

400 S WELLS AVENUE

RENO, NEVADA 89502

LIVE/WORK



FOR SALE
\$2,950,000

9,586 SF
RETAIL • FLEX • OFFICE

OWNER/USER

CBRE

LIVE/WORK

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.

This is an excellent Owner-User opportunity with occupancy opportunities from 2,296 SF to 5,231 SF to 7,527 SF.



ADDRESS

400 S Wells Avenue,
Reno, Nevada 89502



YEAR BUILT

1964 Renovated
2020-2021



MARKET/SUBMARKET

The Wells District



ZONING

GC - General Commerical



LOT SIZE

14,593 SF



APN

APN 013-022-14



SQUARE FOOTAGE

9,586 SF



OCCUPANCY

25%



POWER

600 AMP 120/240 volt.
3 phase



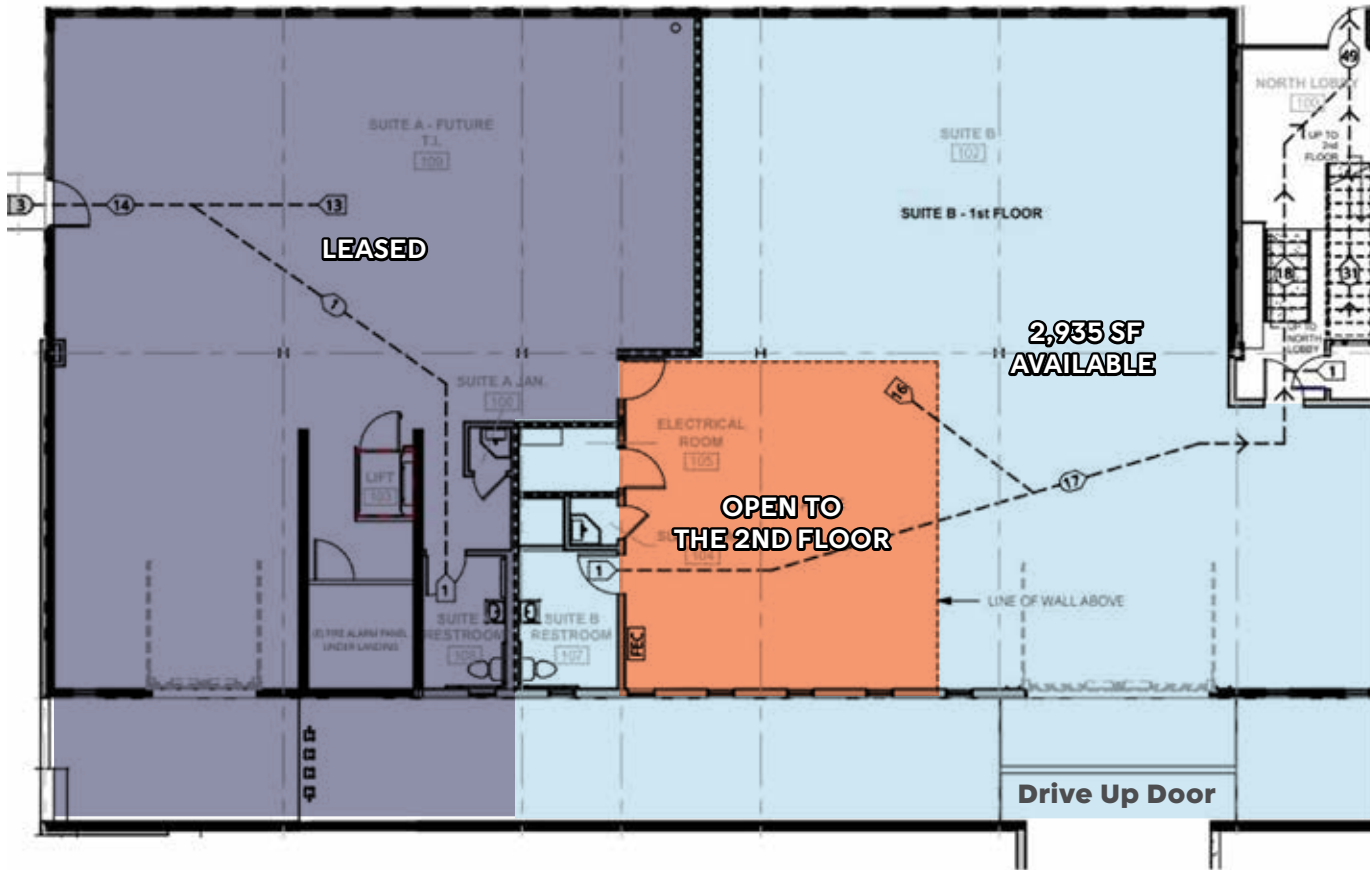
OWNER/USER



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.

