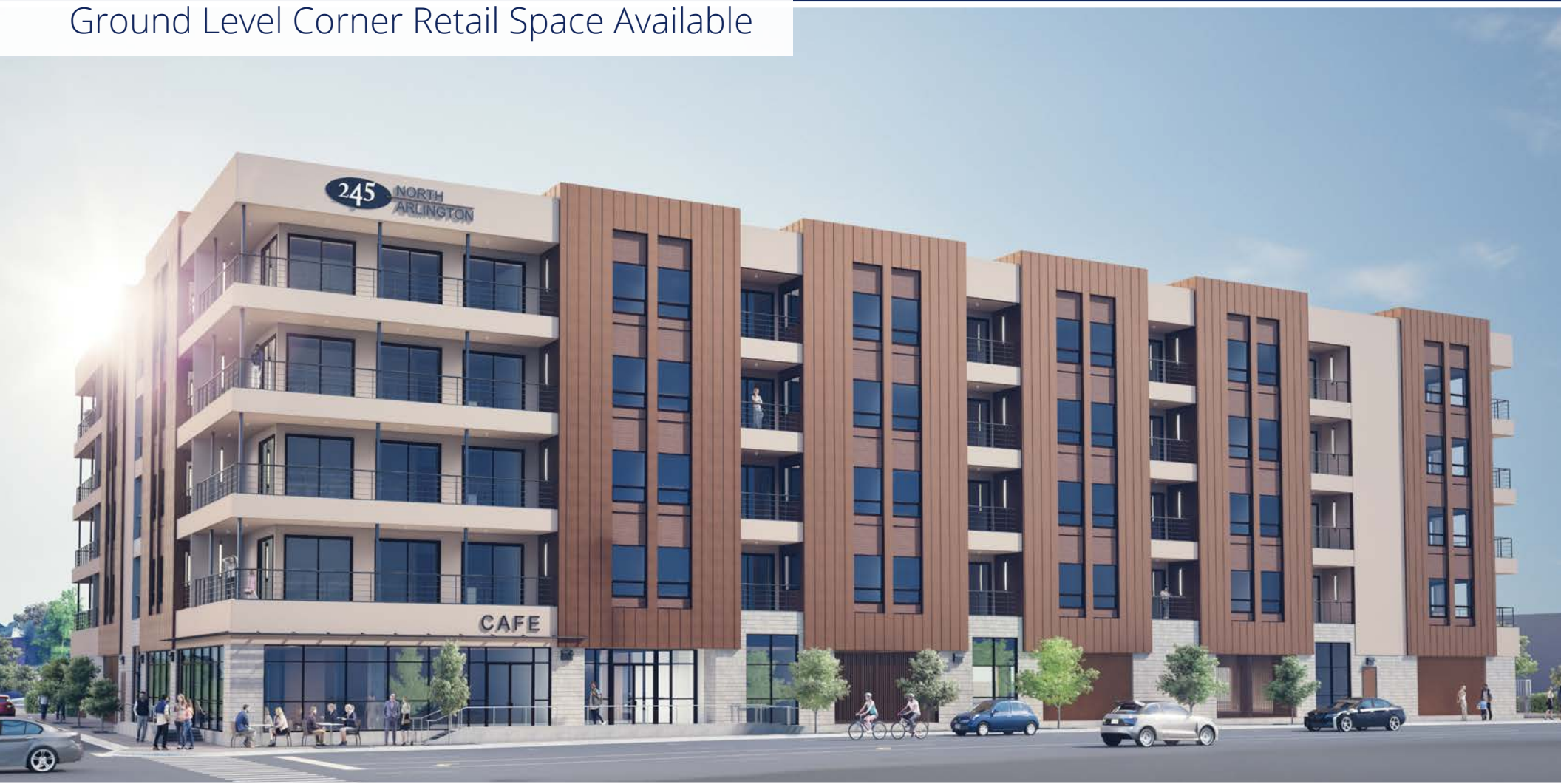


For Lease

# 245 North Arlington Avenue, Reno, NV



Ground Level Corner Retail Space Available



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As of May 2024

## Property Overview

- Downtown Reno's newest premier apartment complex delivering 60 multifamily units Q1 2025
- Heavy foot traffic and daytime population
- Strong average daily traffic along N Arlington Avenue and W 2nd Street, visibility to 10,000 vehicles per day
- Located within J Resort's Reno Neon Line
- Ample street parking in the area

