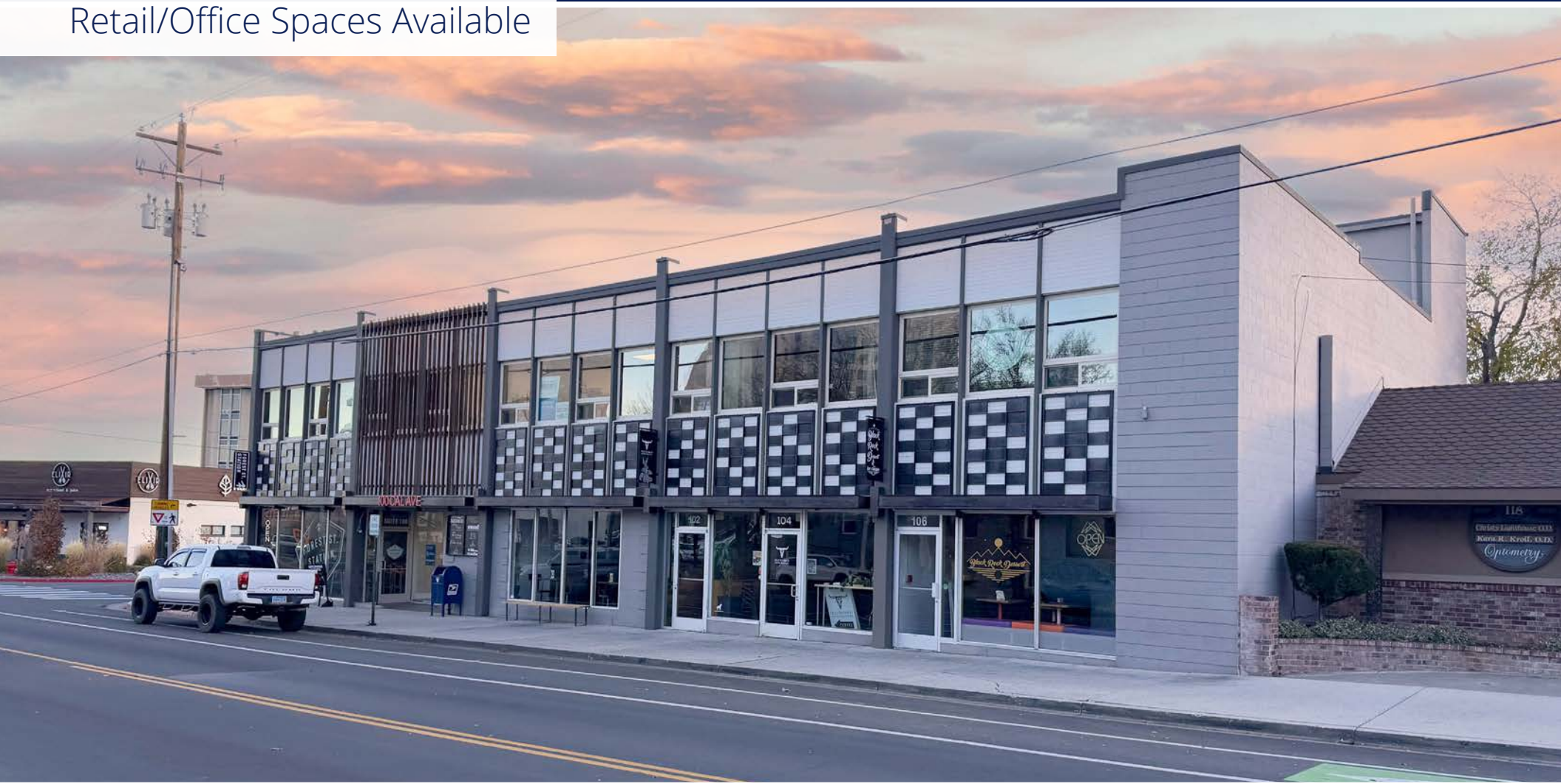


For Lease 100 California Avenue, Reno, NV



Retail/Office Spaces Available



Lead Contact
Shannon Leonard

Associate
+1 775 413 9026
Shannon.Leonard@colliers.com
NV Lic S.0194290

Jason Hallahan

Associate
+1 775 287 5610
Jason.Hallahan@colliers.com
NV Lic S.0200644

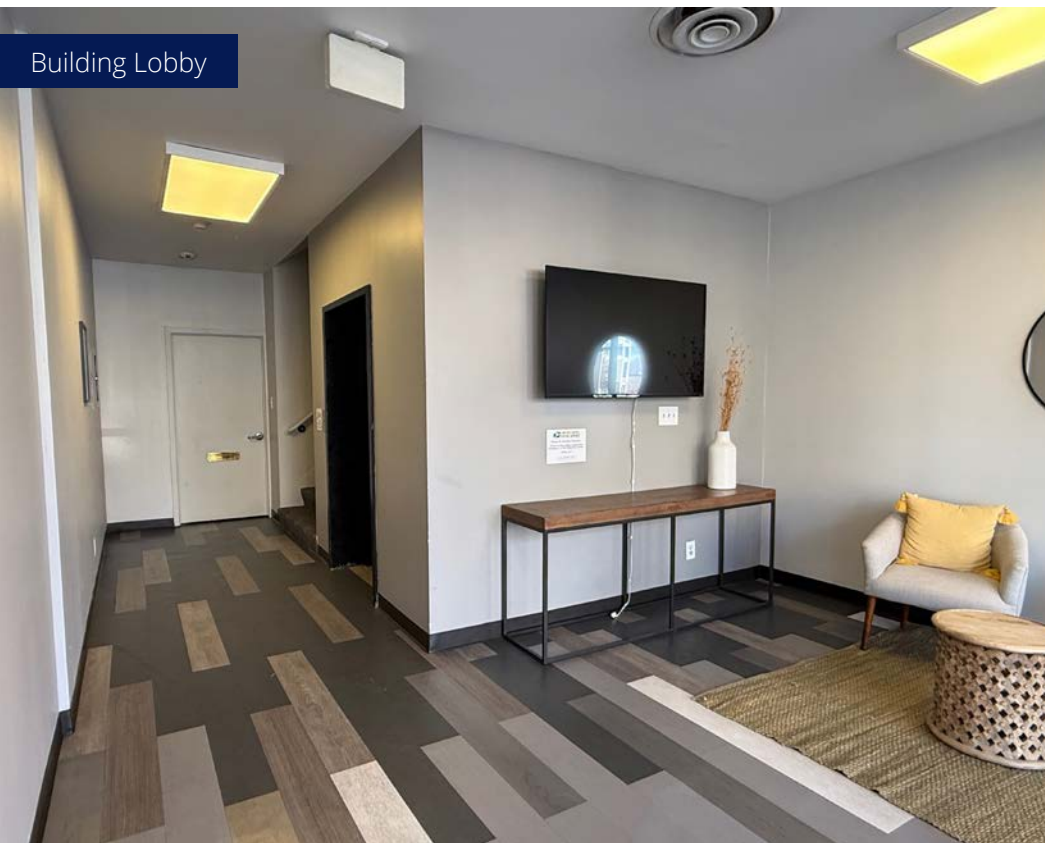


Property Overview

Located at the gateway to Reno's thriving Midtown and Downtown districts, California Avenue District offers a unique opportunity to lease retail space in one of the city's most walkable and dynamic urban corridors. Situated at 100 California Avenue, the property benefits from exceptional visibility at the signalized intersection of California Avenue and Plumas Street, providing direct exposure to both local commuter traffic and the surrounding residential and office population.

