

FOR LEASE/SALE

RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET

RENO, NEVADA 89502



Real Estate & Business Available For Sale

www.cbre.us/Reno

CBRE

FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada



PROPERTY DESCRIPTION

Turn-Key Brewery Restaurant in the heart of midtown with large rooftop deck providing sweeping views of the Sierra Nevada mountains and downtown Reno. The Silver Peak Restaurant Brewery was established in 1999 and is one of the longest standing breweries in Northern Nevada. The Wonder Street location offers excellent parking and visibility in the trendiest location of Reno.

- + LEASE RATE: \$1.95 PSF/Month + NNN
- + REAL ESTATE SALE PRICE: \$1,750,000.00
- + BUSINESS SALE PRICE: \$550,000.00
- + BUSINESS & REAL ESTATE SALE PRICE: \$2,250,000.00
- + 24,872 SF lot area
- + 6,818 SF building; 5,108 SF above grade
- + Restaurant and brewery equipment included with sale
- + Seating capacity
 - 100+ person roof-deck outdoor seating capacity
 - 140 person indoor dining & pub capacity
- + 10 barrel direct fired brew house with capacity to brew 6000+ kegs per year
- + 110 barrels of fermentation capacity

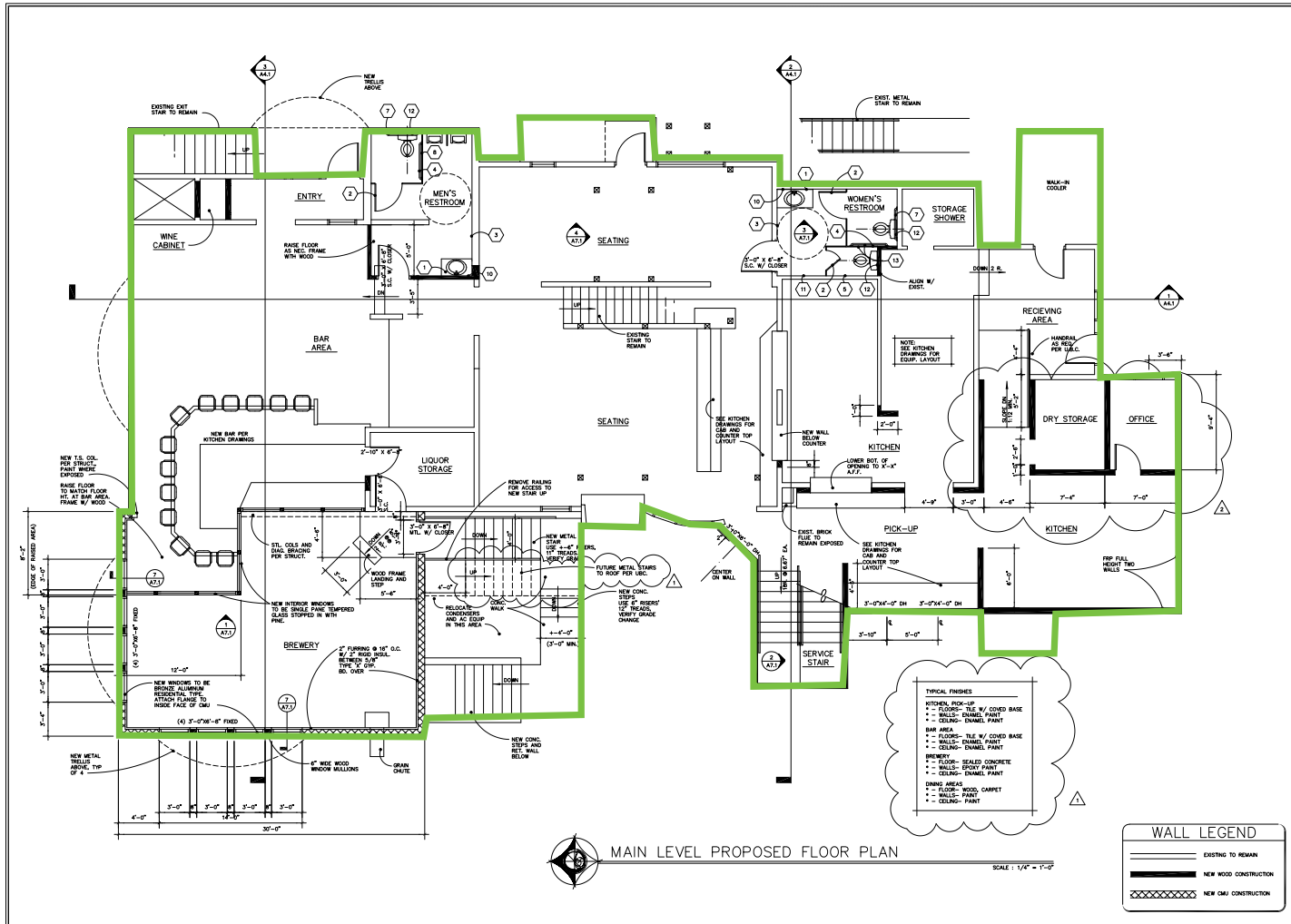
- + Fully equipped outdoor bar
- + Building is sprinklered
- + 49 on-site parking spaces with ample adjacent street parking
- + Building expansion possible
- + Designated in Nevada's Opportunity Zone
- + Building was built 1925; remodeled to code 1999
- + Zoning CC
- + APN 014-071-03
APN 014-071-02
APN 014-071-17
APN 014-071-26



FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada

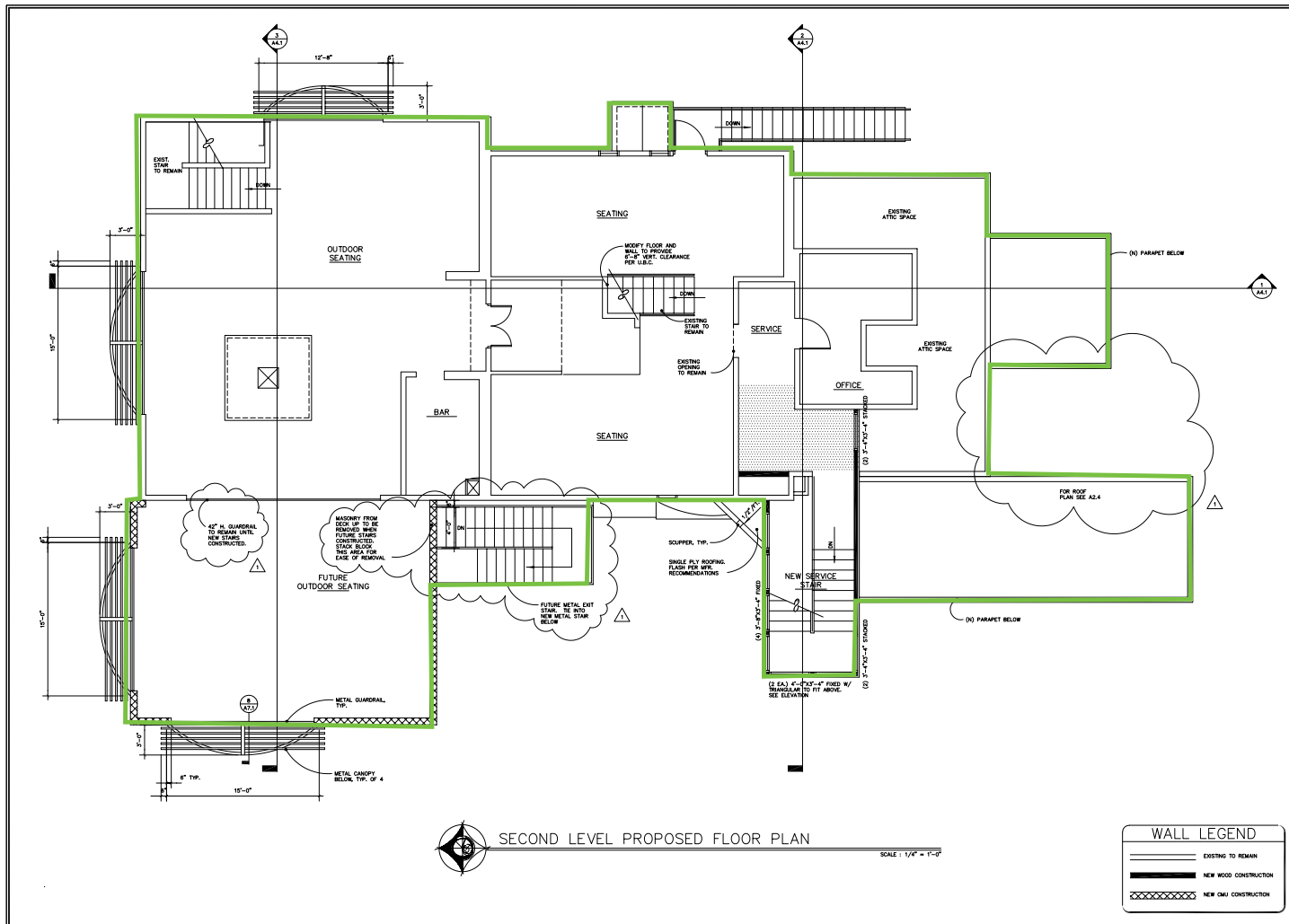
FIRST FLOOR



FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada

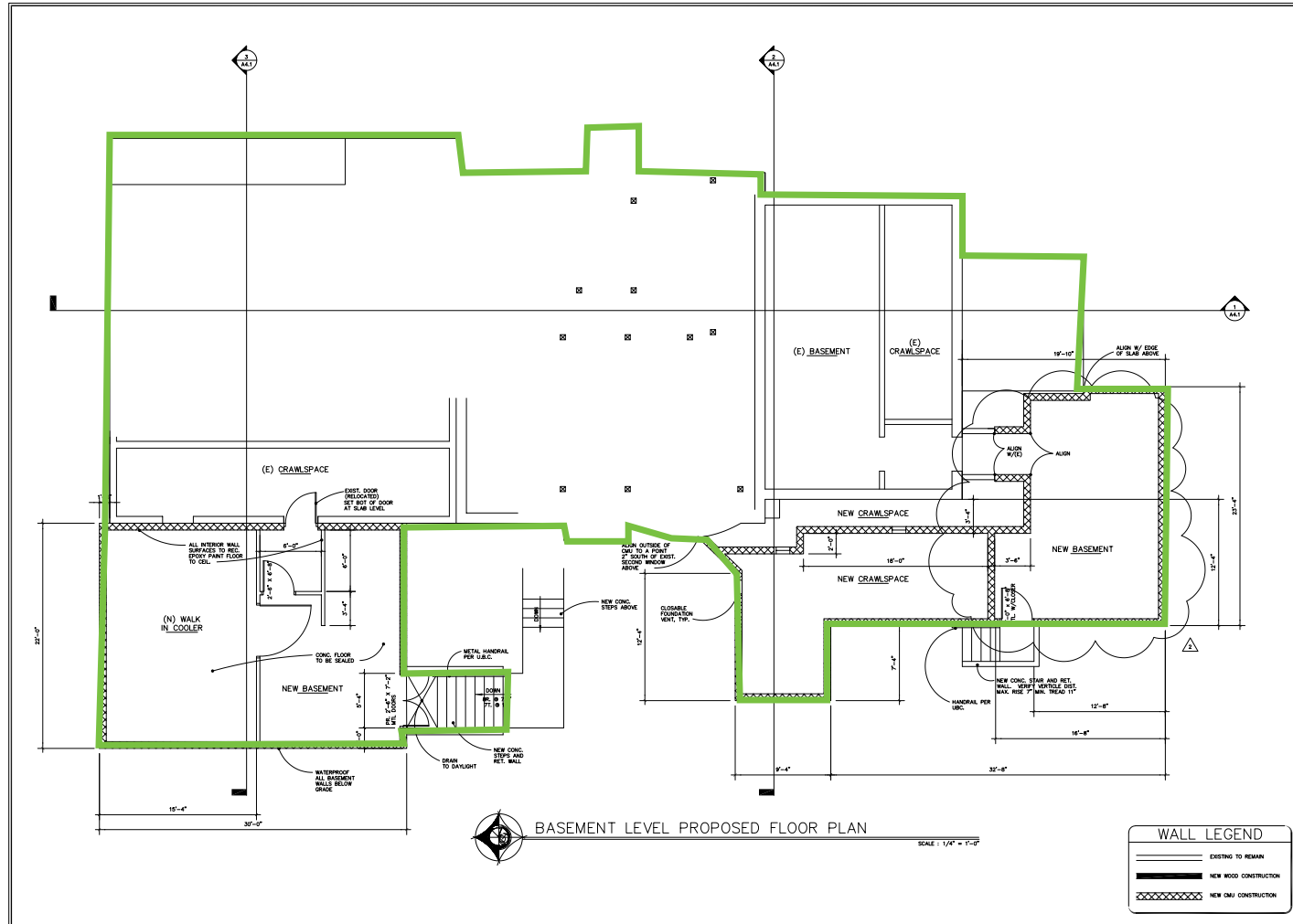
SECOND FLOOR



FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada

LOWER FLOOR



FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada

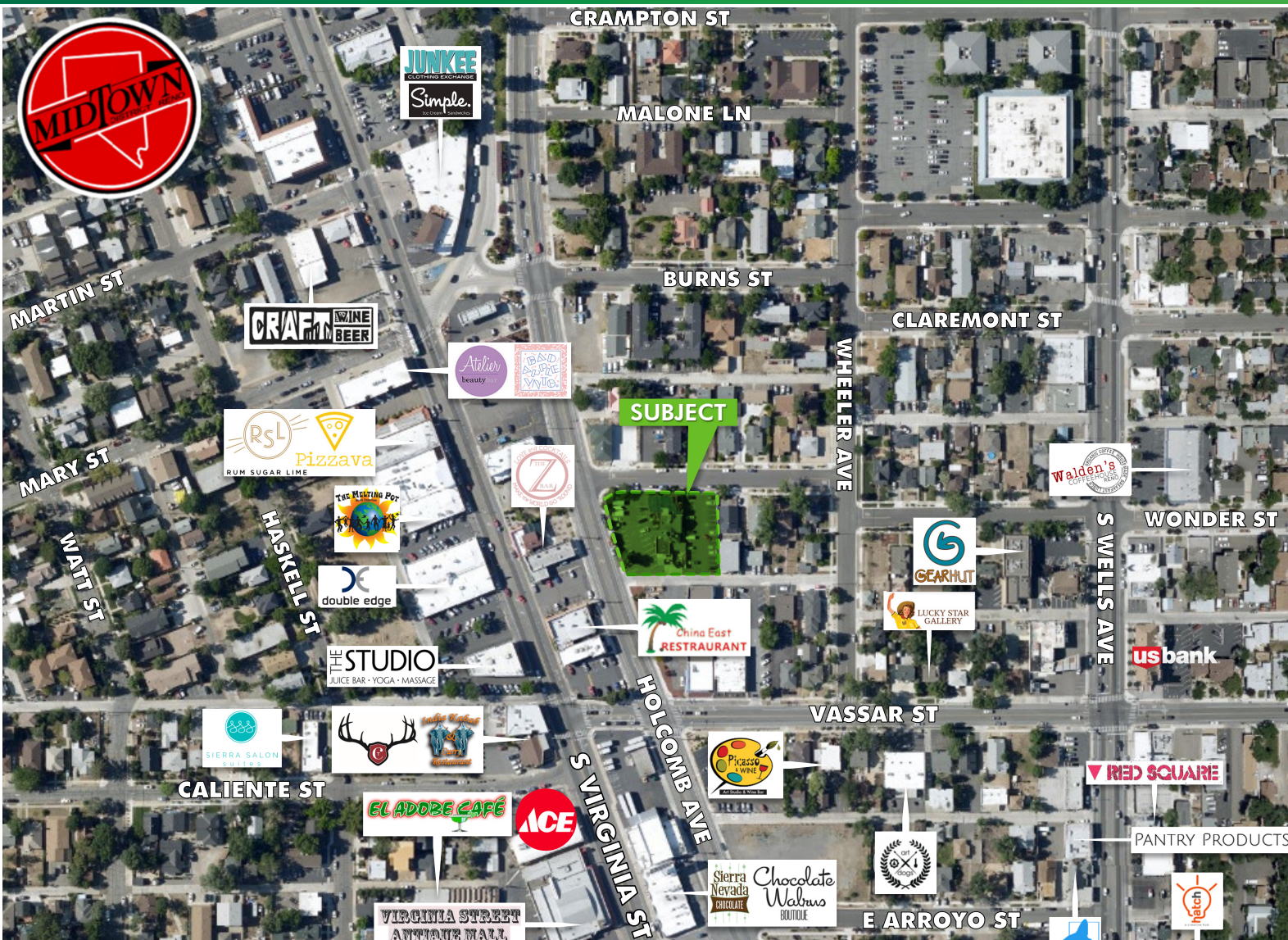


PROPERTY DEMOGRAPHICS

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
POPULATION	2018 POPULATION	20,820	127,059	236,724
	2018 DAYTIME POPULATION	47,076	191,287	296,010
	2023 PROJECTED POPULATION	21,761	133,470	249,342
	2010 CENSUS POPULATION	19,413	118,023	220,297