## Space For Lease: 1,855 SF\*

- Available space is in shell condition ready for your build-out
- Grease interceptor
- Corner unit with large glass windows
- Landlord is willing to assist with tenant improvements
- \*Space can be demised into 2 units

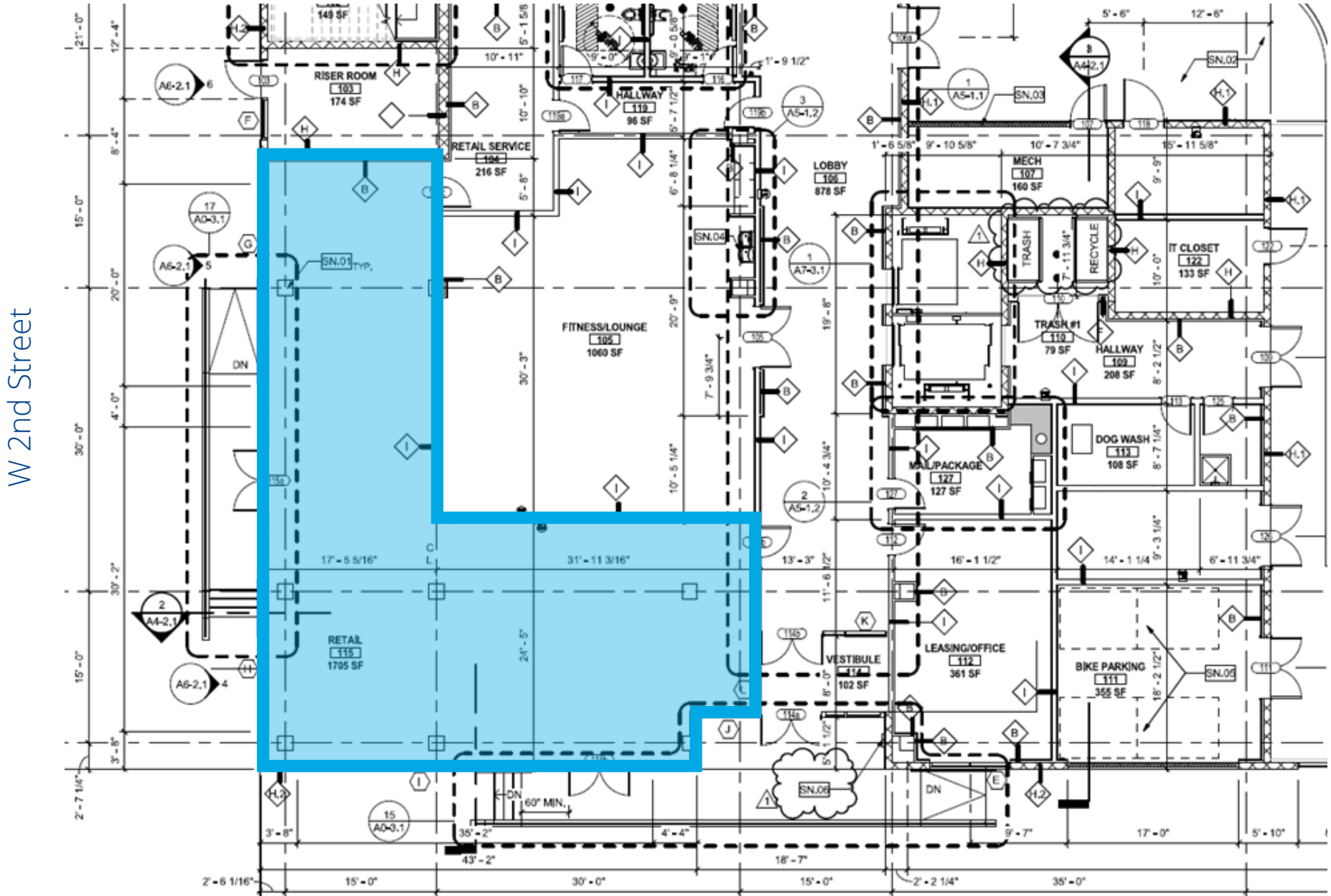
## Lease Rate: Call for pricing

## Area Demographics

	1 mile	3 mile	5 mile
2023 Population	21,642	136,628	242,775
Daytime Population	40,675	168,935	294,526
Average Household Income	\$69,915	\$81,007	\$90,668
Total Households	13,295	63,316	107,494



