



Plumb Lane Retail Development Site

645 E Plumb Lane, Reno, NV 89502

Smith Retzloff Retail Team

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Colliers Reno
5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno

New multi-tenant retail building
next to the new Reno Panasonic HQ
Fully constructed and now available

New construction multi-tenant building

±1,500 SF Available space

TI allowance offered

Fully constructed and available

Co-tenant: Chop Shop, Wing Stop

Located in the same parking lot as the new Panasonic headquarters
with 300-500 people on site daily

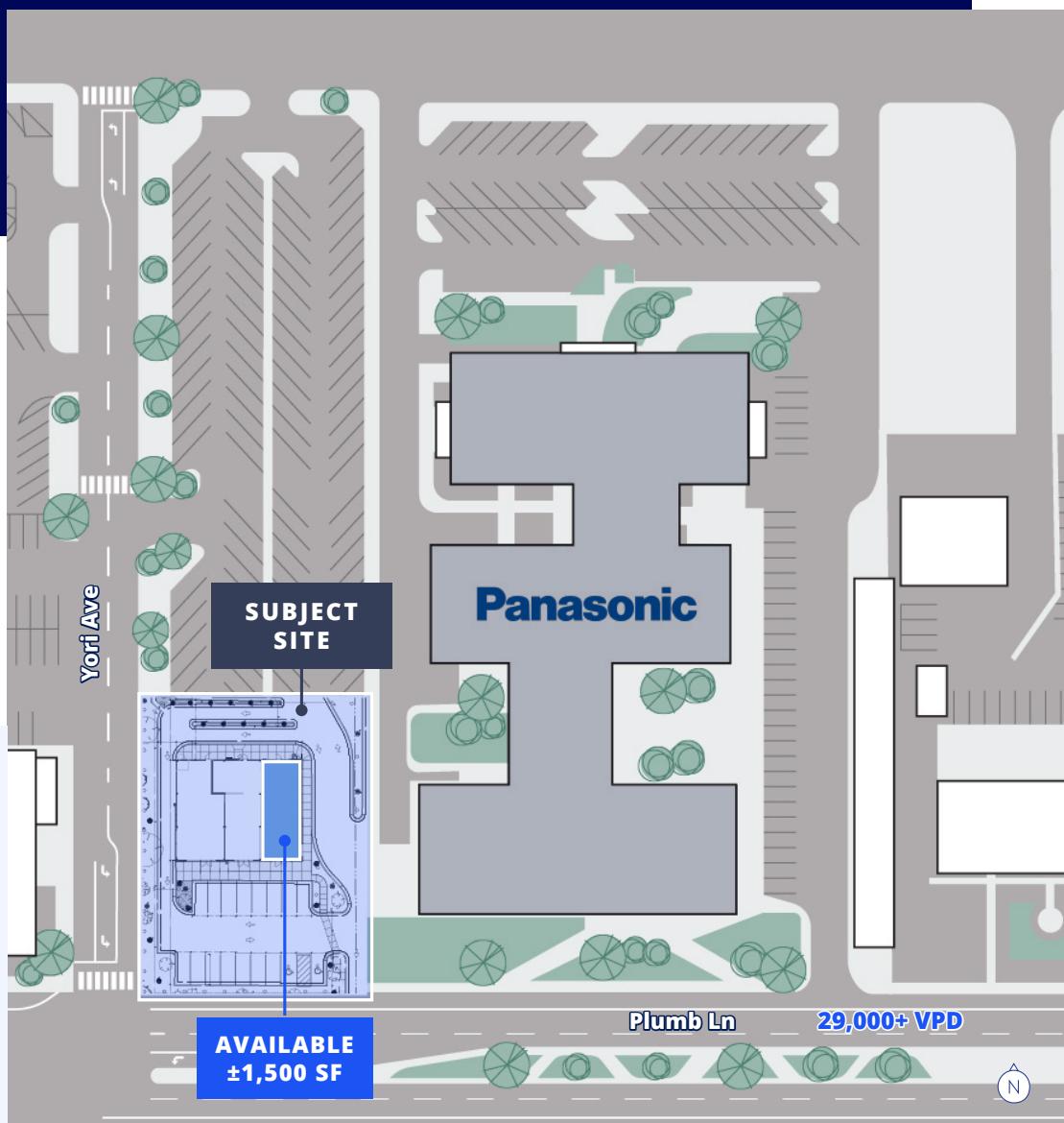
Traffic Counts | Average Daily Traffic

24,100
S Virginia Street

29,000
Plumb Lane

23,100
Kietzke Lane

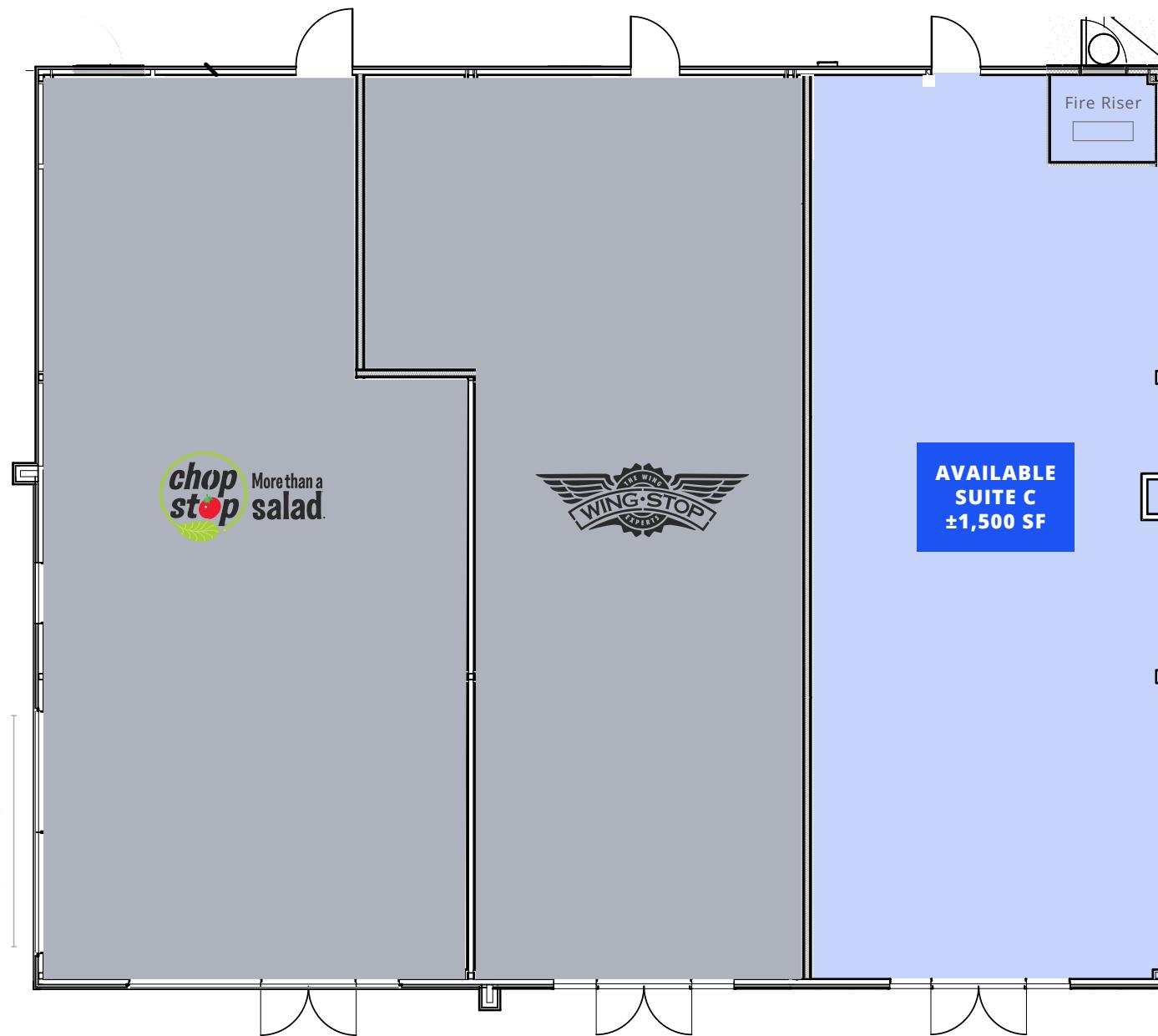
182,000
I-580 / US Hwy 395



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±1,500 SF
Available

NEGOT
Lease Rate (SF/YR)

NOW
Available



Less than 1 mile from MidTown and the Reno Tahoe International Airport. This site provides excellent access to amenities, main thoroughfares, as well as public transportation.



