

400 S WELLS AVENUE

RENO, NEVADA 89502

FOR LEASE



9,586 SF

RETAIL • FLEX • OFFICE

CBRE

PROPERTY OVERVIEW

Located in the heart of the Wells district, this two story fully renovated building provides a modern space that can accommodate a wide range of uses in a hip part of town. The contemporary build out provides abundant natural light and outdoor patio spaces.

The central location on a major thoroughfare provides quick and easy access to Downtown and the nearby I80 and I580 Freeways. The building is surrounded by a wide assortment of restaurant and retail amenities and sits directly across the street from Stewart Park.

FOR LEASE

Lease Rate Negotiable

First Floor

- Suite B - 2,935 SF

Second Floor

- Suite B - 2,169 SF
- Suite C - 2,296 SF

Option to Combine

- Suite B (1st & 2nd Floors) - 5,104 SF
- Suites B & C Combined - 7,400 SF



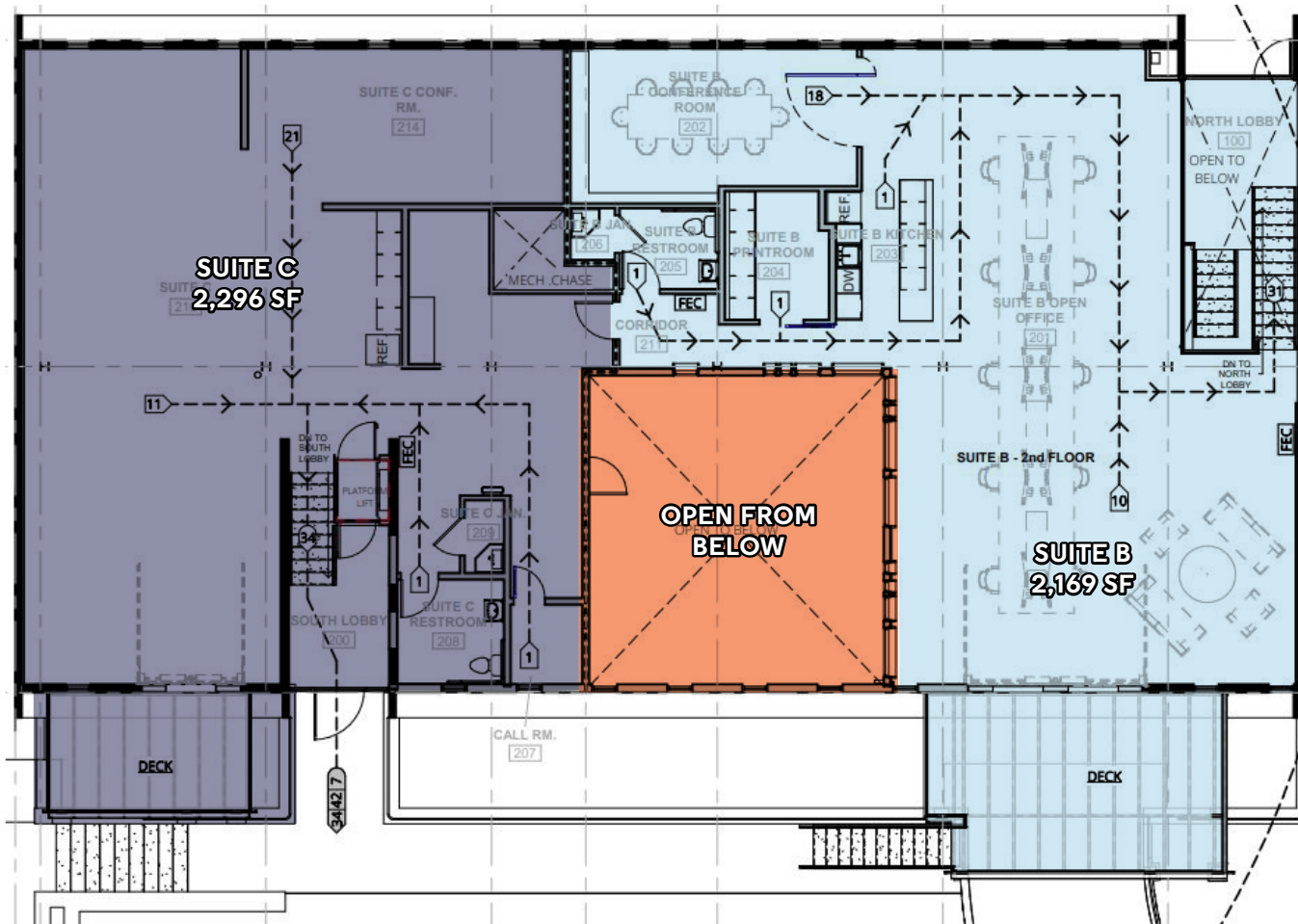
LOCATED IN THE HEART OF THE WELLS DISTRICT

The building was originally constructed in 1964 and has been completely renovated, inside and out, to create a modern space with abundant natural light. All suites include a private deck or a patio that is accessed through a glass roll-up door. Onsite parking and signage are available.