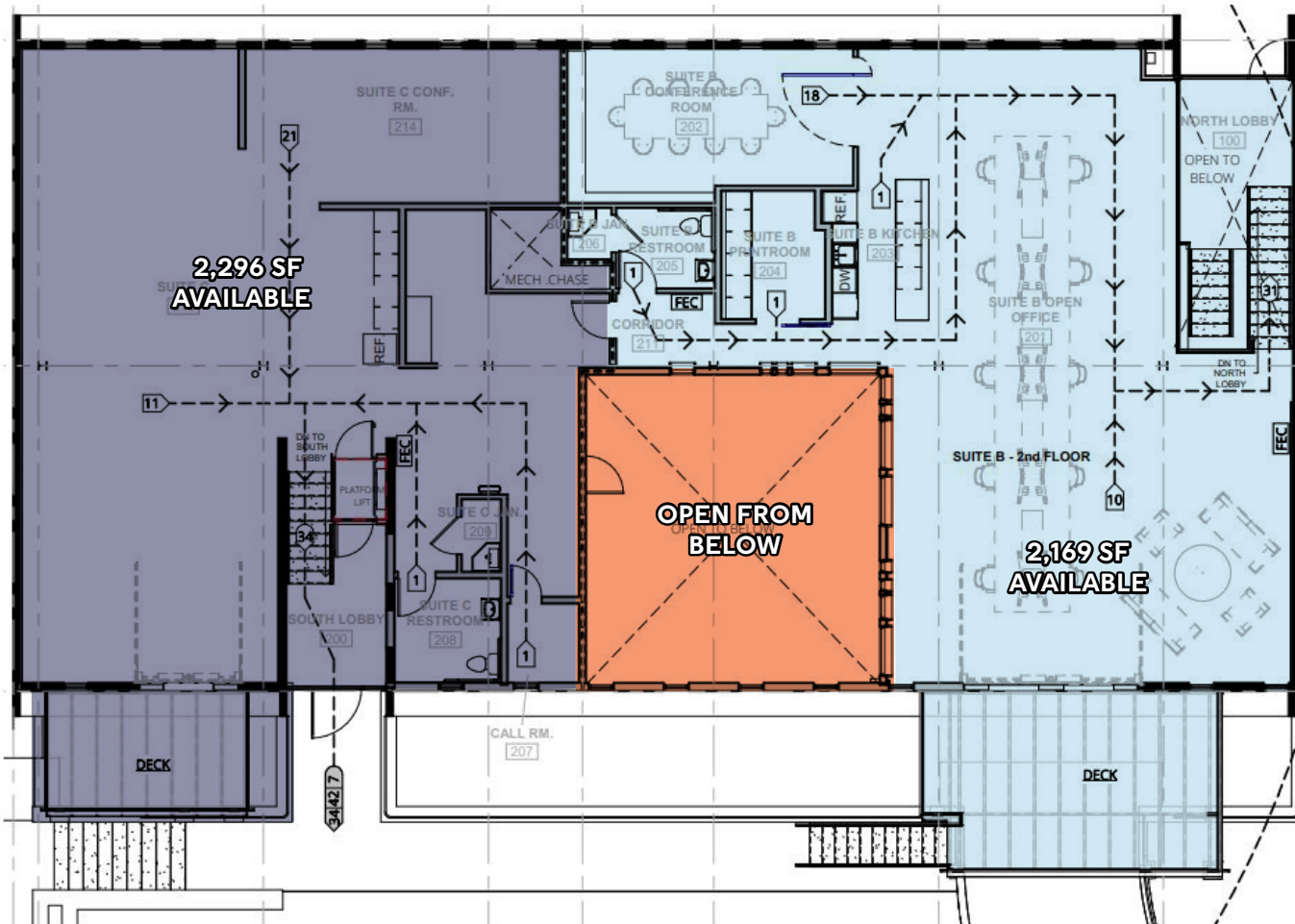
1ST FLOOR PLAN



TENANT LAYOUT

- Retail/Flex/Office
- Exposed Ducting
- Balcony
- Modern Industrial Finishes
- Glass Garage Roll Up Door

