

FOR SUBLEASE

1717 S. WELLS AVE.

RENO, NV 89502



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Parking



CUSHMAN &
WAKEFIELD

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PROPERTY HIGHLIGHTS

- Creative Retail or Office Space on Midtown Reno
- High Visibility South Wells Storefront
- Boutique Retail Opportunity in Central Reno
- Open Floorplan & Zoned GC
- Close proximity to major employers and dense residential population
- Convenient access to Downtown Reno, Midtown, and US-395/I-580
- Walkable area with a vibrant mix of retail, dining and entertainment nearby

PROPERTY FEATURES

Space Available:	1,352 SF	Year Built:	1955
Zoning:	GC	Parking:	Street & Parking Lot

Now available for lease, this recently renovated $\pm 1,352$ SF retail/office opportunity offers excellent frontage along highly traveled South Wells Avenue in the heart of Midtown Reno. The space features a bright open floor plan, large storefront windows, updated flooring, fresh interior finishes, and unique character details that create a clean yet inviting atmosphere for a variety of retail, showroom, studio, wellness, or creative office users. Positioned in one of Reno's most active commercial corridors, the property benefits from strong visibility, convenient customer access, and close proximity to popular local dining, shopping, and neighborhood amenities.



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AMENITIES MAP

1 MILE

2025 Total Population 25,548

2025 Total Households 12,114

2025 Median Age 36.5

2025 Average Household Income \$58,113

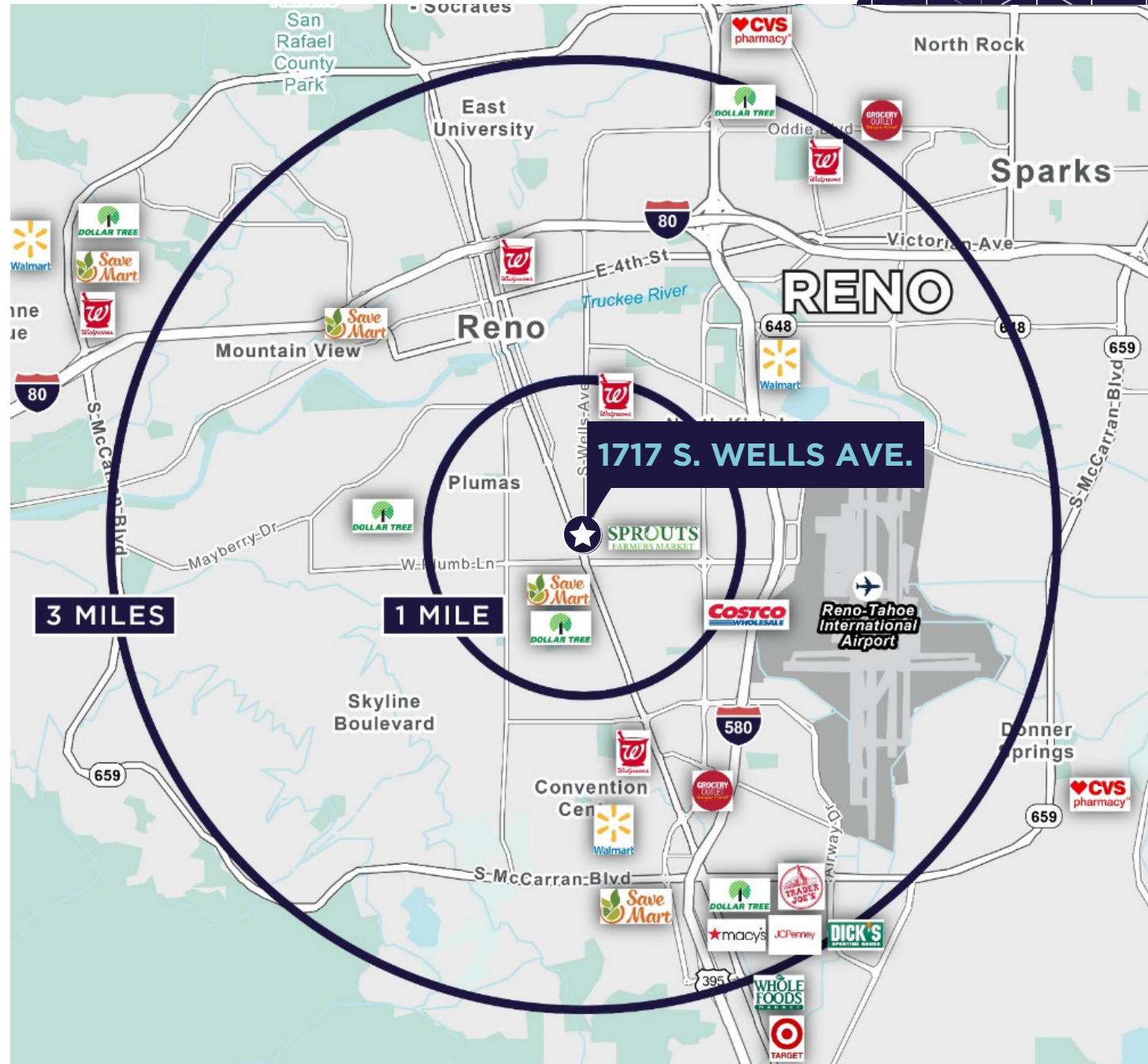
3 MILES

2025 Total Population 125,258

2025 Total Households 55,380

2025 Median Age 37.0

2025 Average Household Income \$63,635



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MAP KEY

Average Daily Traffic (ADT)
XX,XXX VEHICLES PER DAY (IN THOUSANDS)
 The average number of vehicles that pass a point on a roadway in a 24-hour period.

○ 1 Mile Radius ○ 3 Mile Radius



FOR MORE INFORMATION, CONTACT:

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