

For Sale

100 N. Sierra St Reno, NV



PRIME DOWNTOWN RENO INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

Ideally situated in the heart of Downtown Reno's entertainment district, 100 N. Sierra is a prominent, high-identity, value-add office and retail building featuring excellent signage opportunity. Located just a half block from the Truckee River, the asset is within walking distance of several notable landmarks including Reno's City Hall, the Pioneer Center for the Performing Arts, and the Riverwalk District, as well as City, County and Federal courthouses. Property is located in a designated *Opportunity Zone*.

Recent capital improvements include new windows, a new HVAC system, modernized elevator, new roof, and fully improved basement. All major building infrastructure is mostly new or has been recently updated by the current owner. With major heavy lifting completed, the property presents an opportunity to finalize a value-add play for an opportunistic investor. With flexible space planning options and underlying mixed use generous zoning, the property is well-positioned to capitalize on Reno's flourishing growth and development. Strong job growth and in-migration are creating renewed vibrancy and economic prosperity for the region.

INVESTMENT SUMMARY:

Property Address: 100 N. Sierra Street, Reno, Nevada 89501

Offering: Three-story mixed-use building featuring basement

Sale Price: Best offer

Gross Building SF: ±56,000 SF

Rentable SF: ±52,950 SF

Tenancy: Liberty Food and Wine Exchange, Fitness for \$10, and Reno Experiences

CBRE

