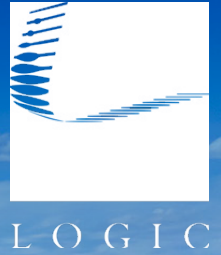


Offering Memorandum

Steel-Frame Warehouse on 3.66 AC Off U.S. Hwy 50 E.



3715 Twain Ave., Silver Springs NV, 89429

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3715 Twain Ave.
Silver Springs NV, 89429

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Offering Snapshot



\$299,000
Asking Price



± 2,400 SF
Available Square Footage



± 3.66 AC
Parcel Size



Neighborhood Commercial
Zoning

Property Overview

This 3.66-acre parcel in Silver Springs offers Neighborhood Commercial (NC) zoning and direct exposure along US Highway 50 E, with 365' of linear frontage on one of the region's primary commercial corridors. Its location just west of the USA Parkway roundabout positions the site to benefit from the area's industrial and logistics growth, including the nearby Tahoe-Reno Industrial Center. The property includes a steel-frame storage warehouse with electrical power already in place and a drive-in rollup door suited to equipment, inventory, or contractor use. With its highway visibility, flexible commercial zoning, and existing improvements, the parcel presents a practical foundation for an owner-user operation or a longer-term commercial development hold. Note that the site is not currently served by water.



Property Highlights



Parcel Number

- 018-353-16



Frontage

- 365' Linear Frontage on US Hwy. 50 E.