2ND FLOOR PLAN



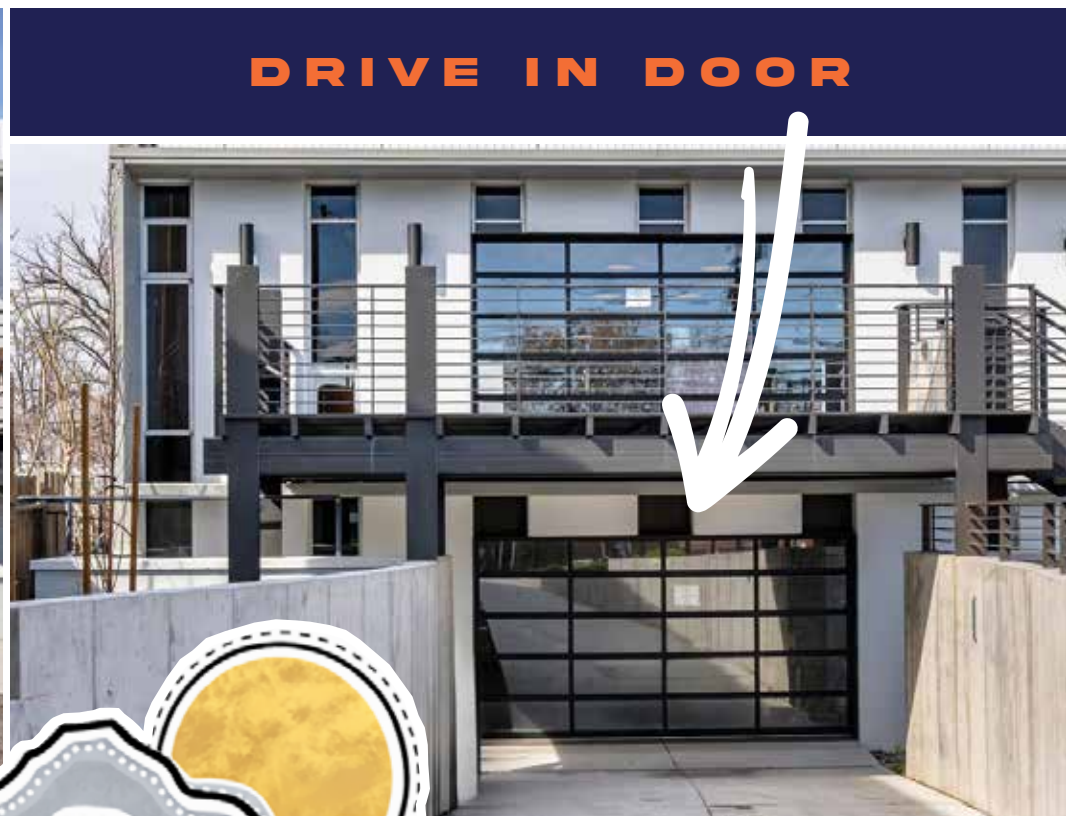
TENANT LAYOUT

- Retail/Flex/Office
- Two Patios with Mt. Rose Views
- Lots of Windows with Natural Light
- Modern Industrial Finishes