- Suite B - 2,935 SF

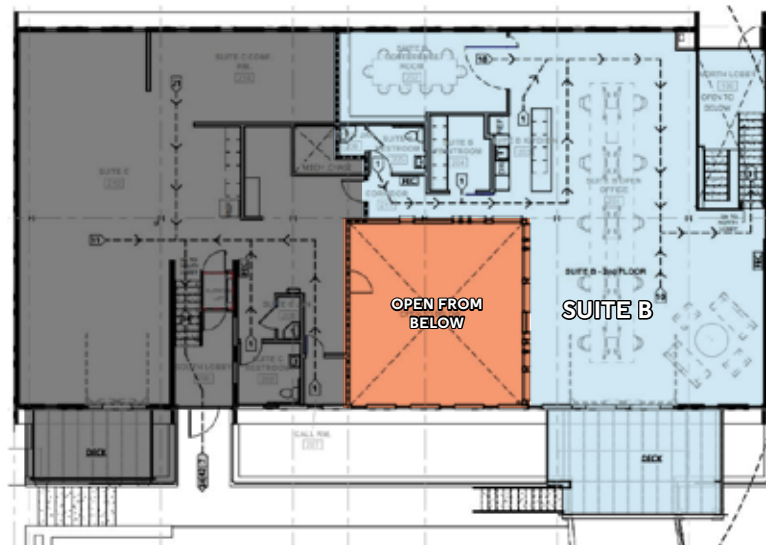
2ND FLOOR PLAN



- Suite B - 2,169 SF
- Suite C - 2,296 SF

[illegible]

- ## 2ND FLOOR



The floor plan shows Suite B, 1st Floor, with Suite A and Suite C. Suite B is highlighted in orange and labeled 'OPEN TO THE 2ND FLOOR'. The plan includes a Drive Up Door, a Line of Wall Above, and a North Arrow.