Visible to a highly trafficked street, with an average of over 29,000 cars per day.



The Reno Experience District is just two blocks west is the new RED development. Featuring 1,300 luxury apartment homes, 70,000+ SF of retail space, 170-key hotel, two-acre park, and 382,000 SF of custom office space in the tech campus.



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Panasonic

Panasonic Energy of North America is expanding to its new Reno headquarter campus at 645 E Plumb Lane. The building will be east of the subject site.

PENA, the division of Panasonic that produces lithium-ion batteries at the Tesla Gigafactory will move its headquarters to 645 E Plumb Lane. This 94,483 square foot Reno campus is being renovated to include state-of-the-art engineering labs, employee recruitment and training facilities, and other support functions. PENA will have anywhere from 300-500 employees on-site daily. This is Reno's largest single-company office lease and will bring high traffic to the center because of its proximity on the same lot.



Panasonic

"Our new facility in Reno underscores our commitment to evolving and growing to stay at the forefront of the mobility market. Investing in innovation and workforce initiatives in the local community supports our mission of creating a future powered by sustainable energy."

- Allan Swan, President, PENA

[Panasonic Press Release](#)

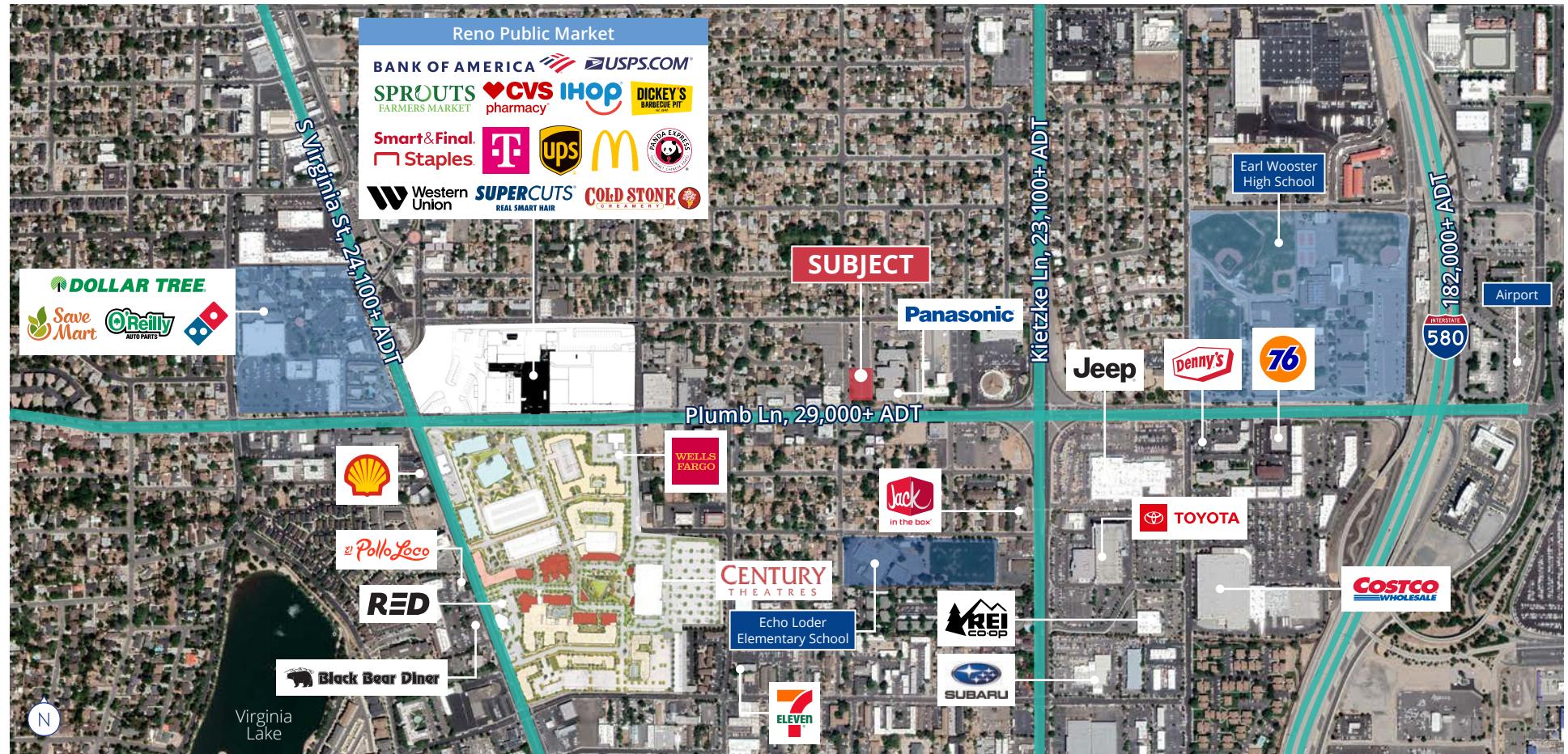
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High-Traffic Location at the Heart of Reno