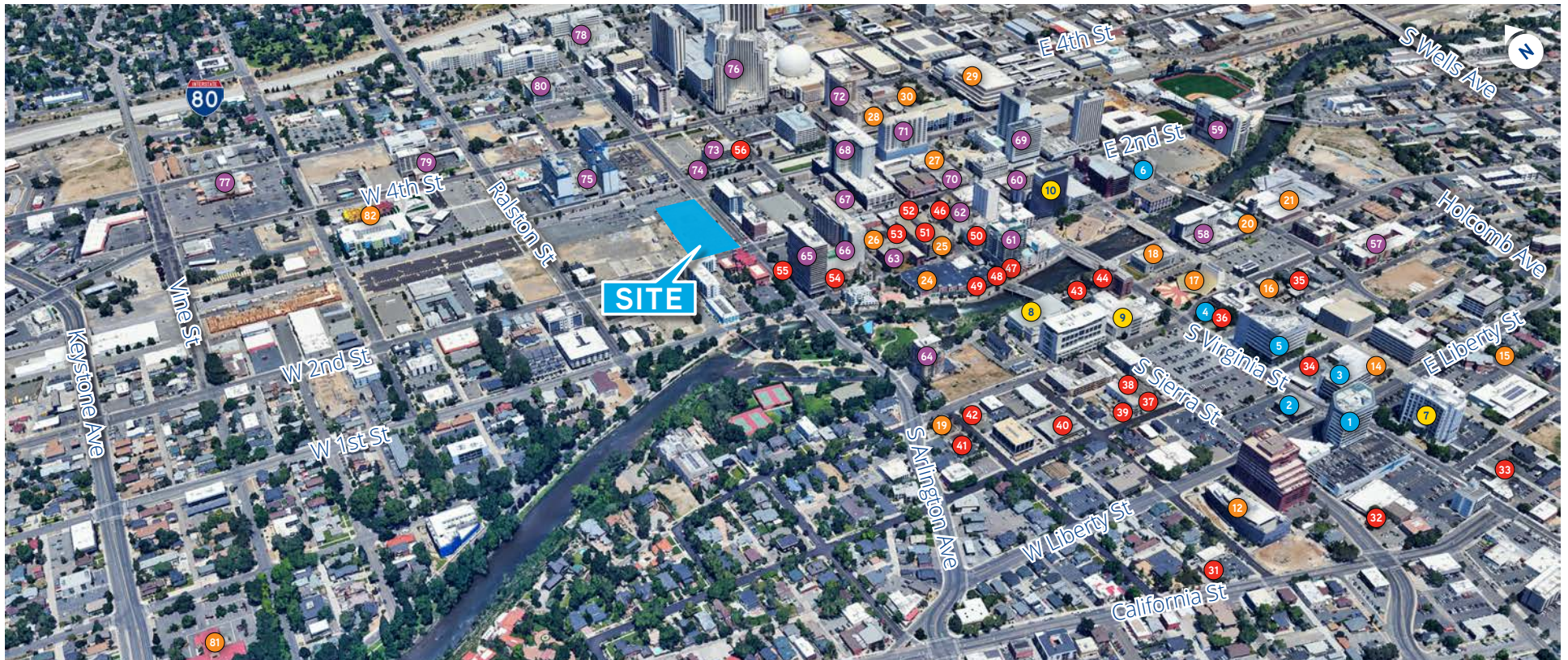
# Ground Level Corner Retail Space Available – 1,855 Square Feet



N Arlington Avenue



# Surrounding Area



🏦 Banking	
1	Meadows Bank
2	Nevada State Bank
3	US Bank
4	Chase Bank
5	Wells Fargo ATM
6	Nevada State Bank
🏛️ Courthouse	
7	Bruce R. Thompson Courthouse & Federal Building
8	Reno Justice Court
9	Second Judicial District Court
10	Reno City Hall

🎪 Entertainment	
12	Nevada Museum of Art & Chez Louie
14	Washoe County Library
15	Discovery Museum
16	Patagonia Outlet
17	Pioneer Center for Performing Arts
18	The Basement
19	Arts for All Nevada at the Lake Mansion
20	Bundox Bocce
21	National Automobile Museum
22	Greater Nevada Field
24	Century Riverside Theatre
25	Escape Room
26	Crafted Palette

