

FOR SALE

0 W 4TH ST

RENO, NV 89503

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



PAD-READY DEVELOPMENT SITE
OWNER-USER / INVESTMENT



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PROPERTY OVERVIEW

STREET COMMERCIAL REAL ESTATE

0 W 4TH ST

Positioned at a prominent Keystone Avenue intersection, this fully entitled 0.203-acre pad site presents a rare opportunity for retail, restaurant, or drive-thru development. This last available infill pad within the Keystone Square Shopping Center benefits from excellent traffic exposure, strong surrounding demographics, and quick access to I-80.



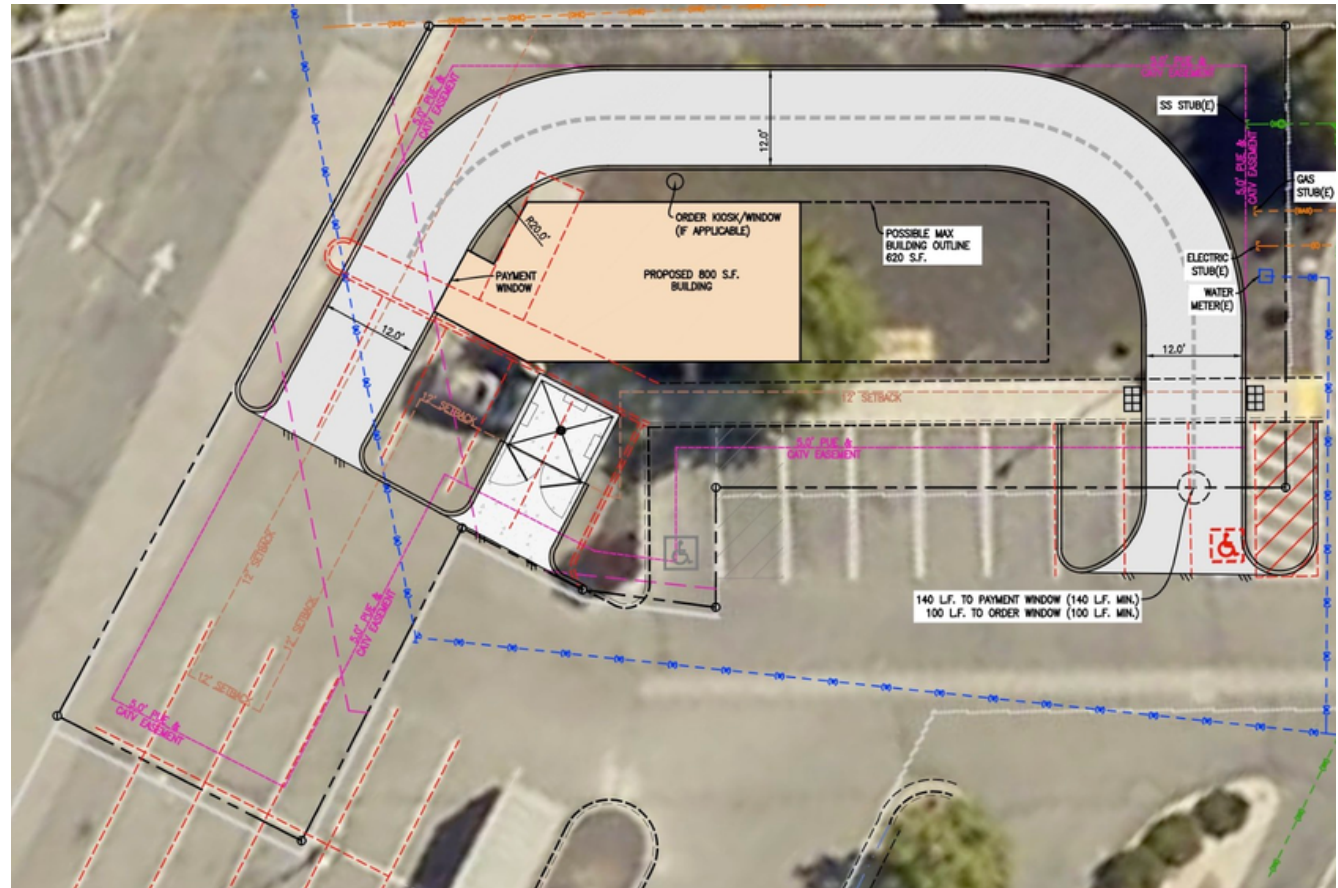
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PROPERTY HIGHLIGHTS

0 W 4TH ST

STREET COMMERCIAL REAL ESTATE

- APN 006-222-33
- 0.203 AC
- ~8,843 SF Land
- Zoned Mixed Use (MU)
- Pad-Ready
- In-Place Paved Parking Lot
- Service/Drive-Thru Design Concept Prepared



SALE PRICE: \$299,000.00

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SITE RENDERINGS

0 W 4TH ST



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REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

CONTACT US



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