

For Sale

Owner-User Flex/Retail Opportunity



1030 E. 4th St.
Reno, NV 89512

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Listing Snapshot



\$1,049,000
Asking Price



± 5,000 SF
Total Square Footage



± 0.22 AC
Total Acreage

Property Highlights

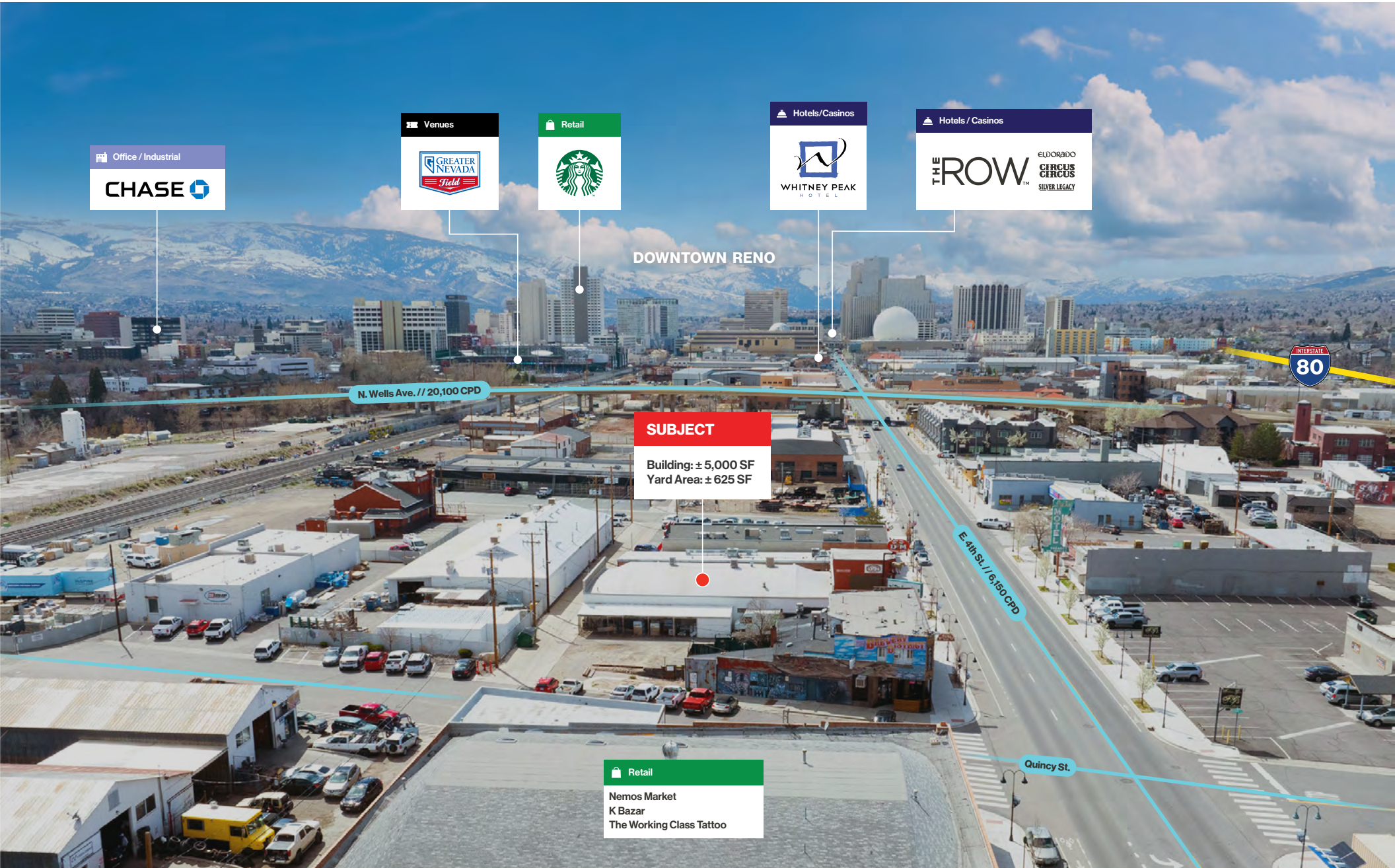
- Flex/retail owner-user opportunity with frontage along E. 4th St.
- On-site parking along the north side of the building plus additional parking along E. 4th St.
- ± 625 SF secured outdoor storage area with roof enclosure
- 15' clear height in warehouse area
- Three (3) swamp coolers and three (3) Reznor heaters
- 200A; 240V; 3-phase power
- One (1) 12' x 12' roll-up door along the south side of the building

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,960	139,286	263,301
2025 Average Household Income	\$66,811	\$82,220	\$99,527
2025 Total Households	9,577	60,071	109,155