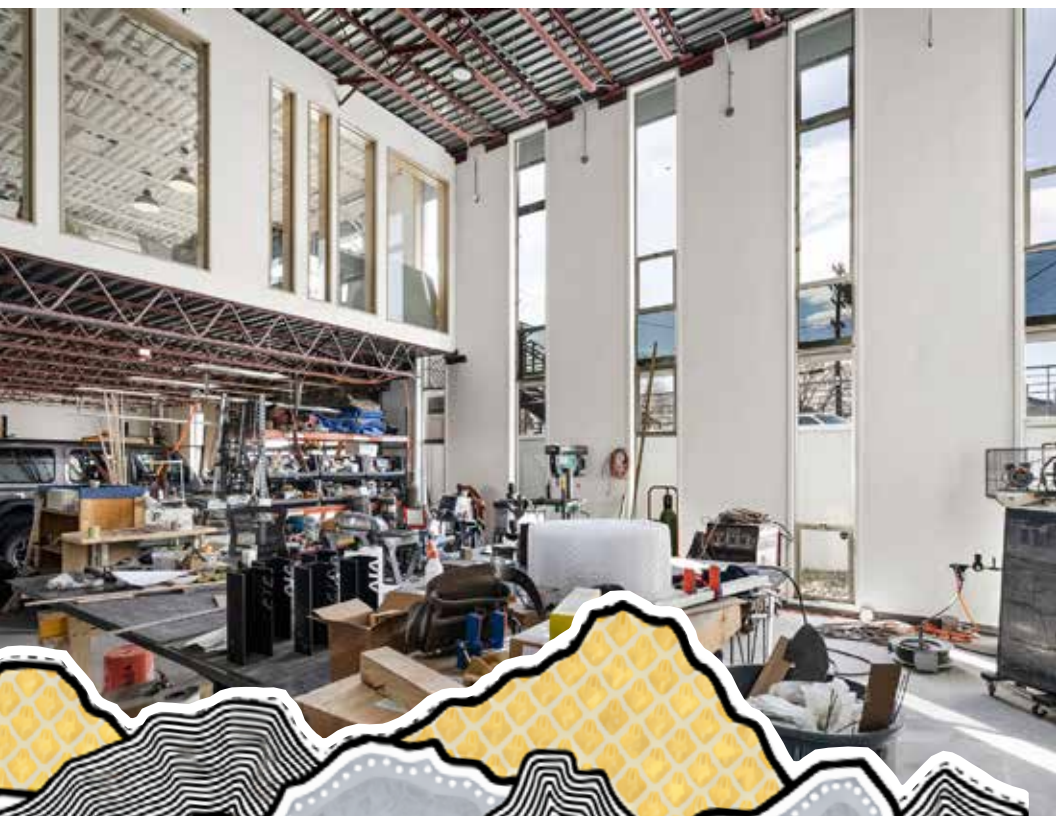
EXTERIOR PHOTOS



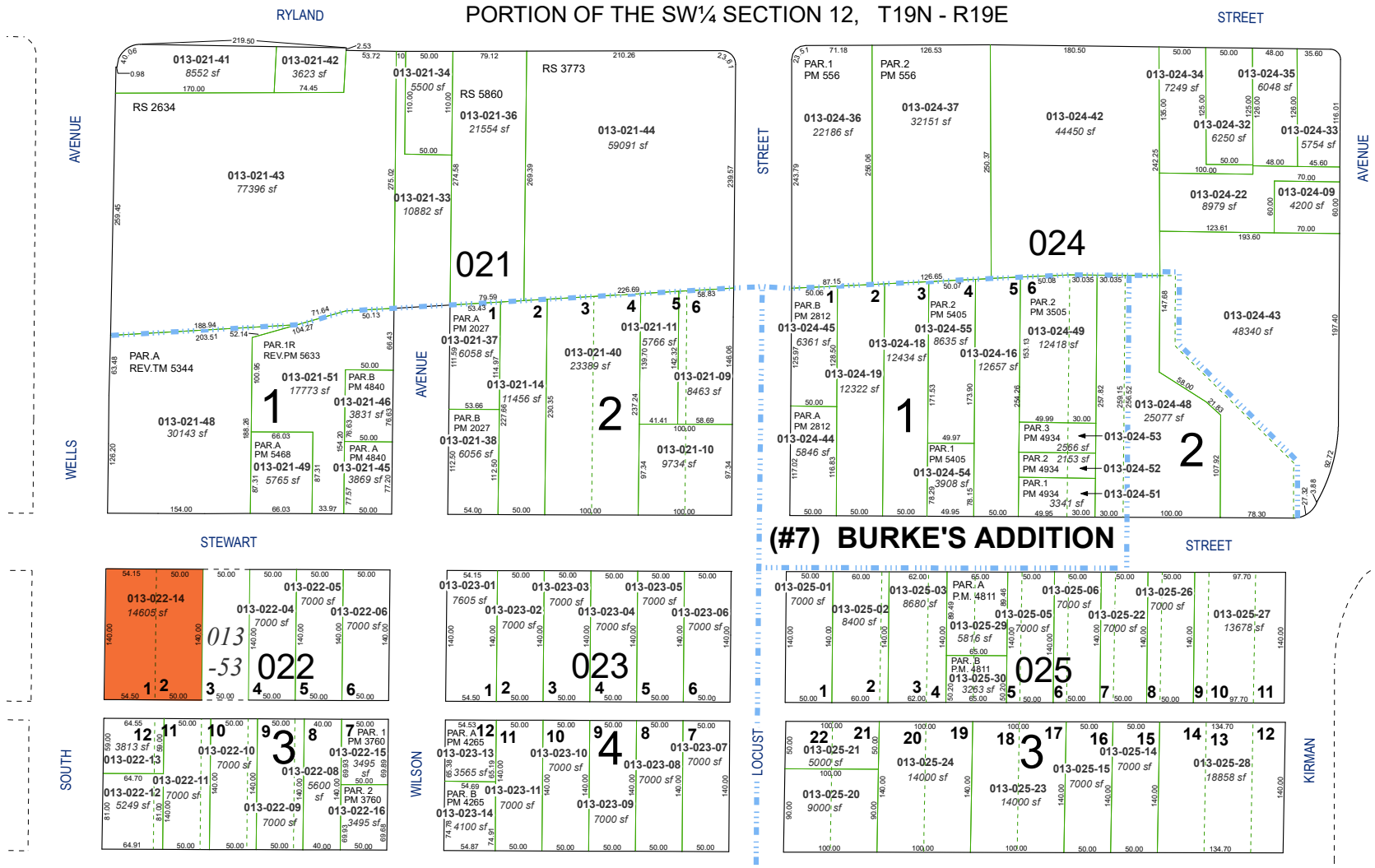
DRIVE IN DOOR

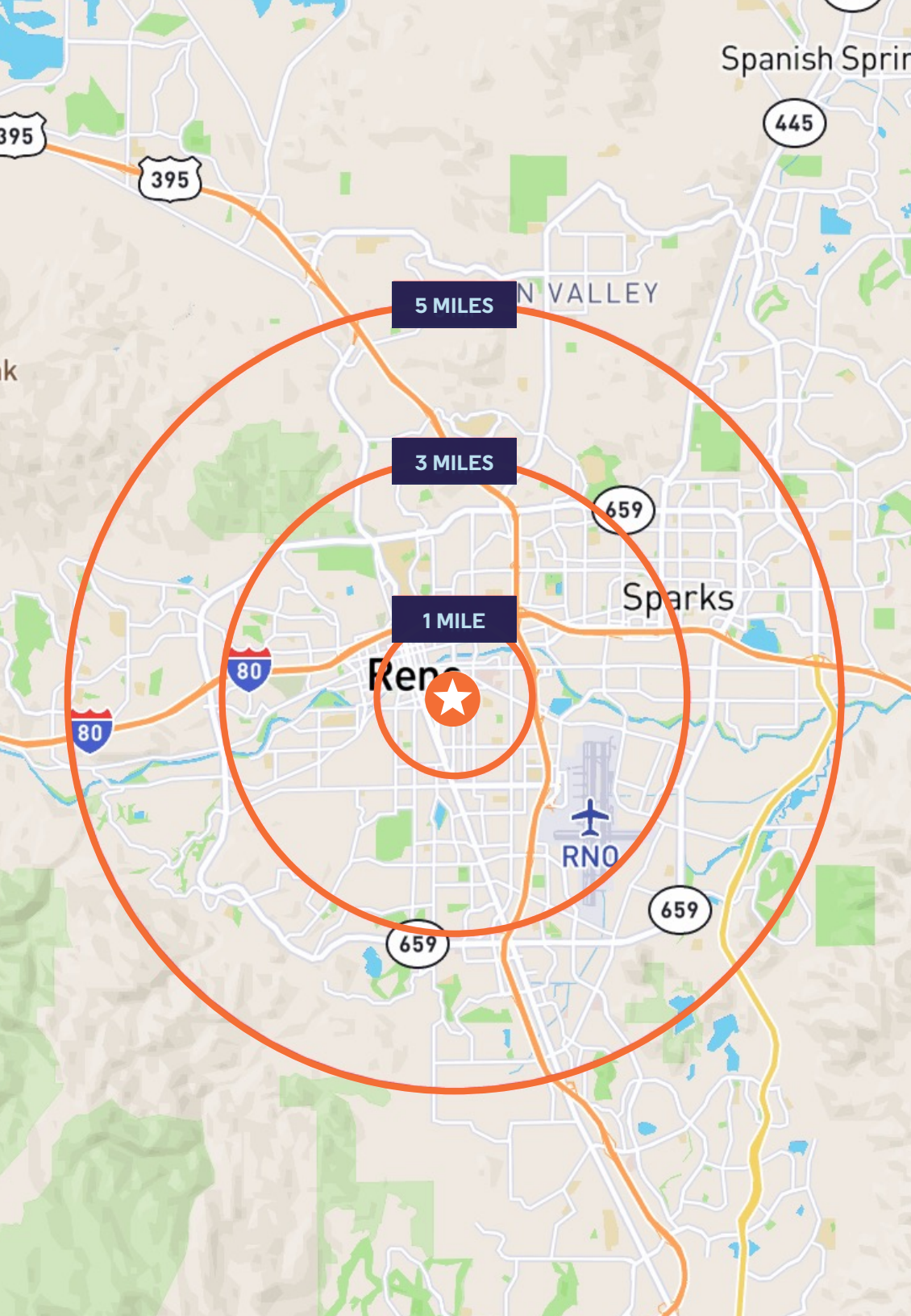