Construction

- Steel-Frame Warehouse on ± 3.66 AC

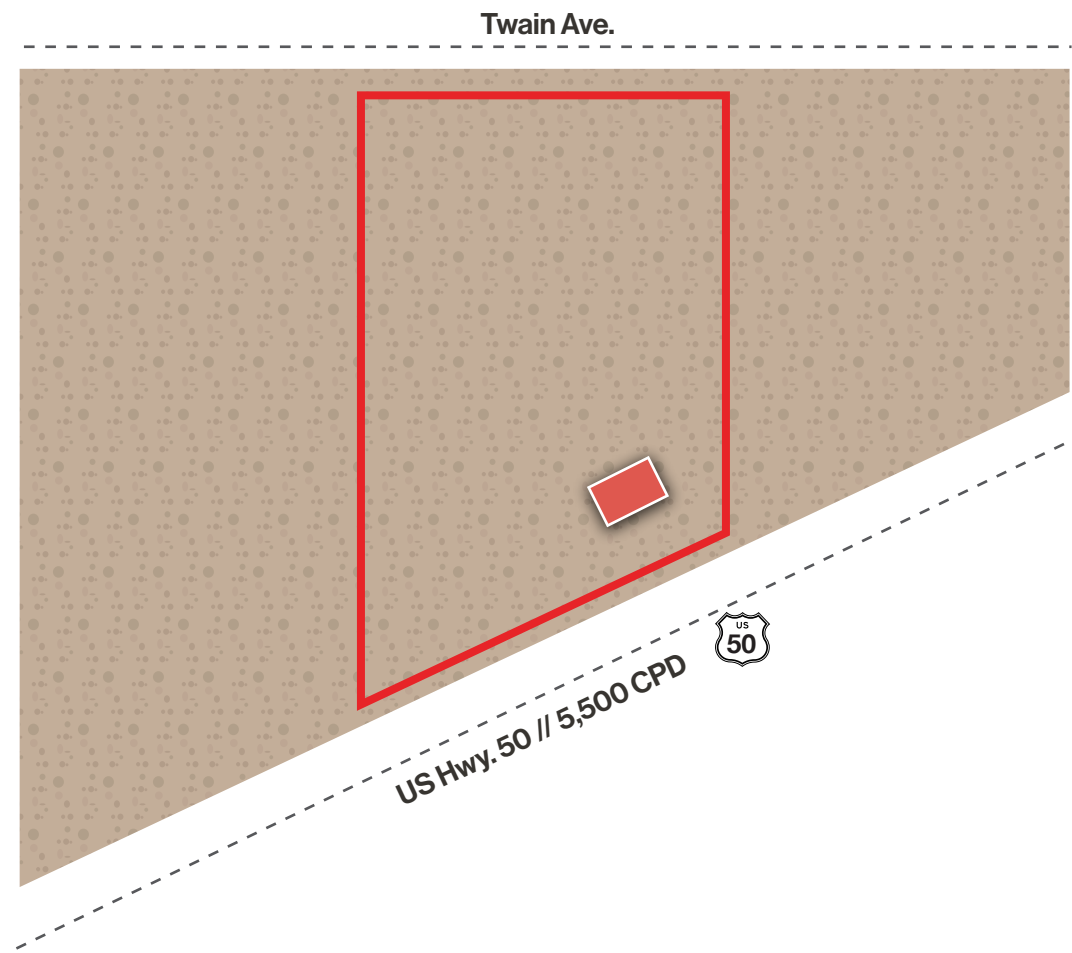


Location

- ¾ mi. from USA Pkwy. Roundabout







Property Photos



Important Statistics

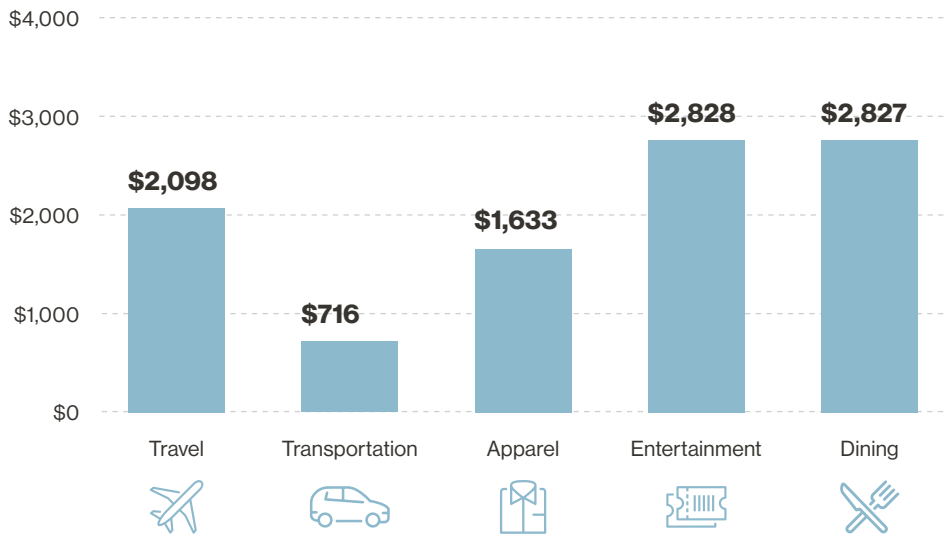
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	166	1,878	4,691
2026 Population	175	2,147	5,080
2031 Population	181	2,270	5,269
Annual Growth 2020 - 2026	0.85%	2.16%	1.28%
Annual Growth 2026 - 2031	0.68%	1.12%	0.73%
Income			
2026 Average Household Income	\$86,614	\$64,754	\$78,735
2031 Average Household Income	\$98,644	\$76,701	\$90,961
2026 Per Capita Income	\$35,318	\$26,447	\$31,261
2031 Per Capita Income	\$42,642	\$31,446	\$36,429
Households			
2020 Total Households	67	752	1,822
2026 Total Households	73	859	1,984
2031 Total Households	77	915	2,074
Housing			
2026 Total Housing Units	80	934	2,178
2026 Owner Occupied Housing Units	63	693	1,594
2026 Renter Occupied Housing Units	10	166	390
2026 Vacant Housing Units	7	75	194
2031 Total Housing Units	85	1,006	2,302
2031 Owner Occupied Housing Units	66	746	1,694
2031 Renter Occupied Housing Units	10	168	380
2031 Vacant Housing Units	8	91	228

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2025

Population

640_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2025

Travel

3.8_{MM}

Annual Visitors Reno-Tahoe Area



2025

Visitors

\$2.0_B

Gross Gaming Revenue in Northern Nevada

229%

Northern Nevada Employment Growth
Since 2020-2025

14%



Summer Airport
Passenger Increases

7.90_{MM}

Hotel Rooms Available in
Reno-Tahoe Area Annually

13%

Reno/Sparks Employment
Growth in Past 5 Years

60_k-62_k

Trade, Transportation and Utilities,
Largest Employment Sector

60%

Percentage of Overnight
Visitors from California

88%

Visitors Would Recommend
Reno-Tahoe for Travel



A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's sample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **3715 Twain Ave., Silver Springs NV, 89429**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

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For inquiries please reach out to our team.

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