The property is positioned within walking distance of many of Reno's premier cultural, civic, and dining destinations, including Nevada Museum of Art, Washoe County Library, and The Discovery, as well as numerous restaurants, cafés, and professional offices throughout Downtown and Midtown Reno. Its central location places tenants in the heart of a rapidly evolving mixed-use neighborhood known for its strong daytime population, active pedestrian traffic, and growing residential density.

With flexible Mixed Use zoning, convenient on-site parking, and immediate access to Reno's urban core, the property is well suited for a variety of retail, office, showroom, service, or creative commercial uses.



Building Lobby

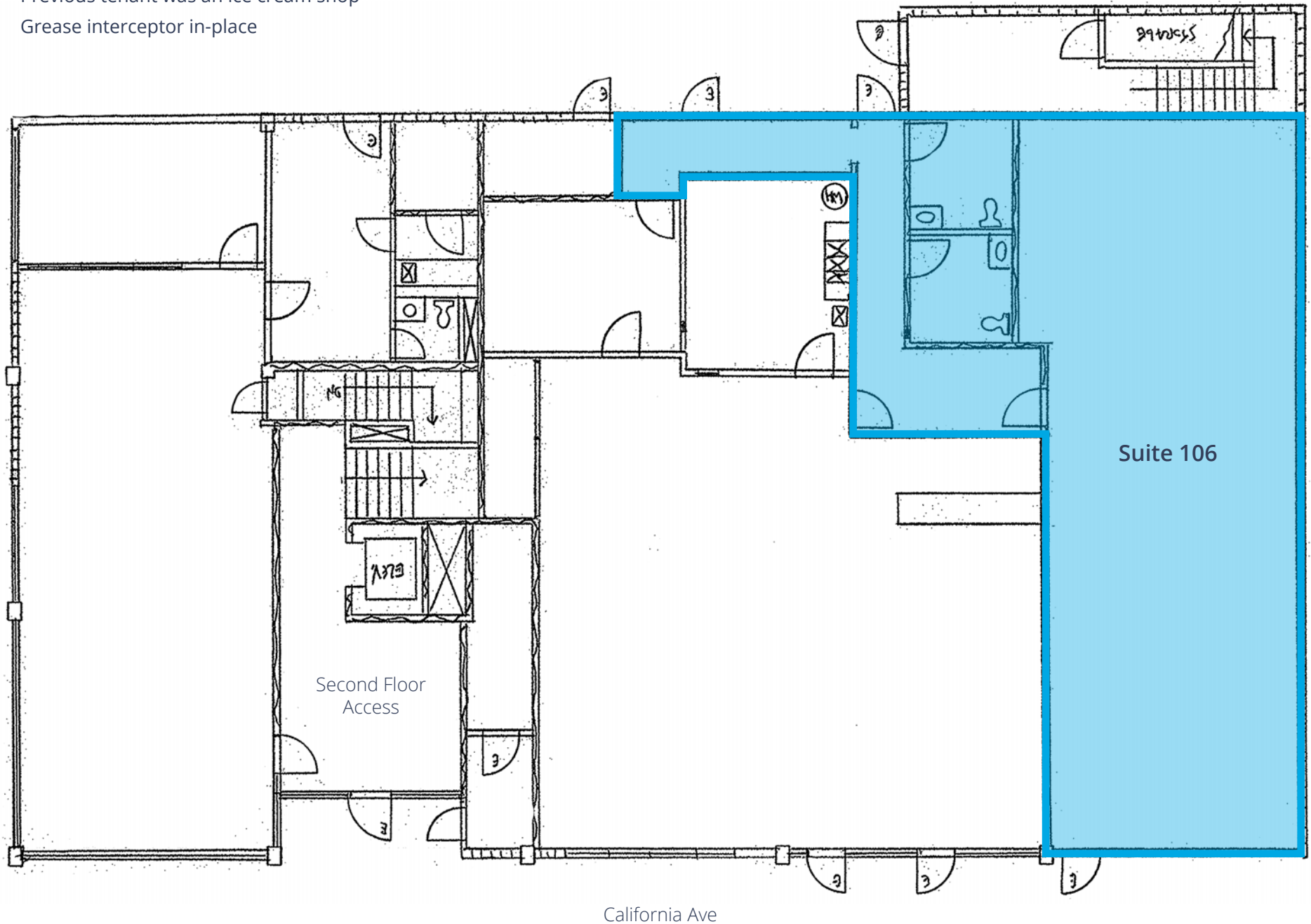
Property Highlights

- Prime location between Downtown Reno and Midtown Reno
- Approximately 6,050 average daily traffic counts on Plumas Street
- Walkable access to Downtown Reno's office core, restaurants, and cultural amenities
- Nearby destinations include Nevada Museum of Art, Washoe County Library, and The Discovery
- Mixed Use zoning allows for a broad range of permitted commercial uses
- Access to 28 on-site parking spaces
- Strong surrounding demographics with dense daytime population

First Level Retail Space Available | Lease Rate: \$2.75/SF/MO NNN

Suite 106: 1,325 SF

- Previous tenant was an ice cream shop
- Grease interceptor in-place



Suite 106 Photos



Second Level Office Space Available | Lease Rate: \$2.50/SF/MO Full Service

Suite 204: 421 SF

- Recently remodeled
- Available 1/1/2027
- Layout is open with modern high-end finishes and a sink
- **Can be combined with Suite 203 for 871 SF**

Suite 203: 450 SF

- Office space that is available immediately
- Tenant improvement allowance available for qualified leases
- **Can be combined with Suite 204 (available 1/1/2027) for 871 SF**

Suite 208: 676 SF

- Updated interior and new flooring
- Existing space layout will accommodate a wide variety of tenants
- Abundant track lighting



