

VERDI CROSSING

8010 & 8020
Boomtown Garson Rd

VERDI, NV 89439

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RETAIL

PRELEASING
DRIVE THRU AVAILABLE



VERDI CROSSING

8010 & 8020 Boomtown Garson Rd

VERDI, NV 89439

Price | Negotiable

Parcel Size | 1.306 AC

Spaces Available | 1,250 - 7,300 SF

**Approx with end cap drive thrus*

APN | 038-882-02 & 03

About The Property

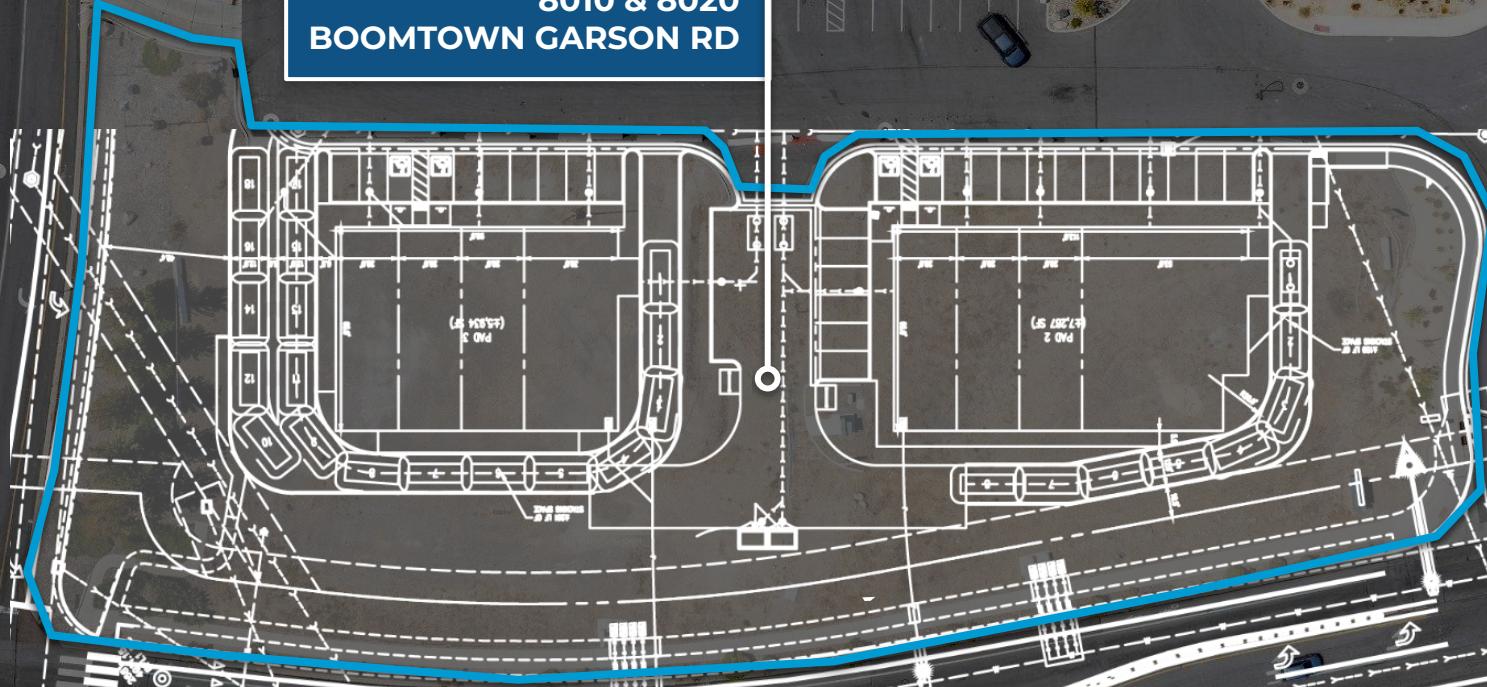
- Located four miles from the Nevada/California border, 9 miles from Downtown Reno, 12 miles from Sparks.
- Restaurant/food use available
- Neighboring tenants include Boomtown Casino Resort, Cabela's, Chevron and the Verdi Grillhouse & Casino.
- 1,250 SF up to 7,300 contiguous SF available with end cap drive thrus
- Approx 14,000 total rentable SF available depending on configuration with drive thrus
- Direct access to I-80 East and West bound.
- Strong visibility from I-80



