

FOR SALE

±24.04 ACRES | 9400 WEST 4TH STREET RENO, NV
HISTORIC RIVER INN/ HOT SPRINGS RESORT

LANDMARK
LOCATION



REDEVELOPMENT
OPPORTUNITY

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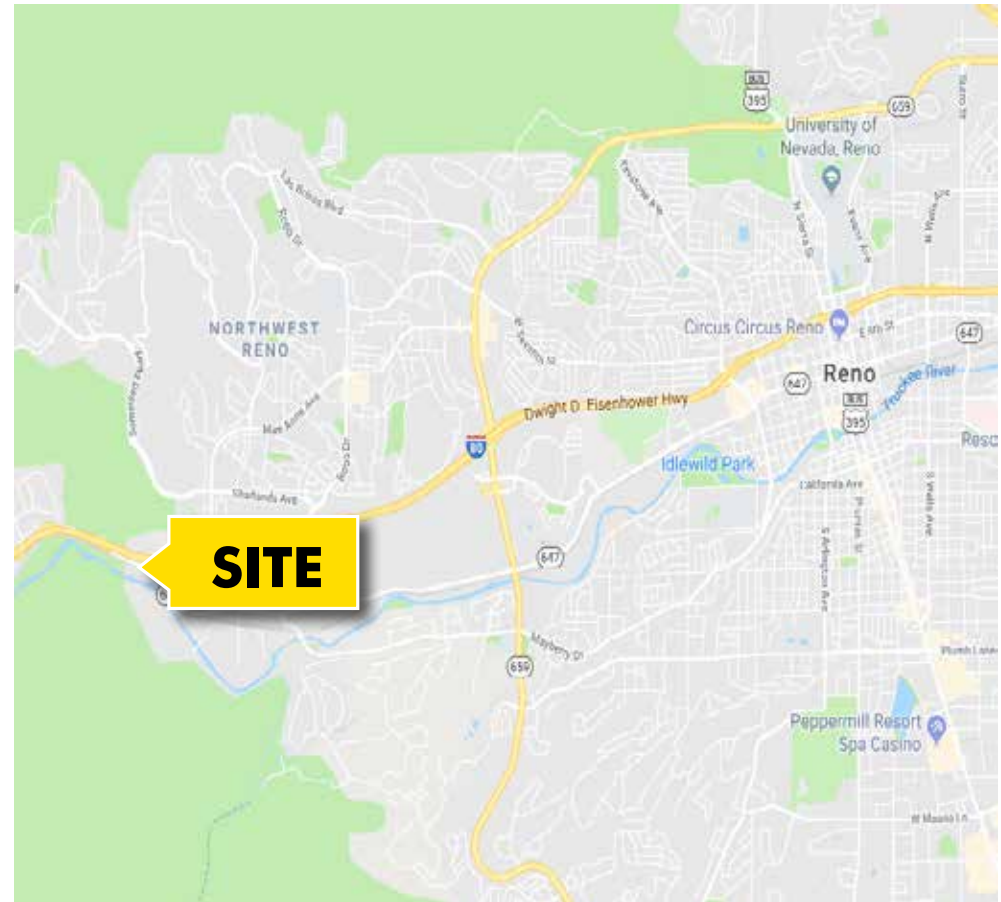
INVESTMENT SUMMARY

The River Inn and Mineral Spa is a landmark location in the Reno area. Originally known as Granite Springs and later Lawton Hot Springs, the site is situated on the Truckee River approximately 4 miles west of downtown Reno. A history steeped in resort operation and hospitality centered around geothermal hot springs, the Truckee River and the picturesque Sierra Nevada Mountains; the River Inn offers a prime redevelopment opportunity.

Since the 1870s, the site of the River Inn has drawn visitors and guests from around the area. The site once had several large pools, lodging, restaurants, casino operation and RV park. Easy I-80 access and visibility gives the River Inn high profile exposure to travelers, visitors, and a growing local population.

The site retains the resources to support a redevelopment/reuse project. The site offers a 35,000+ square foot main restaurant/casino building with unique structural wood framing elements, utilities, 320 acre-feet of geothermal water rights, and an 88-unit motel.