27	Siri's Casino
28	Cargo Concert Hall
29	National Bowling Stadium
30	A an Art
31	McKinley Art Center
32	J Resort's Glow Plaza
🍴 Eat/Drink	
31	Cheese Board
32	Bibo Coffee Company
33	Mexcal
34	Starbucks
35	The Dropout Bike Shop & Hub Coffee Roasters
36	La Famiglia Italian & The Coconut
37	Old Granite Street Eatery
38	RedRock Bar

39	Royce
40	Washoe Public House
41	Pignic Pub & Patio
42	Great Basin Community Food Co-Op
43	The Eddy
44	Wild River Grille
46	Pizza Reno
47	Campo
48	Sierra St Kitchen & Cocktails, Ole Bridge Pub
49	Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
50	Liberty Food & Wine Exchange
51	Silver Peak
52	Thai Corner Café
53	5 Star Saloon, West Street Wine Bar

54	Our Bar
55	Playfield '76
56	Bab Café
🏠 Live/Stay	
57	City Center Apartments
58	The Renaissance
59	Courtyard Marriott
60	Cal Neva
61	The Palladio
62	Riverboat Hotel
63	The Ross Apartments
64	Park Tower
65	Arlington Towers
66	Plaza Resort Club

67	Colonial Garden Court Apt-Homes
68	The Montage
69	Harrah's
70	The Nugget
71	Whitney Peak Hotel
72	ElDorado Resort Casino
73	3rd Street Flats
74	WorldMark Reno
75	J Resort
76	Silver Legacy
77	Gold Dust West
78	St. Mary's Hospital
79	Renova Flats
80	Reno Orthopaedic



# Downtown Developments



**Renova Flats**  
A new urban apartment community converted the former Crest Inn. The 47-unit project was delivered by Jacobs Entertainment, Inc. in 2019.



**West End**  
A new 45,000 square foot retail center was delivered 2023.



**J Resort's Reno Neon Line**  
A \$1 Billion new mixed used project led by Jacobs Entertainment, Inc., 20-block mixed-use development to revitalize Downtown Reno.



**P3**  
Multi-modal sports complex proposed by P3 Partners on three city blocks adjacent to the National Bowling Stadium. Will include a mix of event space, office space, hotel rooms, and parking.



**661 Lake**  
13-story apartment project with 275 units and a six-story student housing complex with more than 600 beds has broken ground.



**Reno City Center**  
Repurposing of former Harrah's into apartment units, office space, retail, and a public plaza.



**J Resort Hotel & Casino**  
\$250 million renovation of the 800-room hotel-casino has been completed.



**245 N Arlington Ave**  
Downtown Reno's newest premier apartment complex delivering 60 multifamily units Q1 2025.



**Kimpton Hotel**  
20-story project with 270 hotel rooms, 50 residential condominiums, 60,000 square feet of office space, and 20,000 square feet of meeting space under construction.



**Stadium Village**  
5-story apartment project totaling 504,700 square feet with 358 units planned in the first phase.

**SITE**



# J Resort's Reno Neon Line – Redevelopment Project

## Jacobs Entertainment, Inc.

The Master Developer of the J Resort's Reno Neon Line is Jacobs Entertainment, Inc. (Jacobs), a developer, owner, and operator of gaming and entertainment facilities throughout the United States. With more than 2,000 employees and a long-tenured management team, Jacobs' experience in real estate, gaming development, financing, leasing and operations establishes Jacobs as a committed industry leader with a reputation for quality.

Jacobs has already invested more than \$100 million in the acquisition of more than 70 properties in the J Resort's Reno Neon Line, including the Gold Dust West Casino and the Sands Regency Hotel Casino.

"The Neon Line is about celebrating Reno's future, while also embracing its past," said Jeff Jacobs, owner of Jacobs. "A strong focus on public art is a cornerstone to any successful urban revitalization effort. We anticipate that bringing this exhibition to Reno will not only be of interest to locals but will be an experience to behold for destination travelers as well."



