OFFERING MEMORANDUM

0 STEWART ST

RENO, NV 89502

CBRE

Affiliated Business Disclosure

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.
ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.
CMPM 0 Stewart_BRO_Galles_v02_HS 02/27/26

0 STEWART ST

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

THE OFFERING

The asset is currently a vacant lot totaling 0.408+ acres currently zoned GC 81 % and MF-14 19% (General Commercial and Multifamily 14 units per acre). The zoning does allow for multifamily development, and the lot is ready to build with previous plans in place to build 19 multifamily units. There is some topography to the site, and it does have access from both Stewart St and Wilson Ave.

PROPERTY OVERVIEW

ADDRESS
0 Stewart Street
Reno NV 89502

PREVIOUS PLANED UNITS
19

ACRES
0.408

TOTAL LOTS
1

UTILITIES
Utilities to Site

USES
Multifamily - Commercial

SALES PRICE
$475,000

APN
013-021-51

INVESTMENT HIGHLIGHTS

CENTRAL
INFILL LOCATION

EASY ACCESS
TO FREEWAYS

WELLS AVENUE
DISTRICT

CLOSE PROXIMITY TO
RENOWN MEDICAL DISTRICT

LOCATION HIGHLIGHTS

The site is within the Wells Avenue District. This submarket is very popular with residents given its proximity to the area's local retailers, restaurants, nightlife, main bus lines, the University of Nevada, Reno and Midtown Reno. The neighborhood is a mix of work force housing, both single family and apartments. This location provides residents with easy access to Wells Ave, Interstate 80, and Virginia St.

02

AERIALS & SITE PLANS

AERIAL


Renown Medical Complex
Future Home of the Reno Arena
Grand Sierra Resort
0 STEWART ST
S Wells Ave
Stewart St
Stewart Park
Wheeler Ave

SITE PLAN

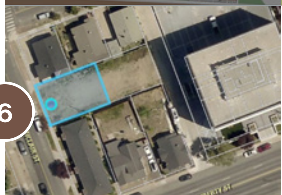
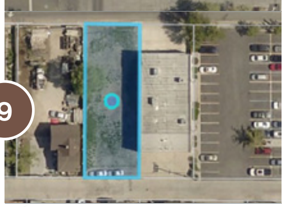
03