Office / Industrial

CHASE

Venues

GREATER NEVADA Field

Retail

STARBUCKS

Hotels/Casinos

WHITNEY PEAK HOTEL

Hotels/Casinos

THE THROW ELDERADO CIRCUS SILVER LEGACY

DOWNTOWN RENO

N. Wells Ave. // 20,100 CPD

SUBJECT

Building: ± 5,000 SF
Yard Area: ± 625 SF

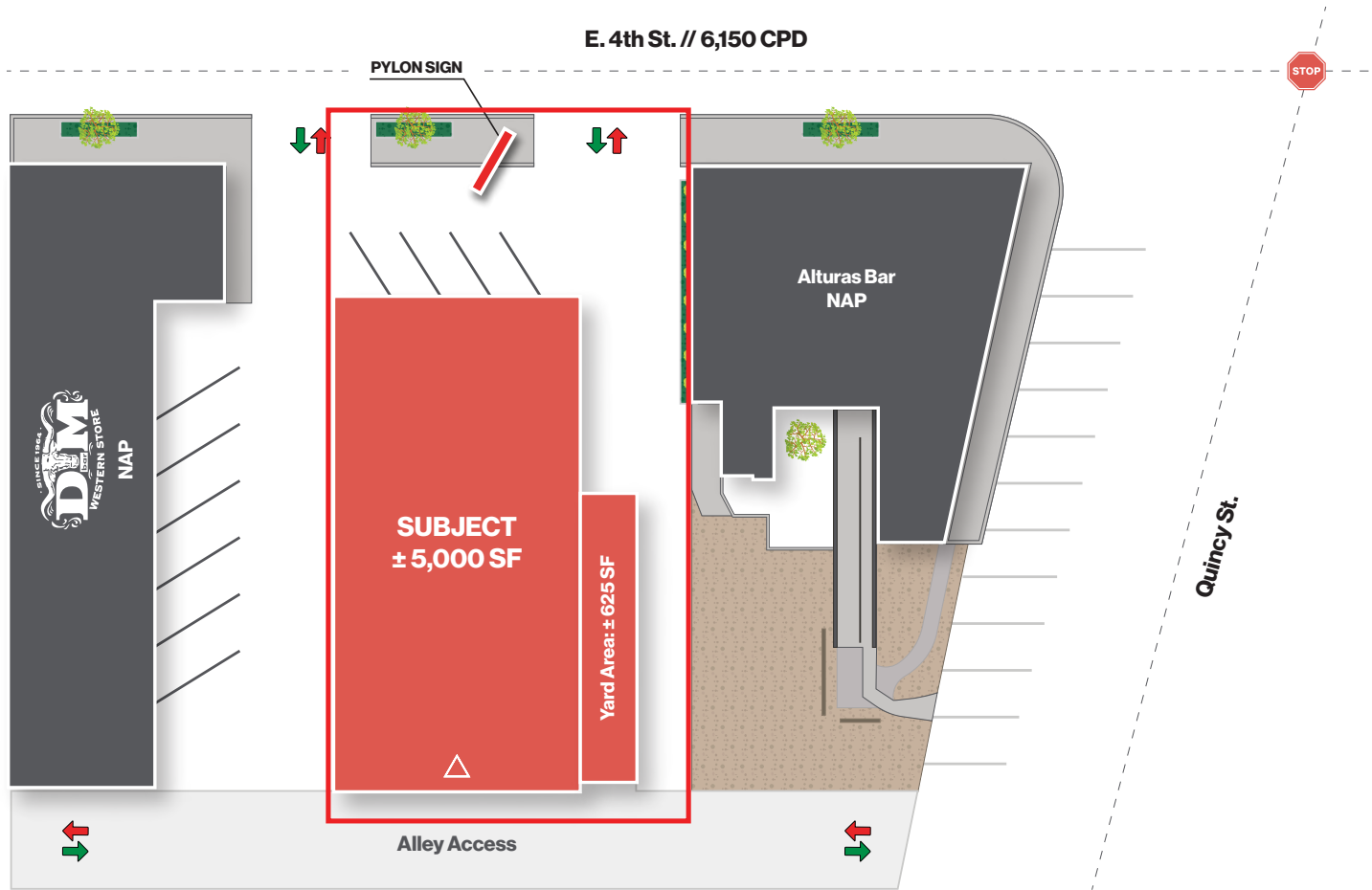
E 4th St. // 6,150 CPD

Retail

