

210
SILVER LAKE ROAD
RENO, NV 89508

**RESTAURANT &
RETAIL
INLINE SPACE
FOR LEASE**

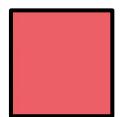
LEASE RATE | Negotiable
LEASE TYPE | Triple Net
SUITE SIZE | 1,200-3,600 SF
ZONING | GC



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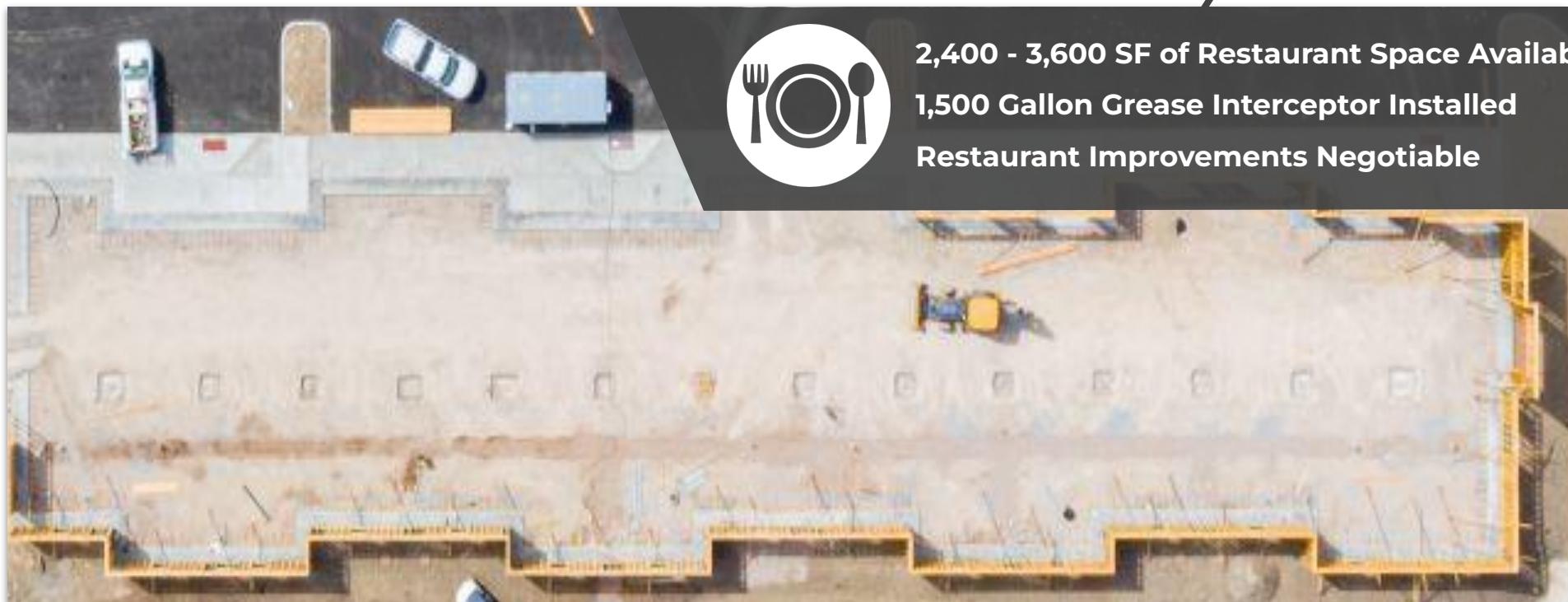
SUITE AVAILABILITY



LEASED



AVAILABLE FOR RETAIL OR
RESTAURANT SPACE



PRELIMINARY SITE PLAN



N Red Rock Rd

Silver Lake Rd

LEASED

2,400-3,600 SF
RESTAURANT SPACE



We are excited to welcome Norte Cantina to this center! They are a locally owned and operated Mexican-Inspired restaurant & bar.



Retail, Office & Restaurant Spaces from 1,200± SF Available

- Brand new construction
- Tenants opening for business estimated Q3 2022.
- Freeway Visibility, directly off the Red Rock Road Exit
- Q1 2022 - North Valleys Retail Submarket at 2.9% Vacancy
- Medically Parked
- GC General Commercial Zoning allows for an extensive list of uses



5 Mile Radius Demographics

INCOME	NORTH VALLEYS HOUSEHOLDS
\$0 - \$15,000	746 (5.2%)
\$15,000 - \$24,999	878 (6.1%)
\$25,000 - \$34,999	865 (6.0%)
\$35,000 - \$49,999	1,707 (11.9%)
\$50,000 - \$74,999	3,652 (25.5%)
\$75,000 - \$99,999	2,642 (18.4%)
\$100,000 - \$149,999	677 (4.7%)
\$150,000 +	469 (3.3%)

Population by Gender:



Male: 40,054
51.4%



Female: 37,828
48.6%

Average Household Income: \$91,522

Median Household Income: \$76,014

Per Capita Income: \$31,055

Total Population: 47,253

Total Households: 14,335



RESIDENTIAL NEW CONSTRUCTION NORTH



SOUTH

RENO





LOCAL EMPLOYERS



Primary Traffic Counts (24 hrs.)



- 20,500



WHY RENO?

LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES

300 Days of sun annually



18 SKI RESORTS

Within 1 hour



ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Air Races

Riverfest

Artown



87 PARKS

With over 3,800 Acres of public
recreational land within the city



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large
City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

**"Voted #9 for Best Places to Live for Quality
of Life in the U.S. in 2022-2023"**

According to usnews.com

**"Reno the #2 market for companies relocating
from California after Austin, Texas."**

According to Bureau of Labor Statistics



15 MINUTES
COMMUTE TIME



35 MINUTES
TO TRUCKEE



50 MINUTES
TO LAKE TAHOE



3 HOURS
TO BAY AREA

NORTHERN NEVADA OVERVIEW

Greater Reno-Sparks-Tahoe is the place companies come to increase the bottom line and to grow. Whether to take advantage of a business friendly environment, get closer to customers through strategic location or to enjoy the quality of life, companies like Tesla, Switch, Intuit, Microsoft, Apple, Amazon.com and Urban Outfitters call Northern Nevada home to some of their most critical business functions.

Reno is nestled in the hub of the western region, with a market area of 11 states and 53 million people. The Reno/Tahoe area is a transportation hub serviced by two major highways, I-80 and US 395, railroads, trucking and airline carriers that make it possible to ship from Reno to 80% of the 11 western states on a next-day basis.

FINANCIAL ADVANTAGE

From exemptions to abatements, to deferrals, to the complete absence of taxes, simply operating your business in Greater Reno-Tahoe adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

BUSINESS ADVANTAGE

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses.

LIVE & PLAY

The Northern Nevada area isn't just a great place to do business, but it's also a great place for individuals and families to live and play. For those outdoor enthusiasts, Reno-Sparks is the gateway to Lake Tahoe and many other scenic attractions.

