

Available For Sale

210 N Sierra St, Reno, NV



RETAIL / RESTAURANT

±52,960 sf

total on three floors, space is also divisible

POPULATION

138,703

within a 3-mile radius

INCOME

\$54,900

average household income within a 3-mile radius

WALK SCORE

93

a walker's paradise

Mixed Use Redevelopment Opportunity, Centrally Located in Downtown Reno

First floor: ±18,000 SF
Second floor: ±17,960 SF
Basement: ±17,000 SF

Grease interceptor, full kitchen buildout, walk-in coolers, and 3 established bars with equipment

Purchasing price is negotiable

Property is being sold "as-is"

Parking garage adjacent to property

Second floor is designed for a nightclub

Purchasing Information

Brian Cooper
775.470.8864
bcooper@kiddermathews.com

Mike Churchfield
775.470.8867
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Features

AVAILABLE ±52,960 total SF, divisible
First Floor: ±18,000 SF
Second Floor: ±17,960 SF
Basement: ±17,000 SF

APN 11-051-20

ZONING Mixed Used Development (MUD)

LOCATION Prime retail, restaurant, and bar space located on a signalized hard corner stop n N Sierra Street and W 2nd Street, in Downtown Reno.

- FEATURES**
- The second floor is designed for a nightclub with state-of-the-art sound system.
 - 3 established bars with equipment
 - Full kitchen buildout
 - Grease interceptor and walk-in coolers
 - Basement clear height: 15'
 - 1st & 2nd floor clear height: 25'

TRAFFIC COUNTS N Sierra St & W 2nd St: ±7,813 CPD
S Virginia St & W Douglas Alley: ±14,594 CPD



WALK SCORE

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residents are a short walk to some of Reno's hottest dining, casino, and retail destinations

BIKE SCORE

82

bike lanes and trails, hills, road connectivity, and destinations make this area very bikeable

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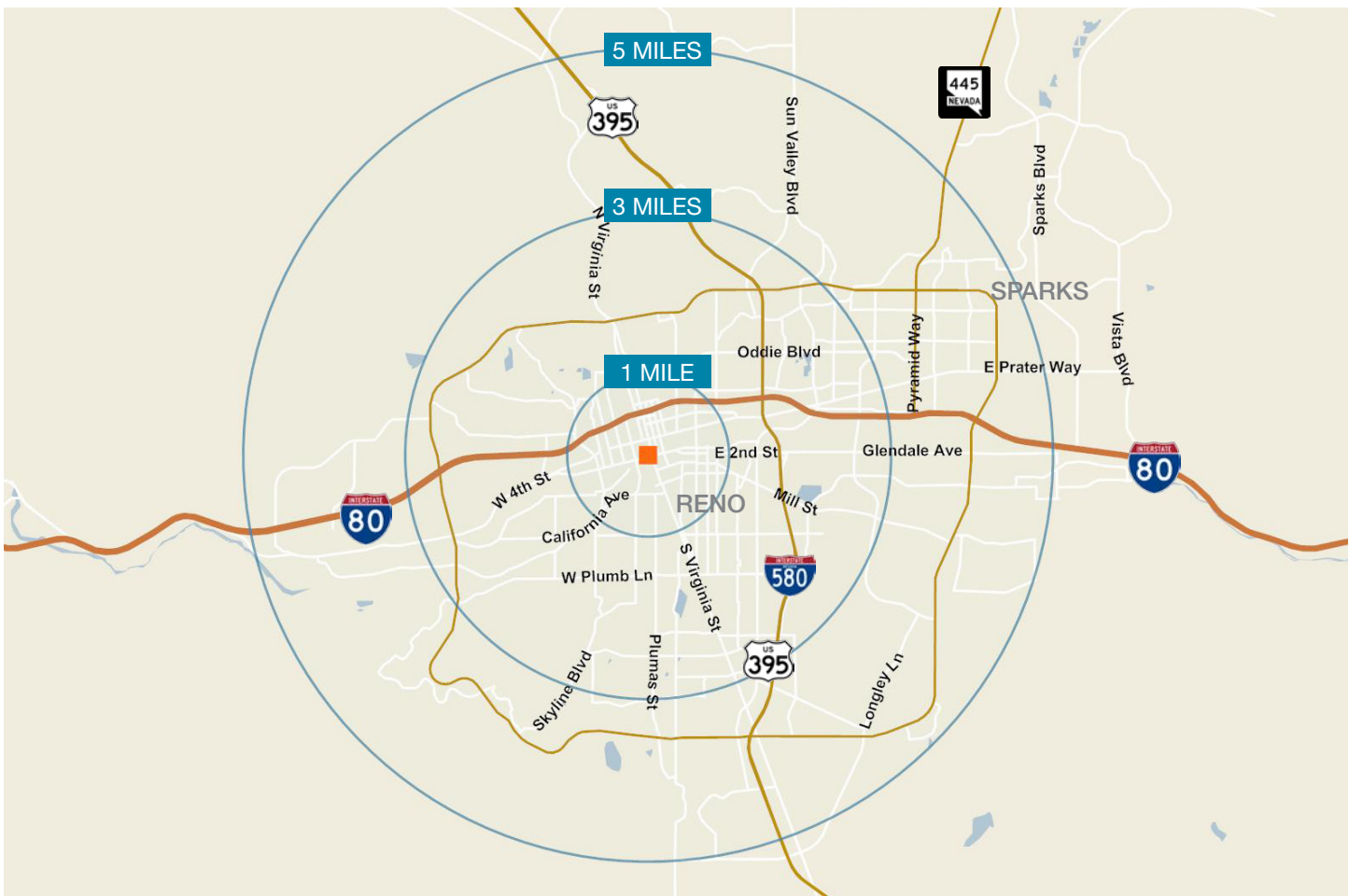
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Demographics

2017	1 MILE	3 MILES	5 MILES
Est. Population	22,867	128,869	233,143
Est. Daytime Population	44,964	116,893	186,145
Avg. Household Income (\$)	\$45,642	\$54,900	\$61,839
Median Age (Years)	39.3	36.7	37.1
PROJECTED 2022	1 MILE	3 MILES	5 MILES
Population	24,762	138,703	250,221
Median Household Income	\$37,397	\$54,256	\$62,847
Average Household Income	\$55,115	\$66,881	\$75,333



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