CONCEPTUAL PARCEL OVERLAY



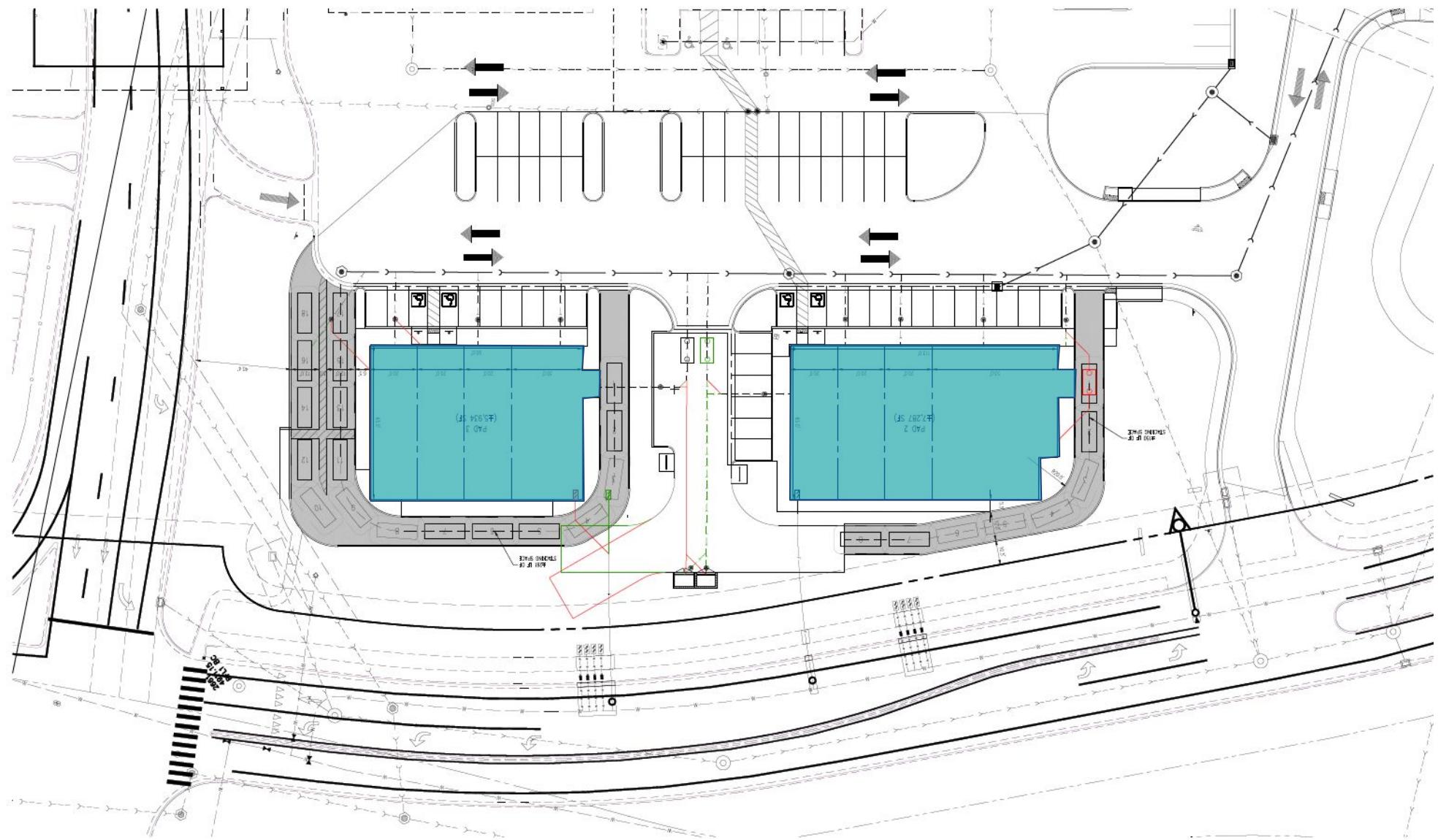
Verdi Crossing
8010 & 8020
BOOMTOWN GARSON RD