COMPARABLES

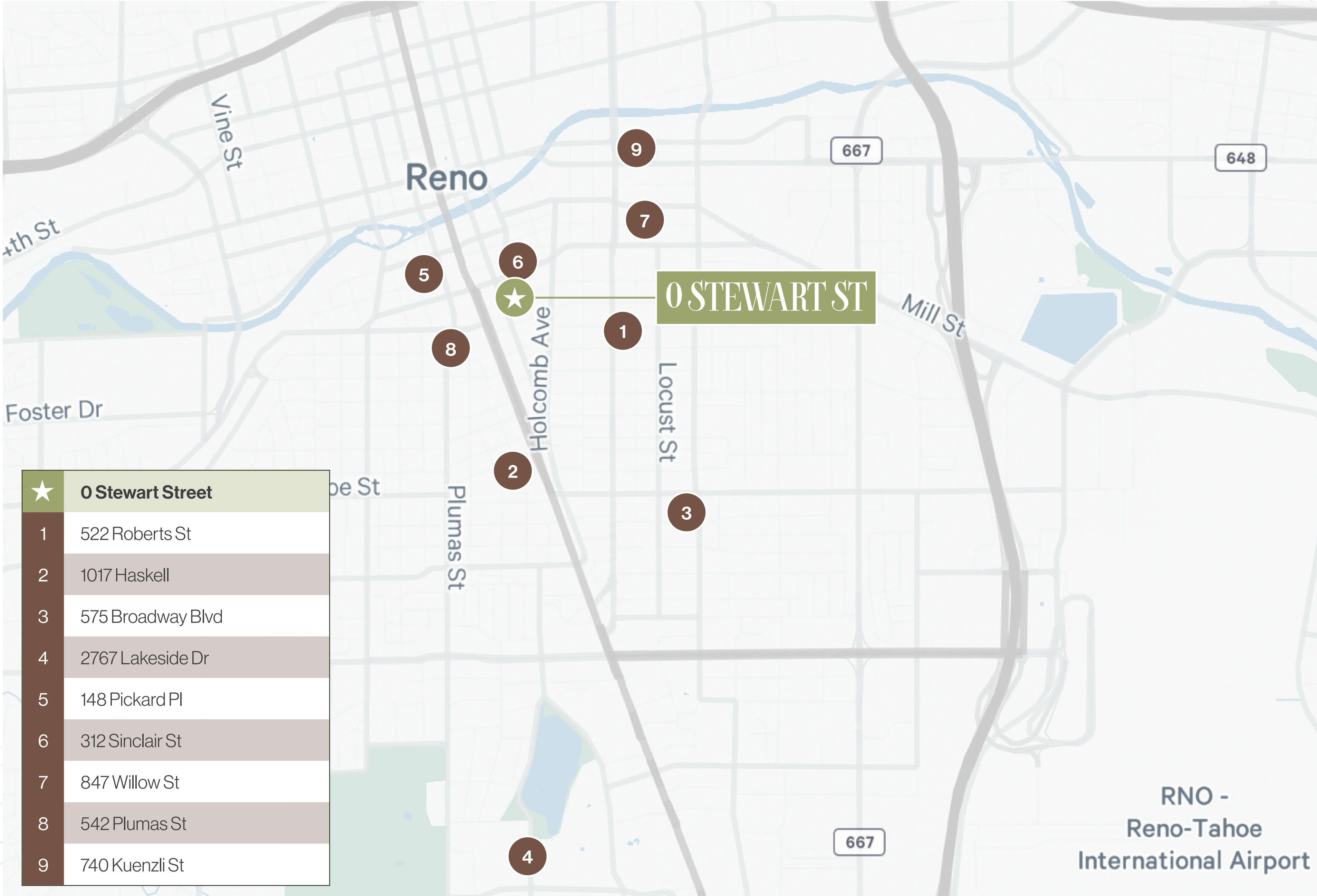
SALES COMPARABLES

	ADDRESS	SALE PRICE	LOT SIZE	LOT SF	LAND/FOOT	NOTES
★ 	**0 Stewart St**	**$475,000.00**	**0.408**	**17,772**	**$26.73**	**GC 81% / MF 14 19% zoning. Previous Plans for 19 units.**
1 	522 Roberts St Sold 12-23-25	$200,000.00	0.237	10,320	$19.38	GC zoning. Plans for 10-plex.
2 	1017 Haskell St Sold 12-3-25	$385,000.00	0.160	6,970	$55.24	MU-MC zoning. Plans for 8-plex.
3 	575 Broadway Blvd Sold 10-15-25	$1,420,983.00	0.637	27,748	$51.21	MF-30 Zoning. Unknown plans.
4 	2767 Lakeside Dr Sold 10-8-25	$620,000.00	0.284	12,371	$50.12	House that will be demolished. MF-30 zoning.
5 	148 Pickard Pl Sold 2-2-25	$395,000.00	0.164	7,140	$55.32	Bought for parking on their 18 unit multifamily project.

SALES COMPARABLES

	ADDRESS	SALE PRICE	LOT SIZE	LOT SF	LAND/FOOT	NOTES
★ 	**0 Stewart St**	**$475,000.00**	**0.408**	**17,772**	**$26.73**	**GC 81% / MF 14 19% zoning. Previous Plans for 19 units.**
6 	312 Sinclair St Sold 1-29-25	$310,000.00	0.161	7,013	$44.20	Building 2 duplex units.
7 	847 Willow St Sold 3-14-24	$375,000.00	0.137	5,948	$63.05	Ready to pull permits for 8 units. Bought by the Eddie House for transitional housing for homeless teens.
8 	542 Plumas St Sold 8-31-23	$1,050,000.00	0.41	17,850	$58.82	Sold at land value. Similar submarket but there were buildings on site.
9 	740 Kuenzli St Sold 5-20-22	$305,000.00	0.16	6,970	$43.76	Mixed use lot. Worse submarket.

SALES COMPARABLES MAP



★	0 Stewart Street
1	522 Roberts St
2	1017 Haskell
3	575 Broadway Blvd
4	2767 Lakeside Dr
5	148 Pickard Pl
6	312 Sinclair St
7	847 Willow St
8	542 Plumas St
9	740 Kuenzli St

04

MARKET OVERVIEW

WHY RENO?

RENO IS NOT JUST A CASINO TOWN ANYMORE

Reno continues to see rising rental rates from the shrinking supply, increased demand, and new incoming major employers. A Landlord and Business Friendly State, Reno is diversified with new tech jobs, a logistics hub for the whole west coast, art, culture, and innovation. New employers are drawing fresh talent in and they choose Reno over many big cities for the "Biggest Little City in the World" lifestyle.