## The Sands Rebrand to J Resort

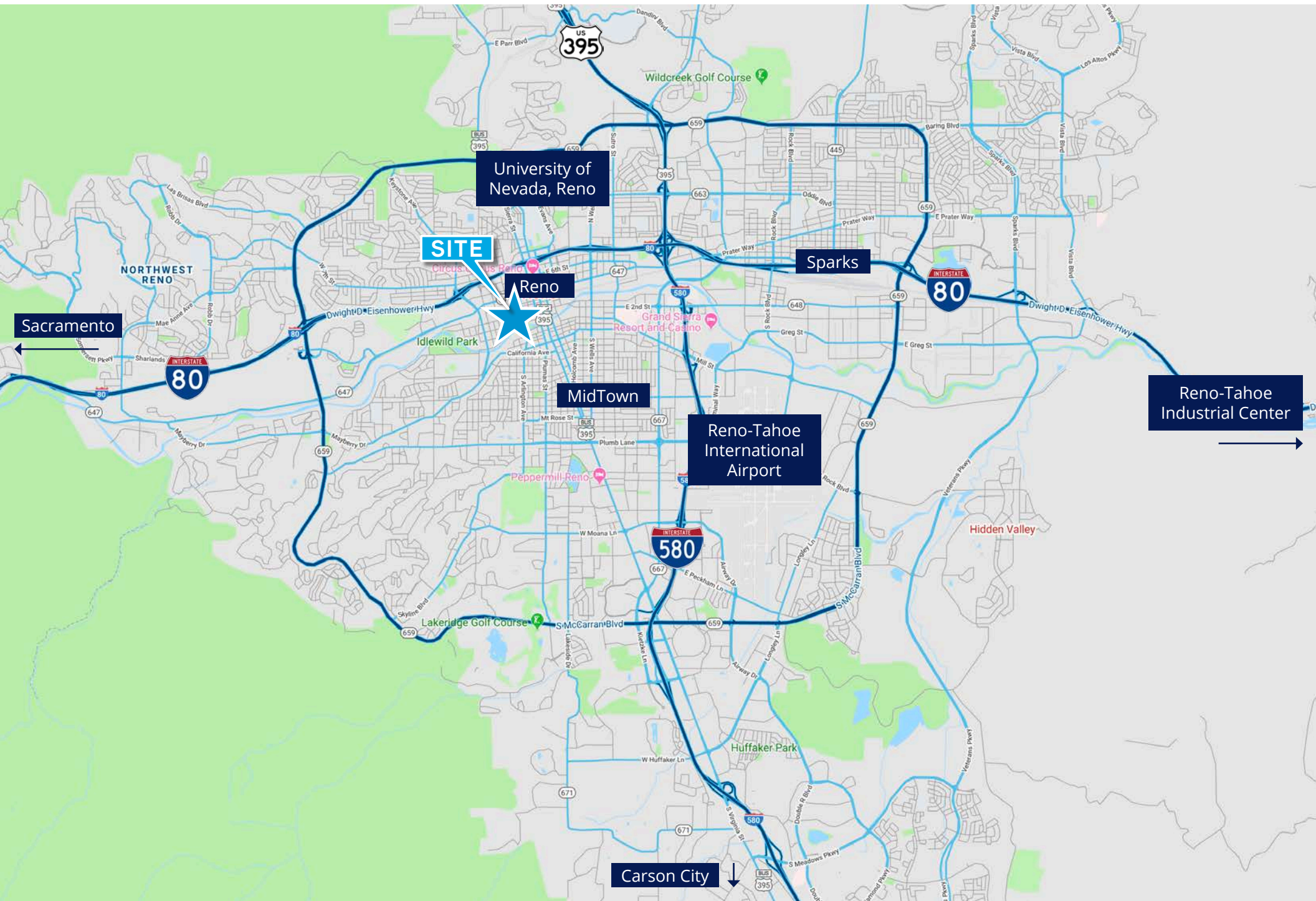
The Sands Regency Hotel Casino was an iconic structure in Downtown Reno since 1970. Jacobs has remodeled and rebranded the asset into J Resort, an epicenter of art and entertainment, naturally complementing the creative culture in which Reno takes pride.

The Sands Regency was rebranded in 2023 to the J Resort Hotel and Casino after \$250 million in completed renovations which include completely remodeling all 800 hotel rooms and suites, remodeled and expanded casino floor, front desk, new steakhouse, and new three meal restaurant called Hanna's Table, as well as exterior lighting and video screens. Jacobs notes that "The J Resort will be without a doubt the finest gaming property in the Reno market."





# Regional Location







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