BOOMTOWN GARSON RD
2,700 ADT



CONCEPTUAL OVERLAY



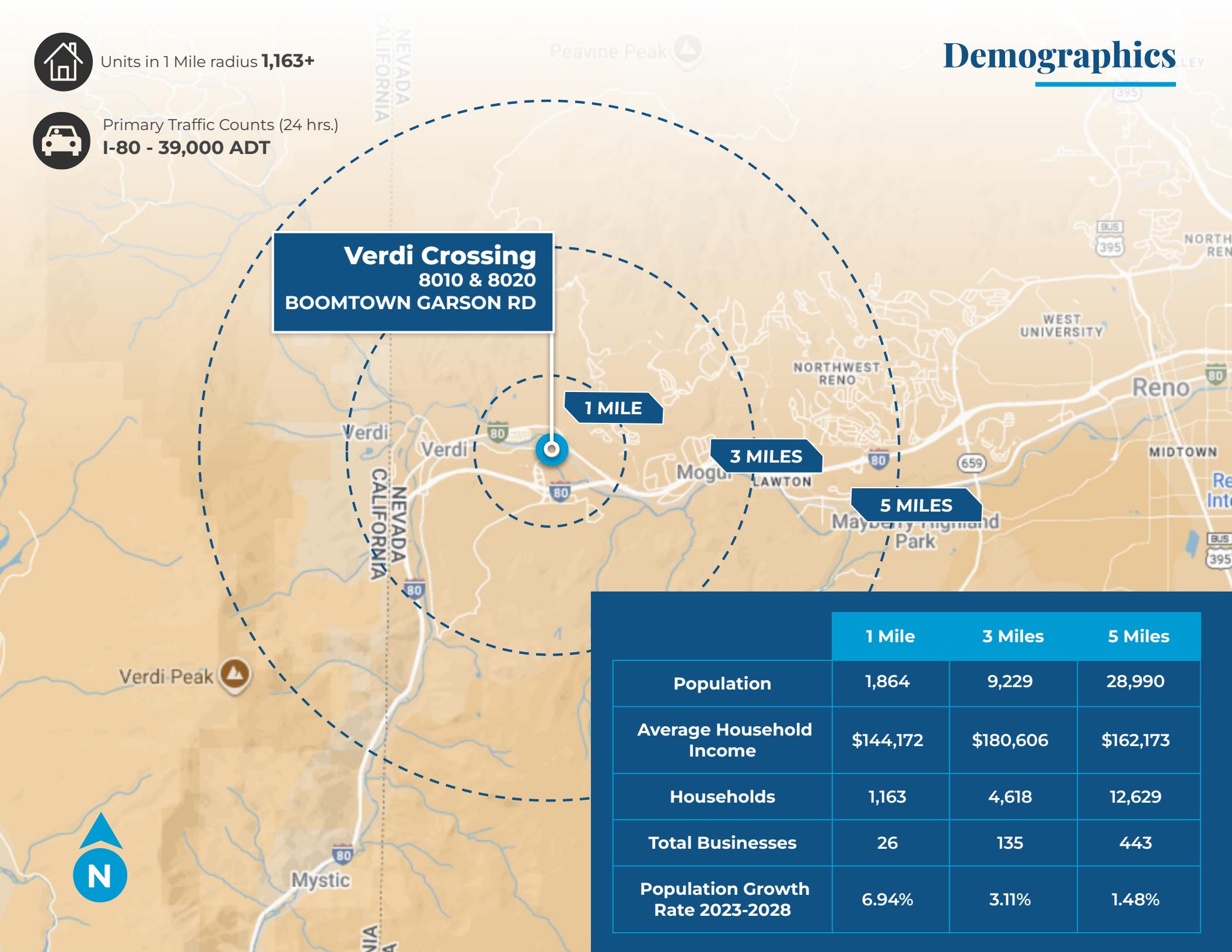
AREA MAP



AREA MAP



Demographics



NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in **TOP 10** states
for best business tax
climate and business
incentives.



19K

UNDERGRADUATE
STUDENTS

4K

GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



“Super-Loop”
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Recognized by **US News** for being the **No. 7**
across the nation for **Business Environment**.

– **US News (2024)**

Nevada is the 6th **fastest-growing state in the nation**,
according to the latest ***U.S. Census*** data.

– **U.S. Census Bureau (2025)**



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax



One of the most competitive tax climates in the U.S., ranked among the best for business.

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



Renown
HEALTH



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



its
logistics



MONARCH
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS

NV

CALIFORNIA

ARIZONA

UTAH

IDAHO

OREGON

WASHINGTON

state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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