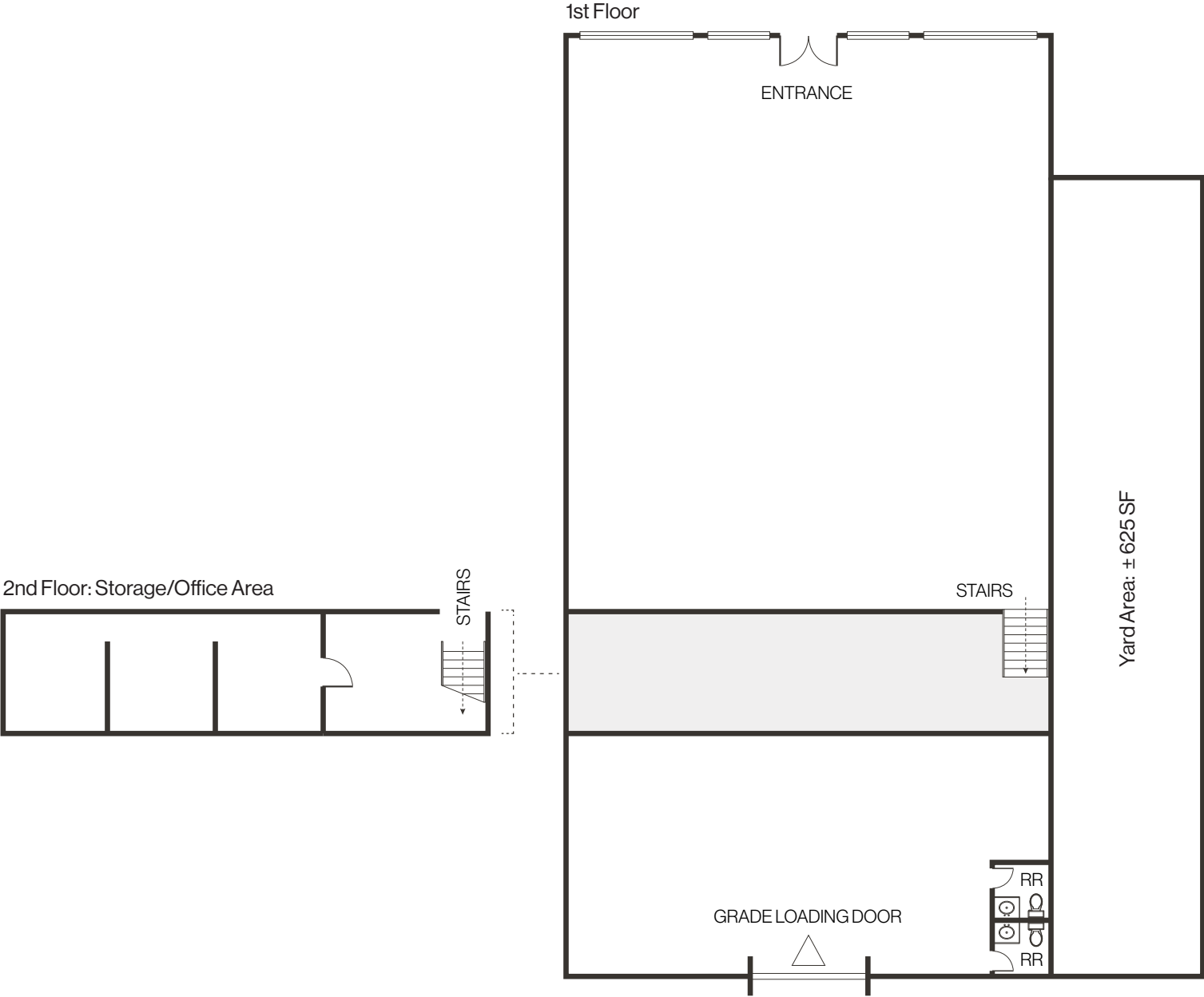
Nemos Market
K Bazar
The Working Class Tattoo

Quincy St.

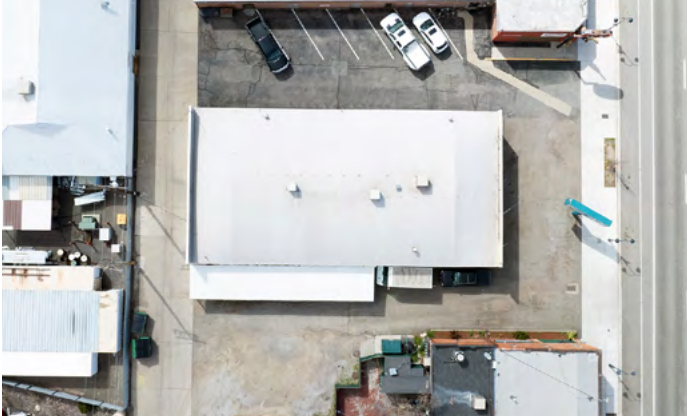




Floor Plan | ± 5,000 SF



Property Photos



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For inquiries please reach out to our team.

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