INTERIOR PHOTOS



PARCEL MAP





2025 DEMOGRAPHICS

DEMOGRAPHIC BRIEF 1 MILE 3 MILES 5 MILES

POPULATION

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

HOUSEHOLDS

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

HOUSEHOLD INCOME

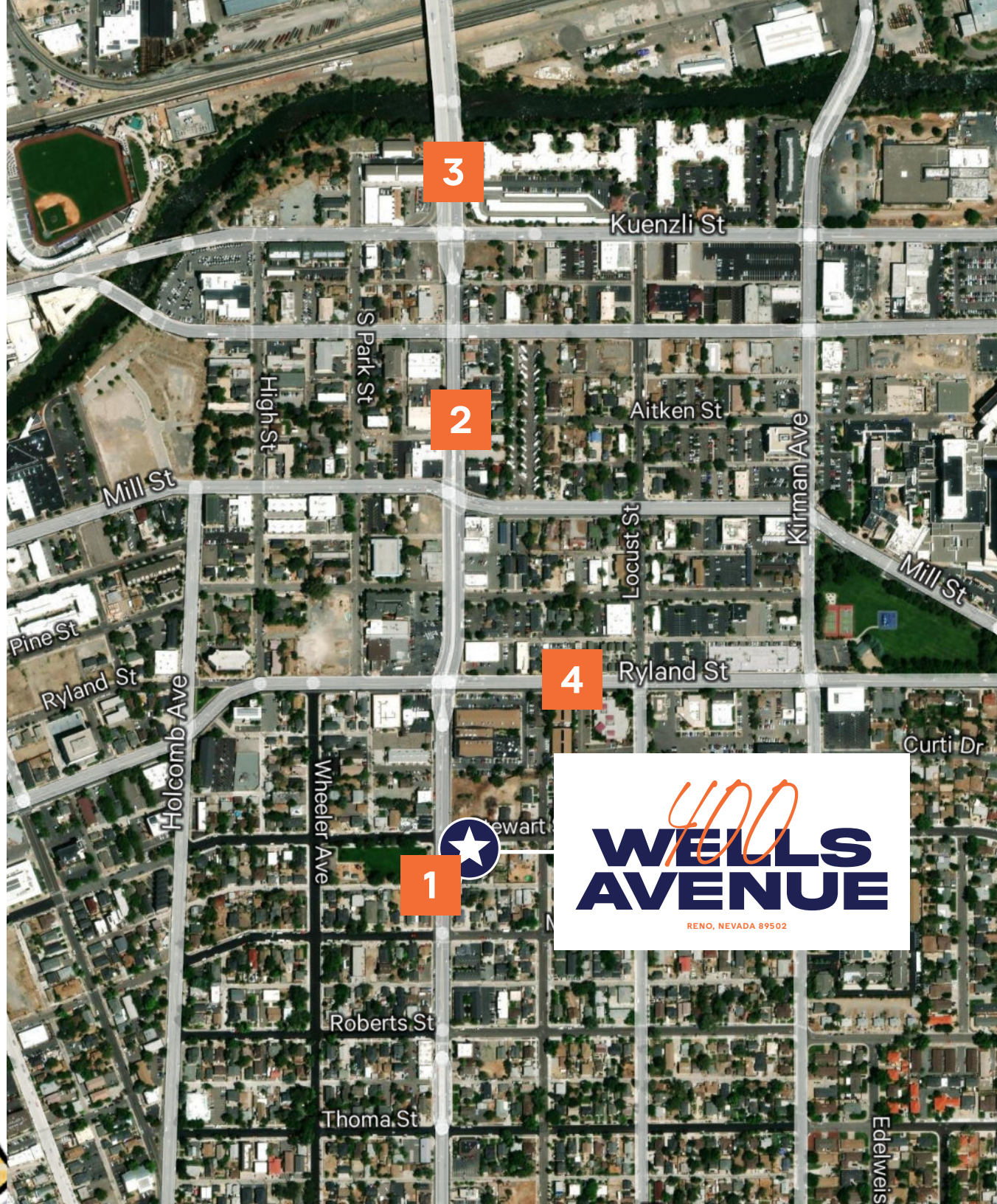
| | | | |
|------------------------------|----------|----------|-----------|
| 2025 Median Household Income | \$78,347 | \$86,469 | \$100,099 |
|------------------------------|----------|----------|-----------|