	2010-2018 ANNUAL POPULATION GROWTH RATE	0.85%	0.90%	0.88%
	2018-2023 ANNUAL POPULATION GROWTH RATE	0.89%	0.99%	1.04%
	2018 MEDIAN AGE	39.6	36.2	36.3
	% SOME COLLEGE OR HIGHER	57.4%	56.0%	57.7%
HOUSEHOLDS	2018 HOUSEHOLDS	9,921	53,185	95,131
	2023 PROJECTED HOUSEHOLDS	10,305	55,645	99,880
	2010 CENSUS HOUSEHOLDS	9,386	49,980	89,570
	2000 CENSUS HOUSEHOLDS	9,407	50,644	86,152
	2010-2018 ANNUAL HOUSEHOLD GROWTH RATE	0.67%	0.76%	0.73%
	2018-2023 ANNUAL HOUSEHOLD GROWTH RATE	0.76%	0.91%	0.98%
	2018 AVERAGE HOUSEHOLD SIZE	2.05	2.32	2.44
INCOME	2018 MEDIAN HOUSEHOLD INCOME	\$33,706	\$36,622	\$42,672
	2023 PROJECTED MEDIAN HOUSEHOLD INCOME	\$37,324	\$40,434	\$48,185
	2018 AVERAGE HOUSEHOLD INCOME	\$48,739	\$56,579	\$63,149
	2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$55,621	\$63,922	\$71,293
	2018 PER CAPITA INCOME	\$23,788	\$24,701	\$26,207
HOUSING	2018 HOUSING UNITS	11,515	60,642	106,711
	2018 OCCUPIED UNITS	9,920	53,185	95,131
	2018 VACANT UNITS	1,594	7,457	11,580
	2018 OWNER OCCUPIED UNITS	2,647	17,732	39,862
	2018 RENTER OCCUPIED UNITS	7,273	35,453	55,269
	2018 MEDIAN HOUSING VALUE	\$238,838	\$260,366	\$253,188
	2018 AVERAGE HOUSING VALUE	\$335,862	\$312,834	\$317,437

FOR LEASE/SALE RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada



FOR LEASE/SALE
RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada



www.cbre.us/Reno

CBRE

FOR LEASE/SALE
RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada



www.cbre.us/Reno

CBRE

FOR LEASE/SALE
RESTAURANT & BREWERY IN MIDTOWN

124 WONDER STREET
Reno, Nevada



CONTACT US

MATT GRIMES, CCIM

First Vice President
+1 775 356 6290
matt.grimes@cbre.com
Lic. S.0072644

DAVID WOODS, CCIM

First Vice President
+1 775 321 4459
david.woods@cbre.com
Lic. S.0072655

SHAWN SMITH, CCIM

First Vice President
+1 775 823 6961
shawn.smith@cbre.com
Lic. BS. 0046702

SEAN RETZLOFF

Associate
+1 775 823 6938
sean.retzloff@cbre.com
Lic. S.0182046

www.cbre.us/Reno

CBRE