Investors buying in Nevada benefit from competitive cap rates, landlord-friendly laws, and Nevada's lack of a state income tax.

4.0%
Unemployment Rate Dec 2025

21,500+
Downtown Reno Workers

3.87M
Visitors in 2024

EXPANDING LIFESTYLE AND EMPLOYMENT CHOICES KEEP THE POPULATION GROWING.

The city and state are consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.

Tax Advantages
- No Corporate Tax
- No Personal Income Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax

Business Friendly
- Top 10 States for Best Business Tax Climate
- Top 10 States for Business Incentives

Population Growth & Employment Growth

Reno Ranks #2 for the Largest Mid-sized Manufacturing Hub

Nevada Ranks #7 Best State in the Tax Foundation's 2024 State Business Tax Climate Index

No State Income Tax

Source: Esri, 2025

DOWNTOWN RENO

Downtown Reno

Reno's entertainment epicenter has something for everyone to enjoy. Casino lined streets full of quaint shops and national and local restaurants play host to the area's major events. The Row, the product of a recent merger between Eldorado Resorts and Caesars Entertainment, unites three major Reno casinos with a recent renovation that includes connected indoor walking paths and new entertainment and dining additions such as Topgolf Swing Suite and Ramsay's Kitchen by Michelin Star chef Gordon Ramsay.

The Neon Line

Neon has always played a crucial role in Reno's aesthetic landscape, and now neon is celebrated at J Resort's Neon Line and Glow Plaza. The district features vibrant, dynamic neon artwork and hosts live concerts, festivals, and art events. Where the Neon Line district meets downtown, visitors will find the freshly redeveloped and rebranded J Resort. With a new casino floor, world class dining, and remodeled hotel rooms, the J Resort is an inviting destination. In line with this district's development, Jacobs Entertainment has released plans to create a mixed-use project that will include commercial and market-rate housing with a strong arts and entertainment focus. The Neon Line is only the beginning of the Downtown Reno submarket's transformation.

The Nevada Museum of Art

Located in the heart of Reno, just between Downtown and MidTown, the newly expanded Nevada Museum of Art is the only art museum in Nevada accredited by the American Alliance of Museums, putting it in the same circle as The Met in New York and San Francisco's MoMA. The nearly completed addition of the Charles and Stacie Mathewson Education and Research Center will drive regional arts education forward, growing Reno's creative culture and community outreach immensely.

Arts and Music

Reno is full of artistic and cultural events. The community has a rich variety of special events, historic buildings, preforming arts productions, and galleries. With events happening all year long residents are sure to never get bored.

- Lake Tahoe Shakespeare Festival
- Hot August Nights
- Reno River Festival
- Reno Rodeo
- Brews & Blues Festival
- Best in West Rib Cook Off
- Burning Man
- ArTown
- Western Lights Festival

DRIVE TIMES, WALK SCORE, AND DEMOGRAPHICS

DISTANCE & DRIVE TIMES

0.6 MILES
Renown Medical Center
3 Min. Drive

0.6 MILES
MidTown Reno
3 Min. Drive

0.8 MILES
Greater Nevada Field Home of Reno Aces
3 Min. Drive

0.8 MILES
Riverwalk at the Truckee River
3 Min. Drive

WALK SCORES

94
Walker's Paradise
Daily errands do not require a car.

50
Good Transit
Many nearby public transportation options.

87
Very Bikable
Biking is convenient for most trips.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	21,214	141,296	252,999
2025 Average Household Income	$77,503	$85,963	$99,934
2030 Average Household Income	$88,123	$95,732	$110,889
2025 Businesses	2,493	7,576	12,387
2025 Employees	33,607	106,063	171,456

0 STEWART ST

RENO, NV 89502

FOR MORE INFORMATION, PLEASE CONTACT:

Ben Galles
Senior Vice President
+1 775 750 6429
Lic. S.47543
ben.galles@cbre.com

Cory Miller
Associate
+1 775 233 6637
Lic. S.0201257
cory.miller@cbre.com

Austyn Moore
Senior Associate
+1 775 600 72 64
Lic. S.186531
austyn.moore@cbre.com

Katie Galles
Senior Associate
+1 775 772 6181
Lic. S.70064
katie.galles@cbre.com