Easy for visitors to locate. Just minutes from the Reno/Tahoe Airport, at a high-density retail shopping area.

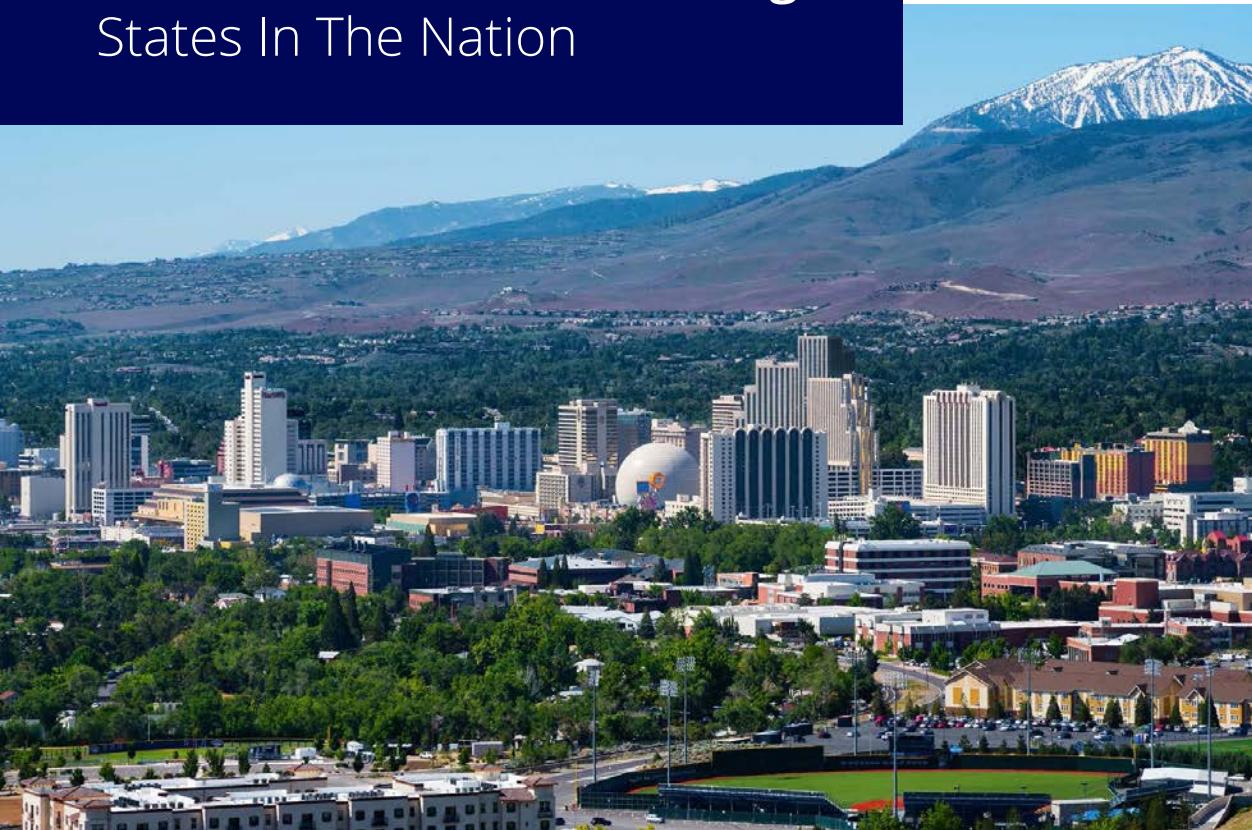


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One Of The **Fastest Growing** States In The Nation



Big Name Companies In The Region



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Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, WalMart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.