- + **Sale Price:** Undisclosed
- + **APN:** 038-160-03, 038-160-04, & 138-160-09
- + **Location:** Northwest Reno between I-80 and West 4th Street, 4 miles from downtown Reno
- + **Size:** 24.04 Acres and 11.68 Acres leased land
- + **Zoning:** MUW4 and AC
- + **Utilities:** Municipal Sewer and Water Service
- + **Site Tours by Appointment Only - Call to Schedule**



CONTACT US

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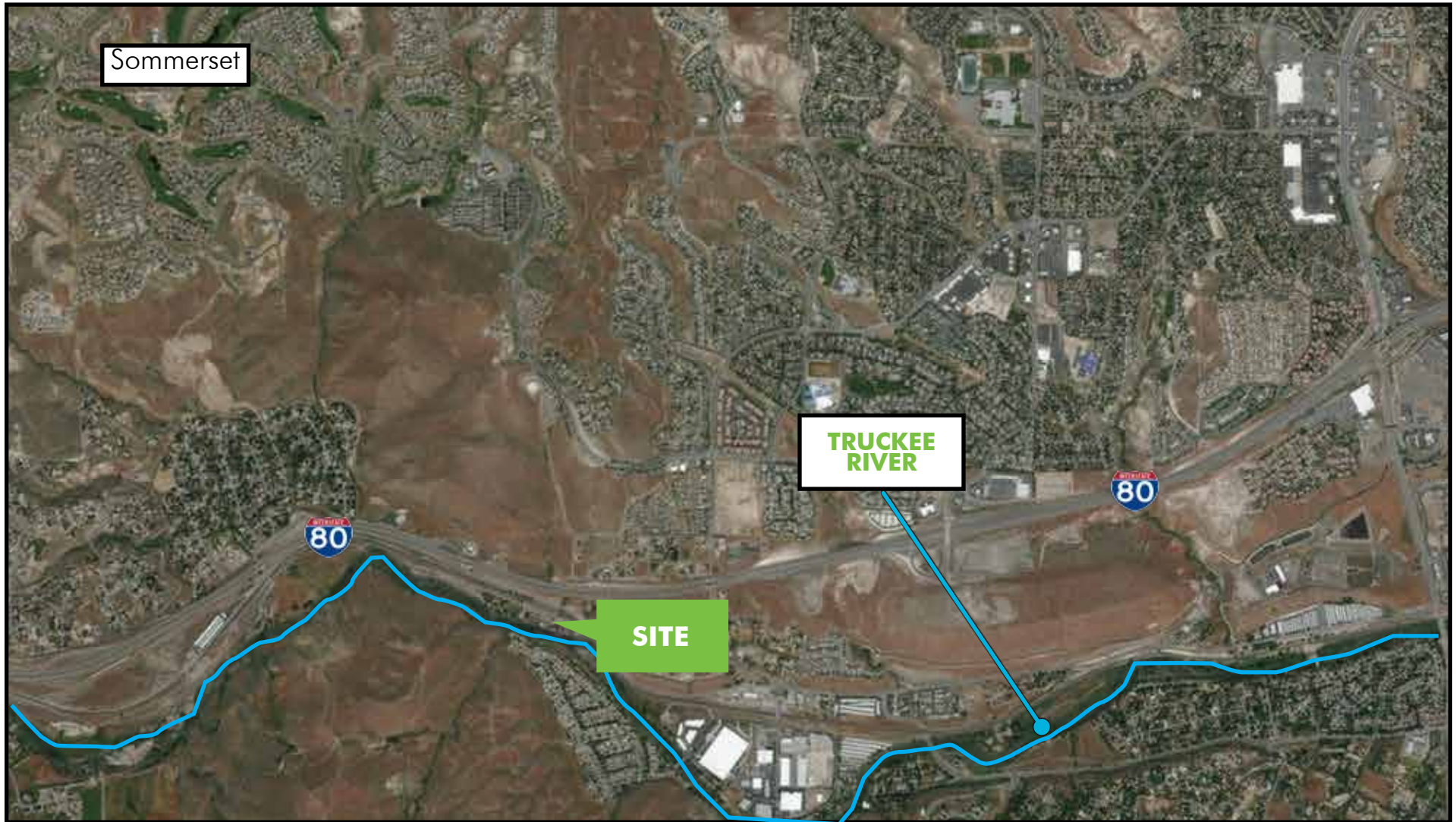
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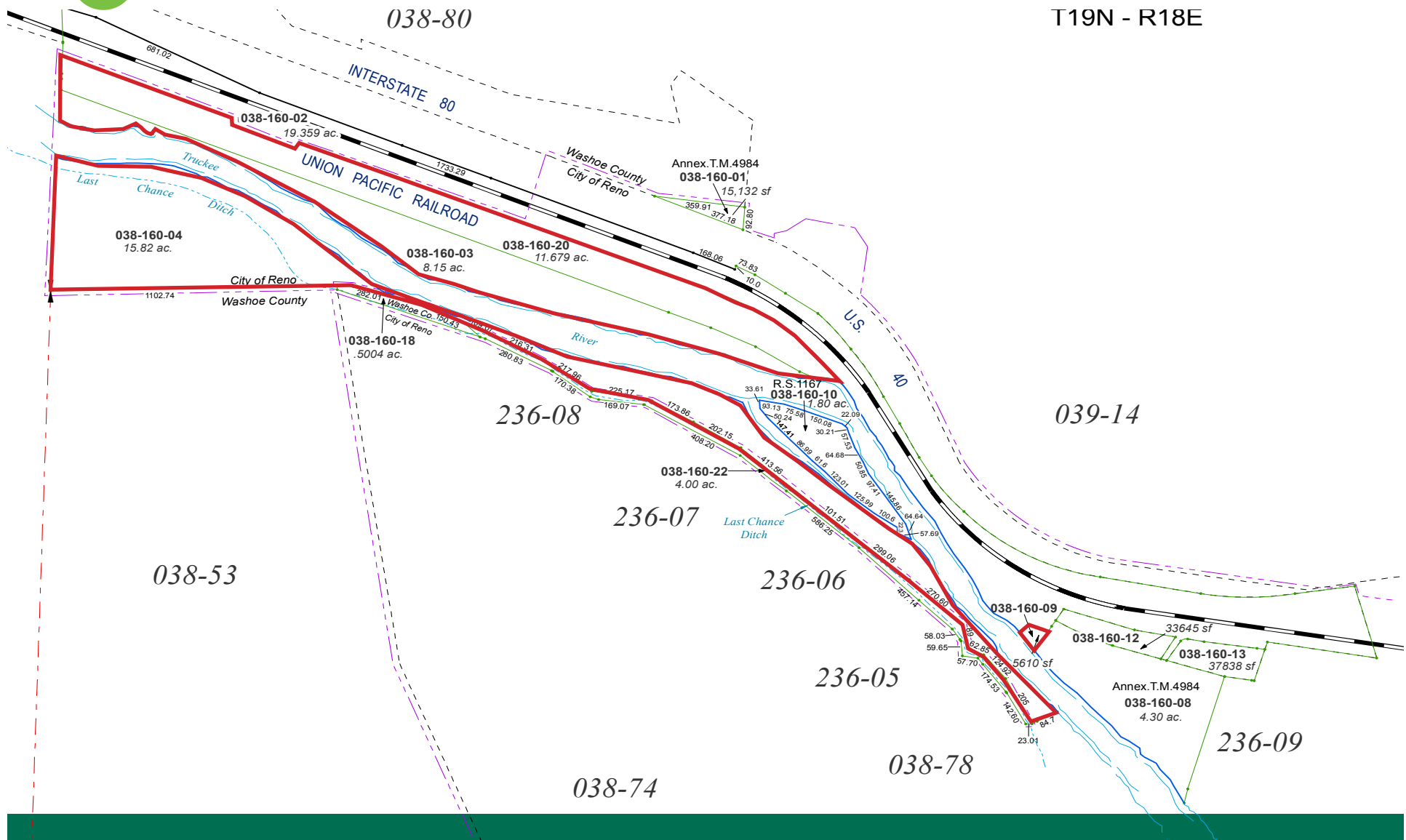
AERIAL MAP



