

# 54

**S Wells Ave**  
RENO, NV 89502

# RETAIL FOR LEASE



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CORFAC  
INTERNATIONAL

# 54

## S Wells Ave

Reno, NV 89502



**Lease Rate** | \$1.90

**Space Size** | 575 SF

**Zoning** | MU  
MIXED-USE URBAN

### ABOUT THE PROPERTY

- Great visibility on one of Reno's main thoroughfares
- Easy access to I-80 via S. Wells Ave. or I-580 via Mill St
- Densely populated area with over 20,000 residents within a 1-mile radius
- Consistent vehicle and foot traffic along the Wells Corridor



S WELLS AVE

54  
S WELLS AVE



# AREA MAP

DOWNTOWN



**COURTYARD**  
BY MARRIOTT

**7-ELEVEN**

**JIMBOY'S**  
TACOS  
EST. 1984

**Floorcraft, LLC**  
CUSTOM HARDWOOD FLOORING



**ARTISTS CO-OP**  
GALLERY RENO

**S WELLS AVE 15,600 ADT**

**E 2ND ST**

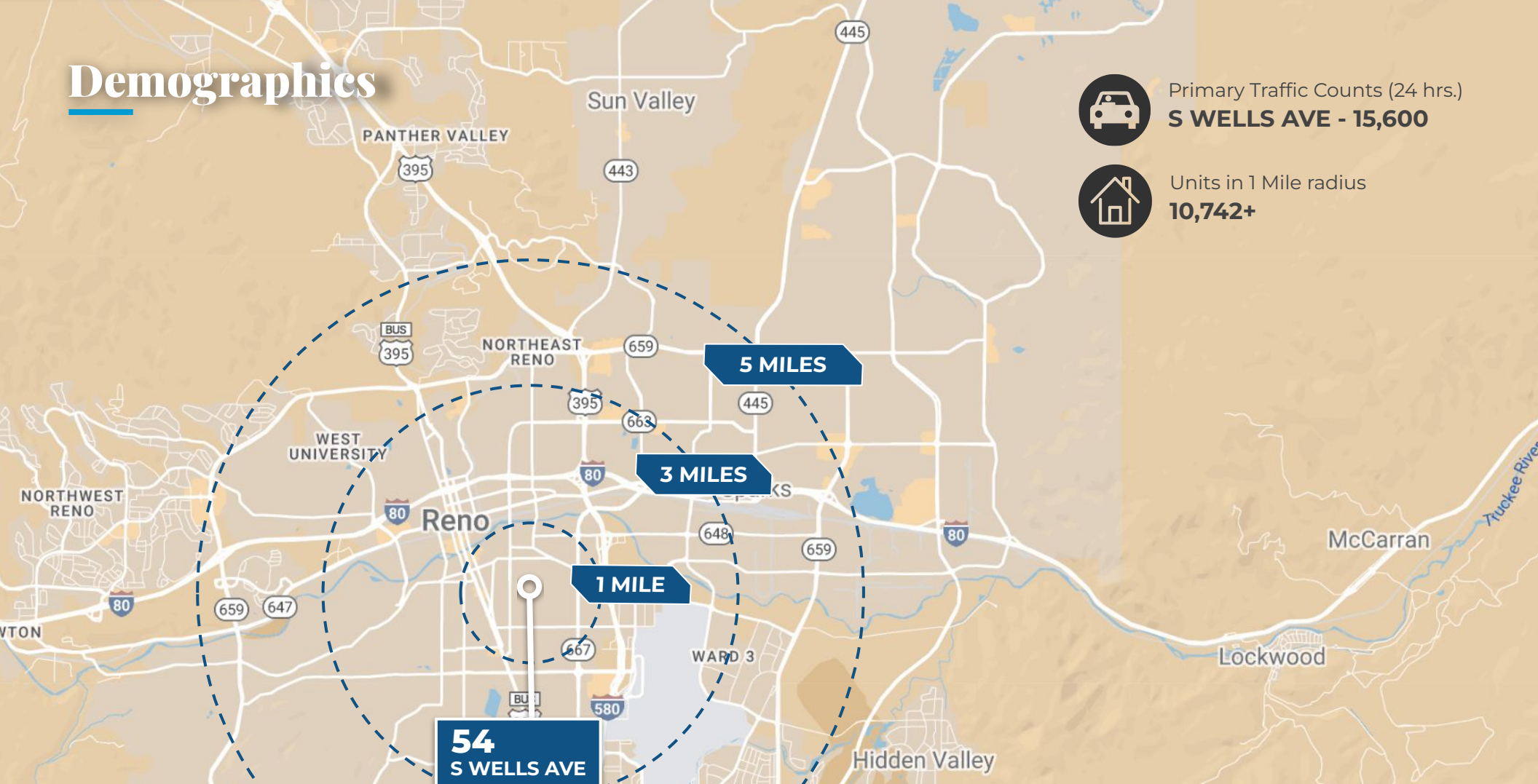
**MILL ST**

**54**  
**S WELLS AVE**

**OUR GARAGE**  
THRIFT STORE



# Demographics



**54**  
S WELLS AVE

**5 MILES**

**3 MILES**

**1 MILE**



Primary Traffic Counts (24 hrs.)  
**S WELLS AVE - 15,600**



Units in 1 Mile radius  
**10,742+**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,093	138,085	252,063
Average Household Income	\$85,946	\$87,352	\$100,137
Households	10,742	60,216	106,293
Population Growth Rate 2023-2028	1.33%	0.71%	0.69%

**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA A Smart Choice for Growth**

**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's  
DATA & TECH**  
Growth Frontier



**22** MINUTES  
Commute Time



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



### Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

### Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

### Nevada Tax Climate

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



### NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC SIERRA NEVADA CORPORATION



MONARCH CASINO RESORT SPA - BLACK HAWK



its logistics

### TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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