

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

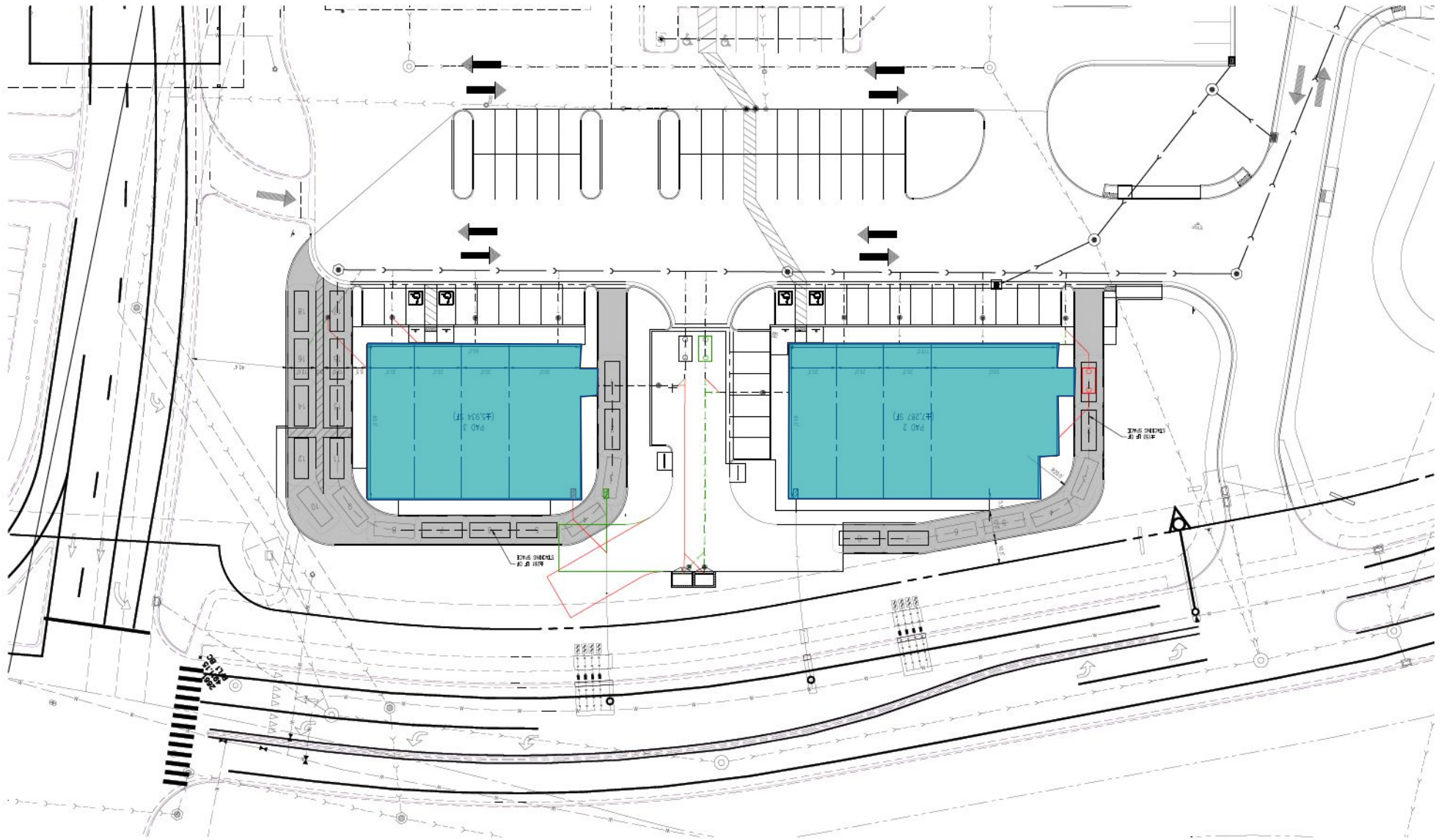


Verdi Crossing
8010 & 8020
BOOMTOWN GARSON RD

BOOMTOWN GARSON RD
2,700 ADT

N

CONCEPTUAL OVERLAY



AREA MAP



TRUCKEE
20 MILES

GOLD RANCH
CASINO • VERDI

QUILCI
BY TOLL BROTHERS
NEW HOME
DEVELOPMENT
±1,200 HOMES &
±180 MULTIFAMILY

MERIDIAN 120
SOUTH
±550 UNITS/HOMES

BOOMTOWN
CASINO • HOTEL
RENO, NV



INTERSTATE
80

I-80- 40,500 ADT

BOOMTOWN GARSON RD

INTERSTATE
80

VERDI

VALLEY COMMUNITY HOMES
NEW HOME
DEVELOPMENT
272 HOMES

RIVER OAK
HOMES
180 HOMES

WEST MEADOWS
HOMES
342 HOMES

DAIKIN

POWER PS SONIC
TRUSTED BATTERY SOLUTIONS

Cabela's
WORLD'S FOREMOST OUTFITTER

patagonia

MASONITE

VERDI
GRILLHOUSE
& CASINO

Verdi Crossing
8010 & 8020
BOOMTOWN GARSON RD

THE **KALLAN**
APARTMENTS
242 UNITS

TRUCKEE RIVER



AREA MAP



SPARKS
12 MILES

RENO
8 MILES

SOMERSETT
The Official Website of Somerset Owners Association
HOME DEVELOPMENT
±3,700 HOMES/UNITS

**MORTENSEN RANCH
DEVELOPMENT**
±676 HOMES/UNITS

Verdi Crossing
8010 & 8020
BOOMTOWN GARSON RD

THE KALLAN
APARTMENTS
242 UNITS

MASONITE

patagonia

POWERPSONIC
TRUSTED BATTERY SOLUTIONS

**VERDI
GRILLHOUSE
& CASINO**

Cabela's
WORLD'S FOREMOST OUTDOOR STORE

BOOMTOWN
CASINO HOTEL
RENO, NV

Mals
THE ORIGINAL
American Jamboree Since 1967

Chevron

**MERIDIAN 120
SOUTH**
±550 UNITS/HOMES

TRUCKEE RIVER

INTERSTATE
80

INTERSTATE
80

INTERSTATE
580

INTERSTATE
580





Units in 1 Mile radius **1,163+**



Primary Traffic Counts (24 hrs.)
I-80 - 39,000 ADT

Demographics

Verdi Crossing
8010 & 8020
BOOMTOWN GARSON RD

1 MILE

3 MILES

5 MILES

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|-----------|-----------|-----------|
| Population | 1,864 | 9,229 | 28,990 |
| Average Household Income | \$144,172 | \$180,606 | \$162,173 |
| Households | 1,163 | 4,618 | 12,629 |
| Total Businesses | 26 | 135 | 443 |
| Population Growth Rate 2023-2028 | 6.94% | 3.11% | 1.48% |

YOUR COMPETITIVE ADVANTAGE

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

23K
TOTAL 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)



DCG

Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

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

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.



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



AMERCO



SNC SIERRA
NEVADA
CORPORATION



Renown
HEALTH



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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