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INVESTMENT HIGHLIGHTS

- + Located at 9400 W. Fourth Street, Reno NV
- + Approximately 3,100 feet of Truckee River Frontage
- + Land - Acreage Breakdown.
 - 8.28 acres zoned MUW4 (North of River)
 - 15.82 acres zoned AC (South of River)
 - 11.68 acres zoned MUW4 (Leased from UPRR)
- + 51 acre-feet of Water Rights Dedicated to Truckee Meadows Water Authority
- + 320 Acre- feet of geothermal water rights
- + Municipal Sewer and Water service
- + Improvements include:
 - 35,371 Square foot Casino Building with 17,392 sq ft of basement built in 1983.
 - 88 unit motel with 25,978 sq ft. of buildings built in 1963.
 - 2 detached buildings with 2,269 sq ft built in 1963.
 - RV Pads
 - Private Rail crossing with automated gates
 - Property fencing
 - Geothermal wells



River Inn Aerial



Lawton Hot Springs - circa 1950's

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MARKET OVERVIEW



GREATER RENO/TAHOE AREA OVERVIEW

Greater Reno-Tahoe encompasses the cities of Reno, Sparks, Carson City, Minden/Gardnerville, and Incline Village. The region is centrally located to major western cities including San Francisco, Portland, Salt Lake City, Las Vegas and Los Angeles, all within a day's drive. With its many recreational opportunities, a rich quality of life, and no state taxes for businesses, the area is strongly poised for continued growth and expansion.

Reno, the county seat, is the third largest city in Nevada and has been long known as the "Biggest Little City in the World." Reno residents have access to first-class entertainment, dining, and recreational opportunities all within view of the snow-covered Sierra Nevada mountains. Today, Reno is pioneering an economic future as one of the United States' clean energy, technology, and entrepreneurial leaders. Reno is home to such notable institutions as the University of Nevada, Reno, the Nevada Museum of Art, and the internationally-recognized Desert Research Institute, as well as companies like Microsoft Licensing and International Gaming Technology, Tesla, Sierra Nevada Corporation, Intuit, and Panasonic.

The gaming/tourism industry attracts 5,000,000 visitors per year to the region and is a significant economic driver in both Reno and greater Nevada. Adding to the already extensive gaming and tourism segment, services like manufacturing and distribution are growing rapidly. Companies such as Amazon, PetCo, GM, Tire Rack, Urban Outfitters, and Zulily all have West Coast distribution centers in the area. The Reno area is also becoming home to many high-tech manufacturing firms. More than 50% of new jobs coming to the area are advanced manufacturing.

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Among recently relocated companies such as Tesla/Panasonic, Apple, and Switch, there is also a growing segment of startups beginning to take root in Downtown Reno in an area known as Startup Row, as well as a burgeoning drone industry with the recent relocation of such companies like Ashima Devices (400+ jobs) and commercial UAV delivery startup Flirtey.

A playground for Bay Area residents, Reno/Sparks/Tahoe's natural beauty and its distinctive four-season climate offer almost every type of recreational activity. The majestic Sierra Nevada Mountains form the western boundary of Truckee Meadows which features alpine and Nordic skiing at 18 major resorts. Fishing, sailing, swimming, hiking, biking, camping and horseback riding are all exceptional and less than half an hour away in the numerous mountains and desert lakes surrounding the region.

Reno/Sparks/Tahoe is the cultural center of the Sierras and home to its own opera company, ballet, symphony orchestra, chamber orchestra, repertory theaters, art galleries, and museums. There are over 80 city parks and over 10 golf courses to enjoy.

In addition to cultural activities, the area offers three regional shopping malls including the 1.2 million square foot Outlets at Sparks, the Summit Mall anchored by Dillard's, and the recently updated Meadowood Mall anchored by Macy's, JC Penney, and Sears.

The region boasts three major medical centers including Renown Health, St. Mary's, and Northern Nevada Medical Center with a total of 1,150 beds, as well as a VA hospital.

The top 10 annual events in the area (ranked by order of attendance) include Hot August Nights, the Best in the West Nugget Rib Cook-off, Artown, the National Championship Air Races, the Great Reno Balloon Race, Reno Rodeo, Nevada State Fair, Reno River Festival, Lake Tahoe Shakespeare Festival, and the Legends Reno-Tahoe Open.

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