California Ave

Second Floor Office Space Photos



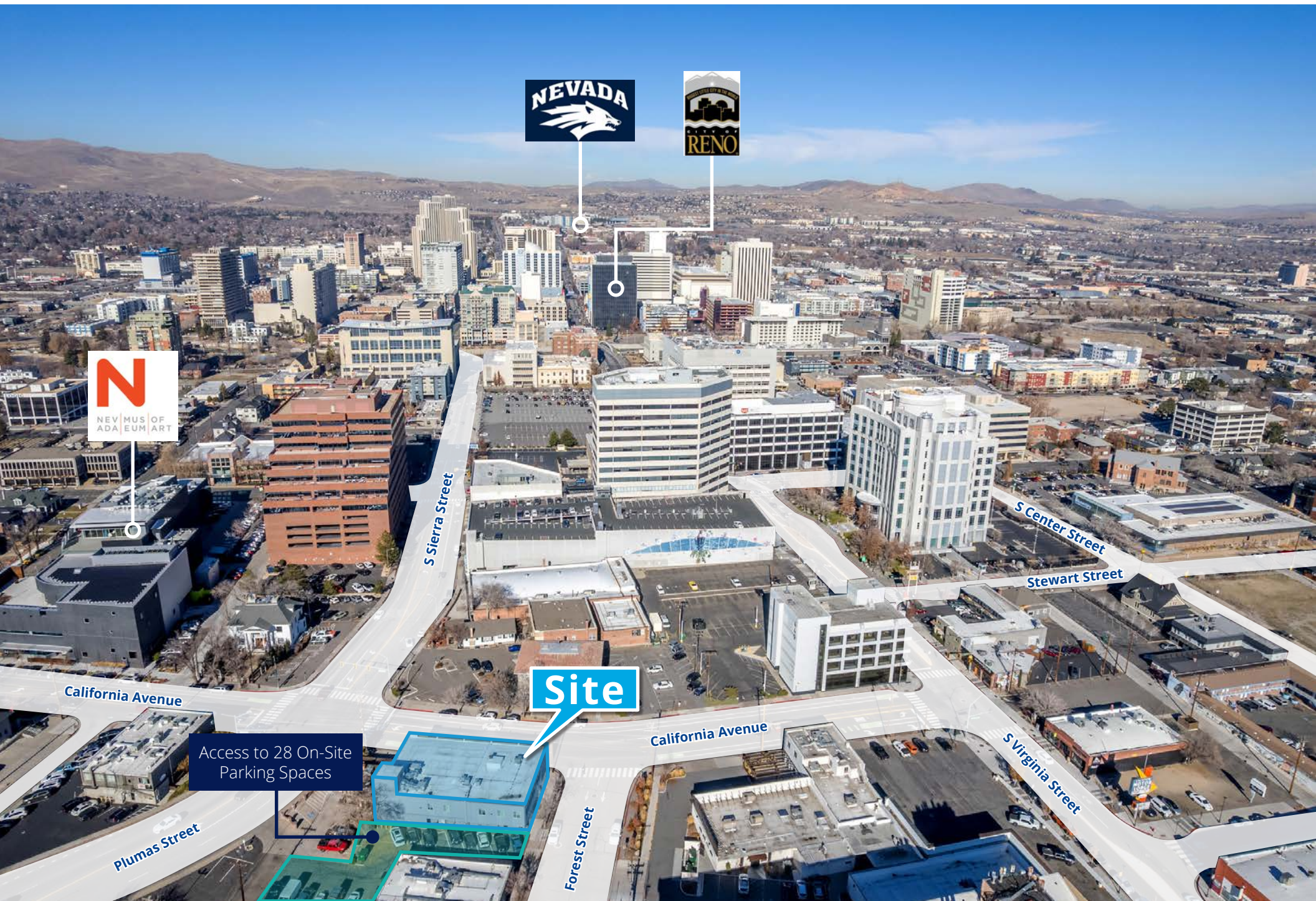
Building Common Area



Access to 28 On-Site Parking Spaces



Property Located Near Downtown & MidTown Reno



Unrivaled Amenities

Banking

1. Meadows Bank
2. Nevada State Bank
3. US Bank
4. Chase Bank
5. Wells Fargo ATM
6. Nevada State Bank

Courthouses

7. Bruce R. Thompson Courthouse & Federal Building
8. Reno Justice Court
9. Second Judicial District Court
10. Reno City Hall

Entertainment

11. Nevada Museum of Art & Chez Louie
12. Sundance Bookstore
13. Washoe County Library
14. Discovery Museum

15. Patagonia Outlet

16. Pioneer Center for Performing Arts
17. The Basement
18. Arts for All Nevada at the Lake Mansion
19. Bundox Bocce
20. National Automobile Museum
21. Greater Nevada Field
22. Century Riverside Theatre
23. Escape Room
24. Crafted Palette
25. Siri's Casino
26. Cargo Concert Hall
27. National Bowling Stadium

