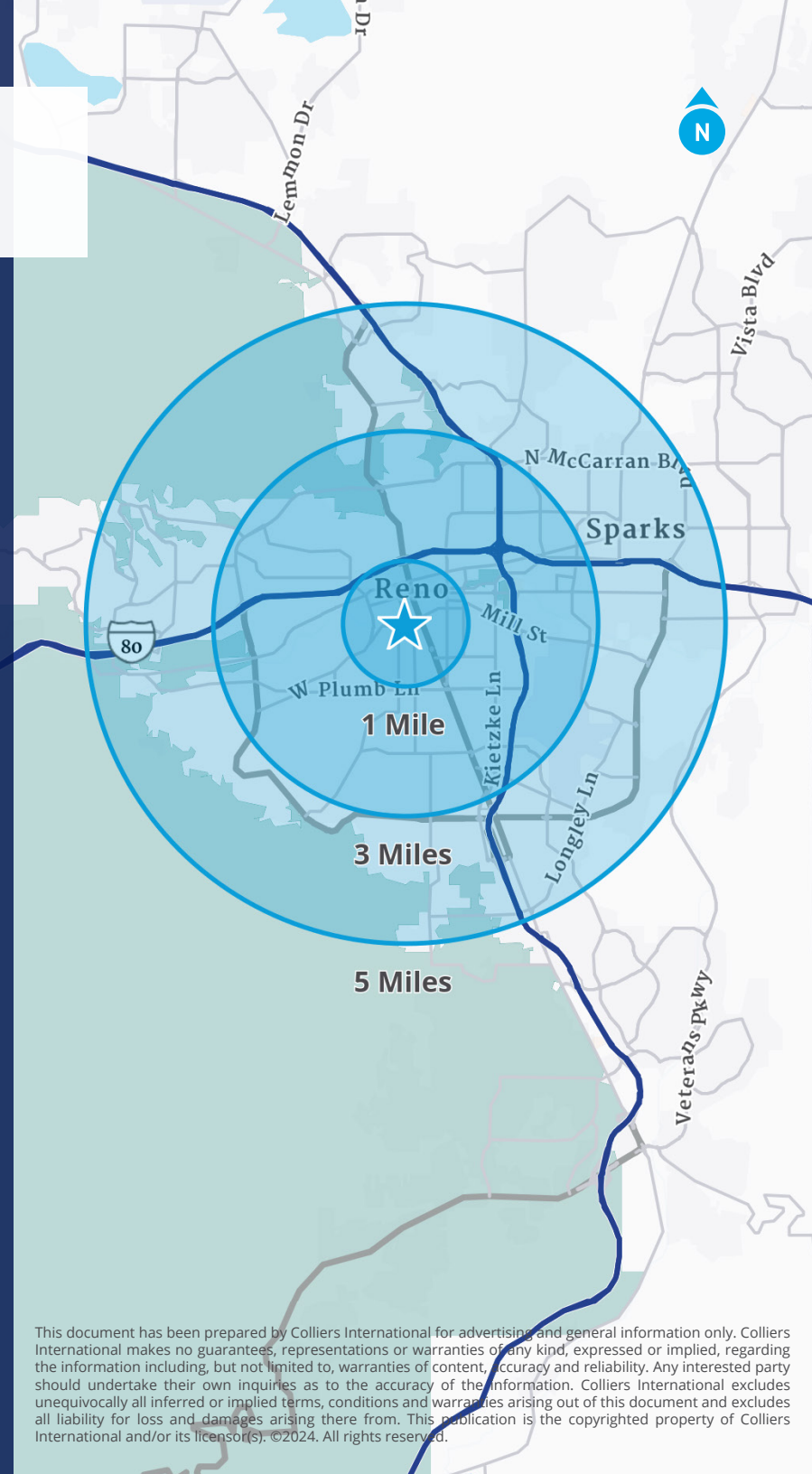
RENO/SPARKS TOTAL  
EMPLOYMENT

**564,782**

RENO/SPARKS POPULATION  
AS OF MAY 2024

**\$600,000**

MEDIAN HOME PRICE  
AS OF JUNE 2024



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.