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 |



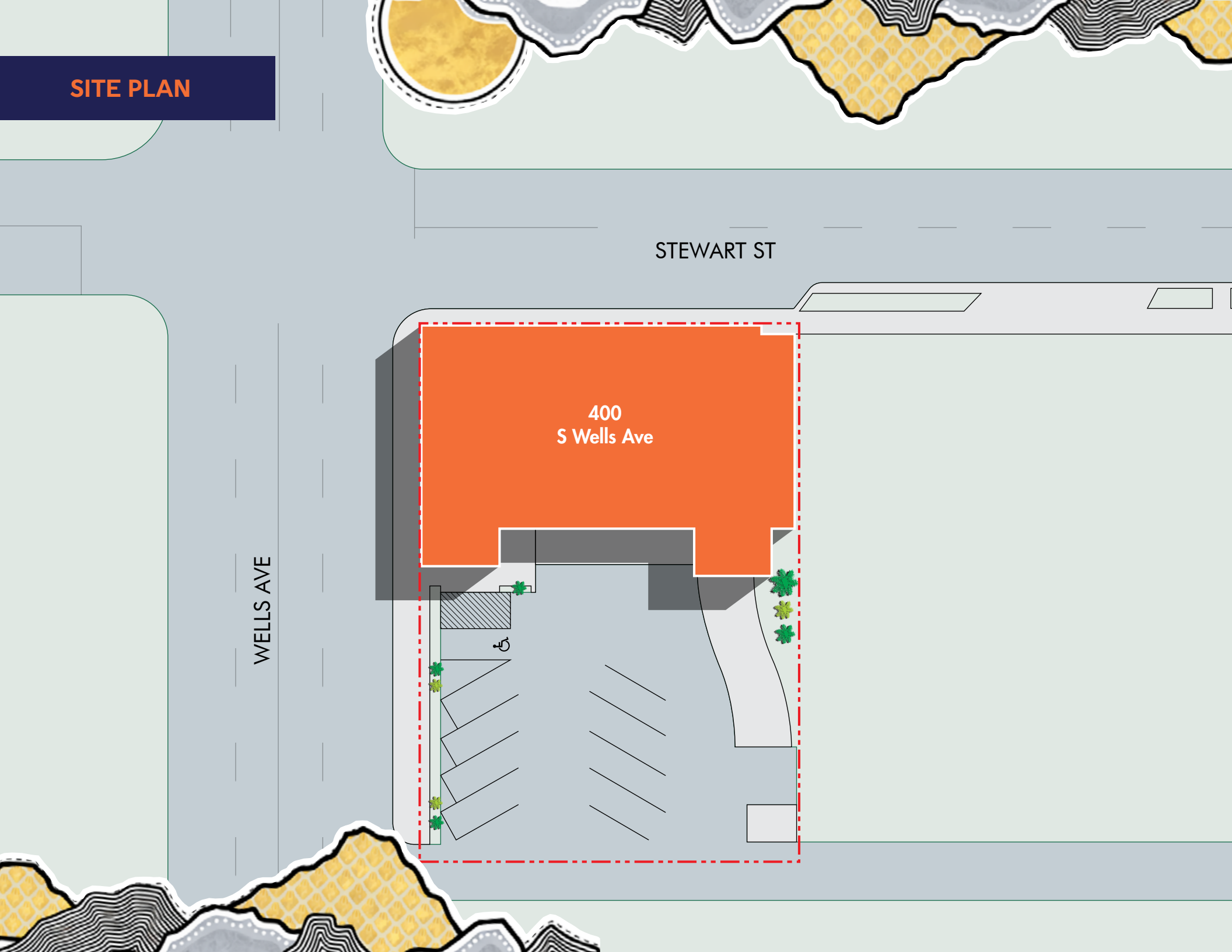
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WELLS AVENUE
RENO, NEVADA 89502

SITE PLAN

STEWART ST

400
S Wells Ave

WELLS AVE





400
**WELLS
AVENUE**



S WELLS AVE

MORAN ST

STEWART ST

WHEELER

400 S WELLS AVENUE

RENO, NEVADA 89502

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