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2ND FLOOR

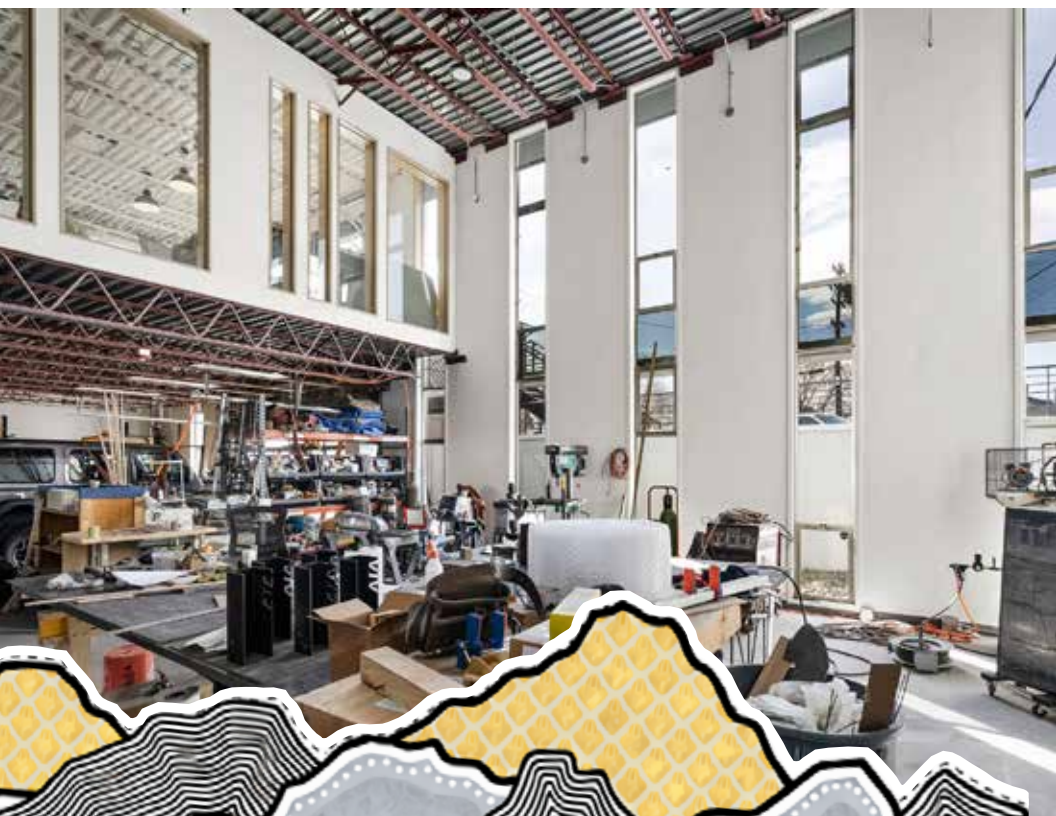
EXTERIOR PHOTOS

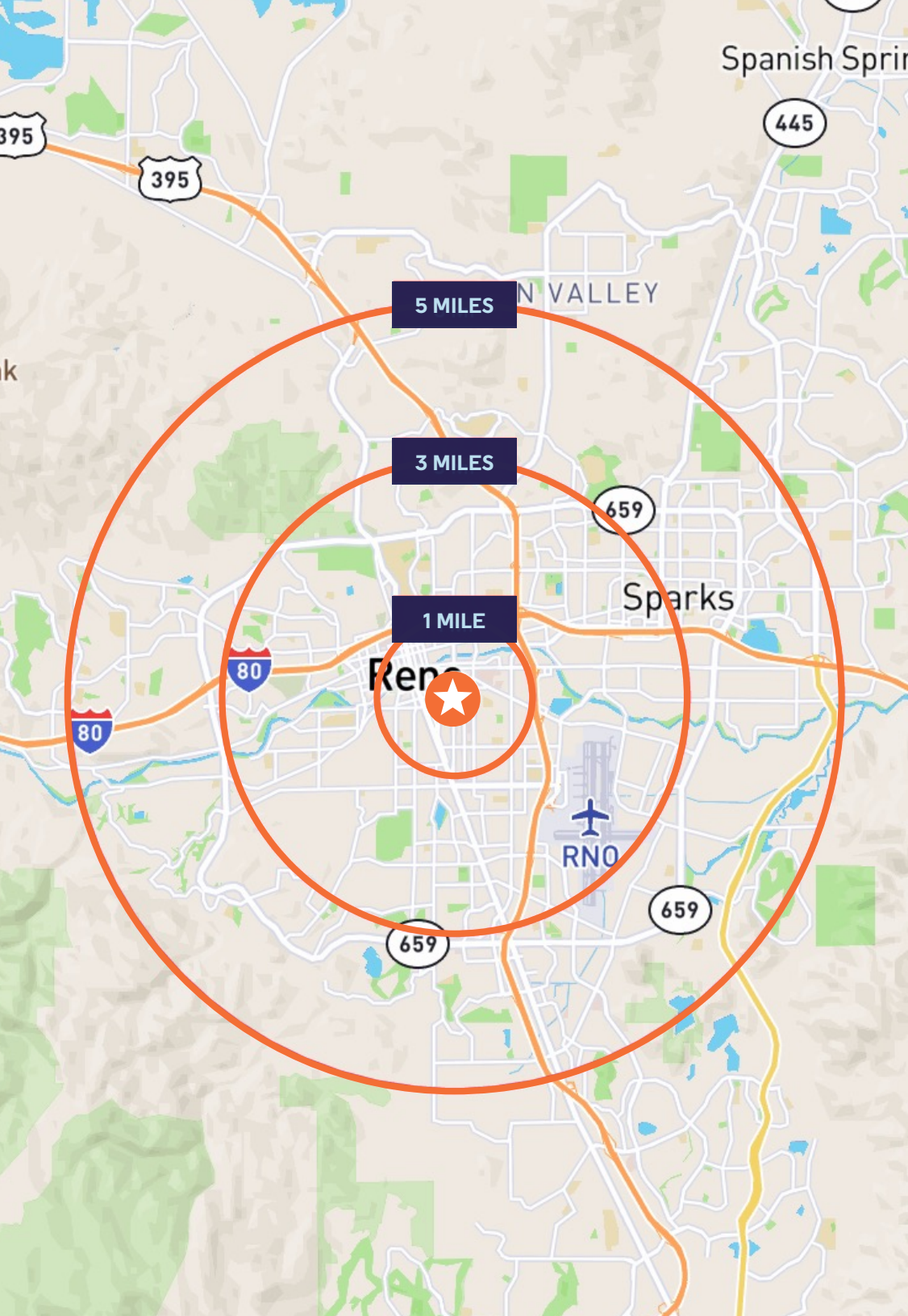


DRIVE IN DOOR



INTERIOR PHOTOS





2025 DEMOGRAPHICS

DEMOGRAPHIC BRIEF 1 MILE 3 MILES 5 MILES

POPULATION

2025 Population - Current Year Estimate	21,533	141,358	253,459
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HOUSEHOLDS

2025 Households - Current Year Estimate	11,351	61,415	106,355
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HOUSEHOLD INCOME

