

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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CORFAC
INTERNATIONAL

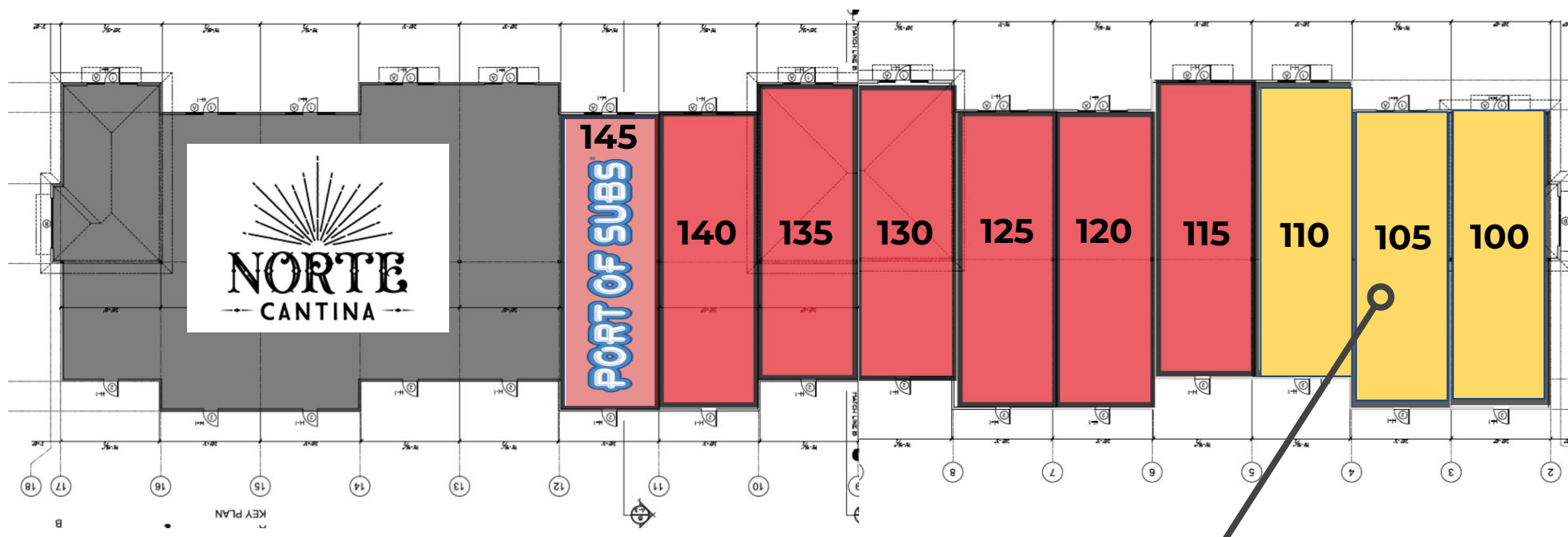
SUITE AVAILABILITY



LEASED



AVAILABLE FOR RETAIL OR RESTAURANT SPACE



2,400 - 3,600 SF of Restaurant Space Available
1,500 Gallon Grease Interceptor Installed
Restaurant Improvements Negotiable



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





LOCAL EMPLOYERS



Primary Traffic Counts (24 hrs.)



- 20,500



North Valleys Distribution Hub

- 4% Vacancy Rate for Industrial Properties within the North Valleys Submarket
- 24.6 MM SF Industrial Inventory, 2.2 MM SF under construction
- Within three miles of the subject property, there are over 190 businesses and 3,588 employees. Within a 5 mile radius, there are over 460 businesses and 6,248 employees.

WHY RENO?

LIVABILITY FACTORS



**TOP 5
SUNNIEST CITIES**
300 Days of sun annually



18 SKI RESORTS
Within 1 hour



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



ANNUAL EVENTS



Burning Man
Hot August nights
NV Museum of Art
Reno Rodeo
Rib Cook Off
Balloon Races
Air Races
Riverfest
Artown



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.