Eat/Drink

28. Cheese Board
29. Bibo Coffee Company
30. Mexcal
31. Starbucks

32. The Dropout Bike Shop

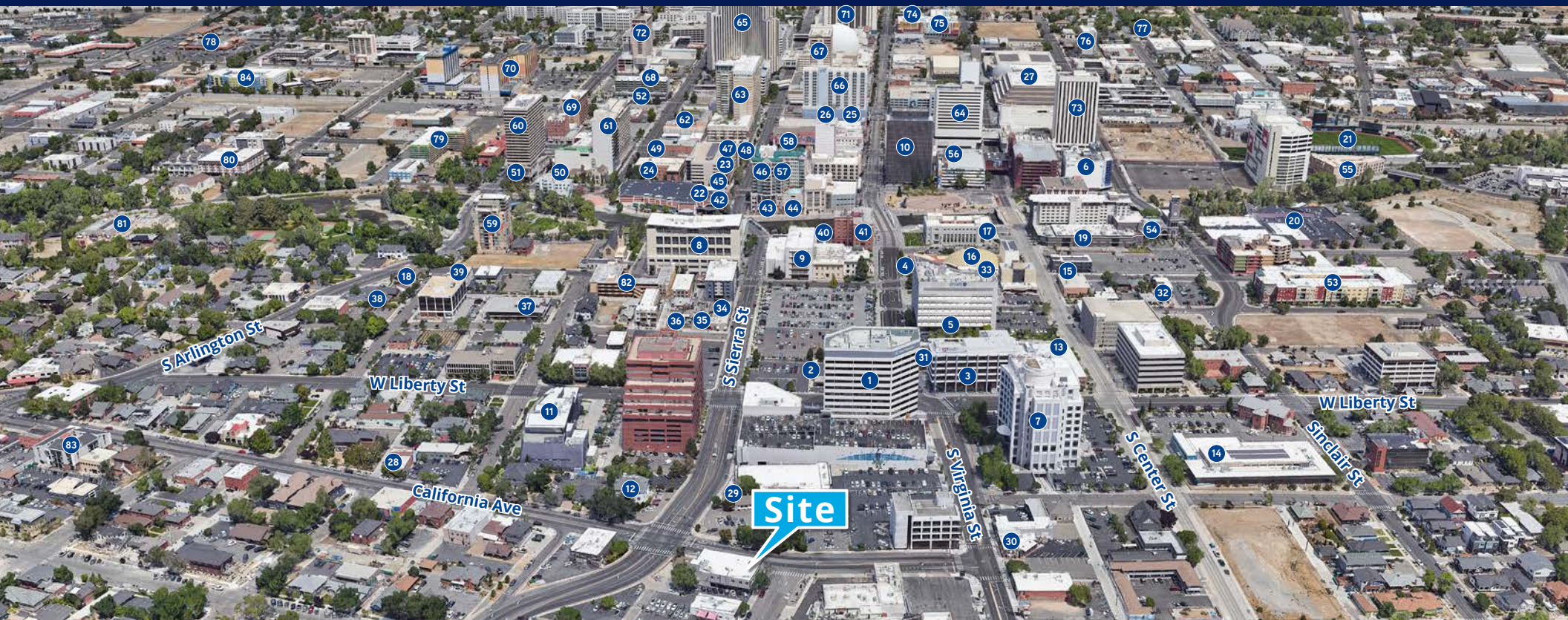
- & Hub Coffee Roasters
33. La Famiglia Italian & The Coconut Downtown
34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-Op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, Ole Bridge Pub
45. Antonio's Mexican Grill & The Stick Sports Lounge
46. Liberty Food & Wine Exchange
47. Silver Peak
48. Thai Corner Café
49. 5 Star Saloon, West Street Wine Bar
50. Our Bar
51. Hookava
52. Bab Café

Live/Stay

53. ParcOne60
54. The Renaissance
55. Courtyard Marriott
56. Cal Neva

57. The Palladio

58. Riverboat Hotel
59. Park Tower
60. Arlington Towers
61. Plaza Resort Club
62. West Street Flats
63. The Montage
64. Reno City Center
65. Silver Legacy Resort Casino
66. Whitney Peak Hotel
67. Eldorado Resort Casino
68. 3rd Street Flats
69. WorldMark Reno
70. J Resort
71. Circus Circus
72. The Belvedere Towers
73. Reno Suites
74. Howard Johnson by Wyndham
75. Canyon Flats
76. Reno Regency
77. HERE Reno
78. Gold Dust West Casino
79. The Mod @ Riverwalk II
80. Truckee River Terrace Apartments
81. Promenade On the River
82. Legacy Vacation Resort
83. Cal Ave Studios
84. The Onyx at 695



Regional Location





5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Lead Contact
Shannon Leonard

Associate
+1 775 413 9026
Shannon.Leonard@colliers.com
NV Lic S.0194290

Jason Hallahan

Associate
+1 775 287 5610
Jason.Hallahan@colliers.com
NV Lic S.0200644



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.