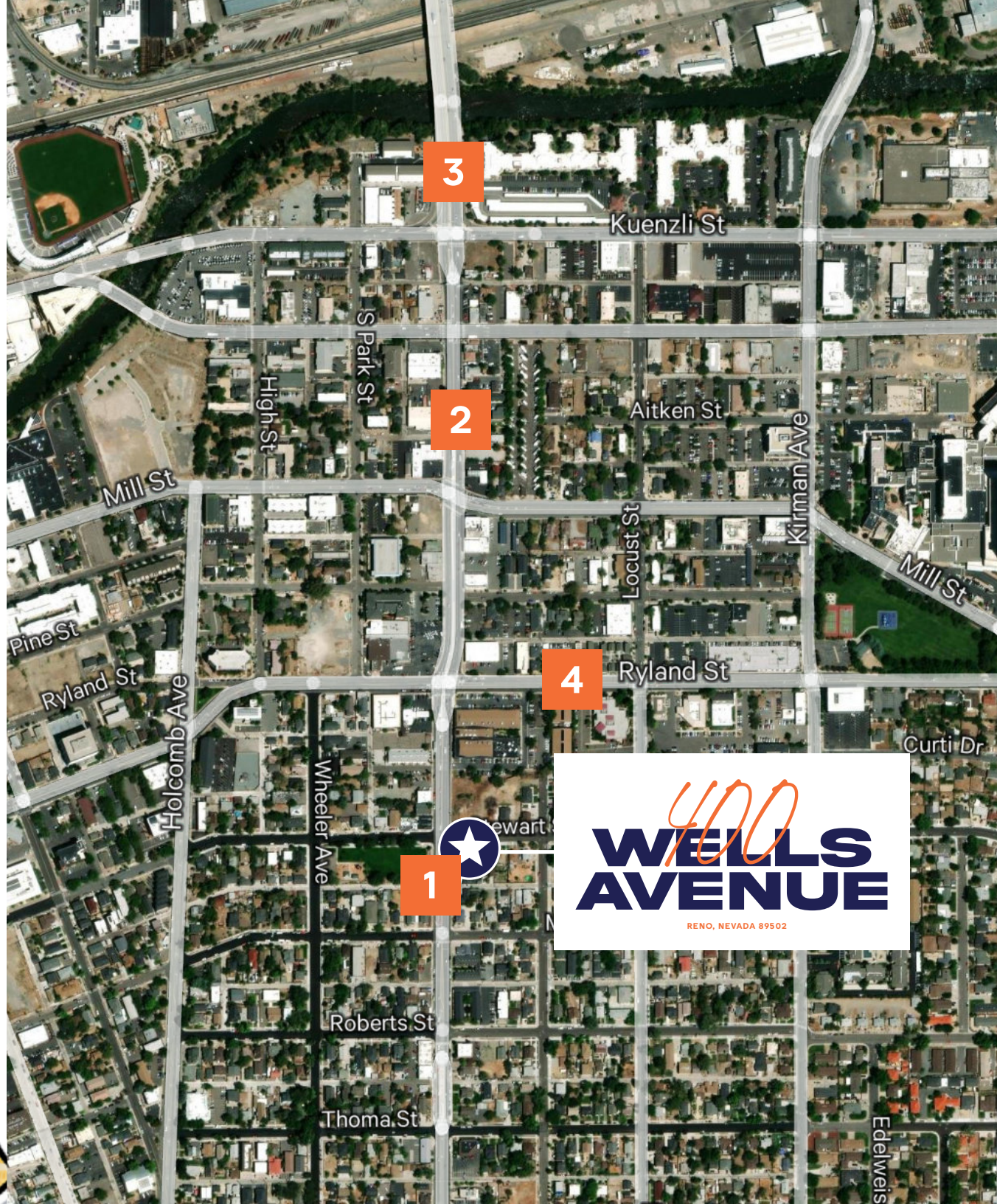
2025 Median Household Income	\$78,347	\$86,469	\$100,099
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PLACE OF WORK

2025 Businesses	2,542	7,615	12,382
2025 Employees	33,810	106,392	171,381

TRAFFIC COUNTS 2024

	DESTINATIONS	DRIVE TIME
1	Wells Ave, 70ft S of Roberts St	15,800
2	Wells Ave, 85 ft N of Mill St	20,300
3	Wells Ave, 100ft N of Kuenzli Ln	21,000
4	Ryland St, 100ft W of Locust St	8,850





400
WELLS
AVENUE



S WELLS AVE

MORAN ST

STEWART ST

WHEELER

400 S WELLS AVENUE

RENO, NEVADA 89502

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CMPM 400 S Wells Ave_LEASE BRO2_Woods_v05_MC 05/26/26