Reno's Notable Locales & Events



University of Nevada, Reno

University Of Nevada, Reno

The University of Nevada, Reno (UNR) is a public land-grant Research University, founded in 1874. Comprised of 11 separate colleges and schools, the University offers over 145 Tier-1 degree programs and averages over 17,000 students annually.

The University of Nevada, Reno is the flagship institution of Northern Nevada. The campus is located just north of Downtown Reno overlooking the Truckee Meadows and downtown casinos.

The Neon Line District

The Reno Neon Line District has emerged as a new sub-market as developers purchase, build, and re-develop land and properties in Downtown Reno.

Reno's Neon Line is a half mile long ribbon of dynamic street scape. It features art installations, other sculptures, and its array of bright lights.



The Great Reno Balloon Race

Each year Reno hosts the world's largest free hot-air ballooning event. For four days in early September, the skies are filled with a rainbow of hot-air balloons, with over 100 each year. It's been given the award of Best Special Event in Northern Nevada with an average of 120,000 spectators attending each year.

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Grow Your **Business Here**



Favorable Tax Climate

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



Truck Service

In just 1-day truck service can reach 60-million customers. Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



Competitive Commercial Utility Rates

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



Nevada Business Tax Incentives

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



Silver State Works Training Assistance And Financial Incentives

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options. Including employer-based training, employer incentive job program & incentive-Based employment.



Opportunity Zone Tax Benefits

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas. The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.

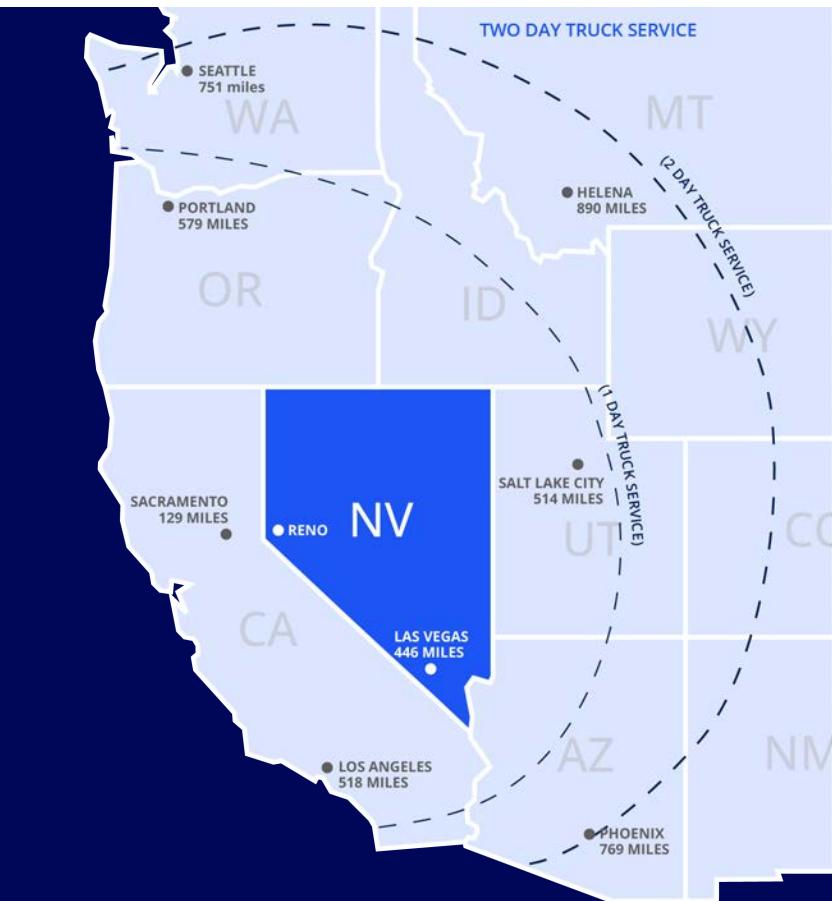


Green Building Abatements

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy efficient and create significant energy savings may be eligible for partial property tax abatement.

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Reno/Sparks is the hub to reach five major seaports and service 60 million people within one day by truck.

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West Coast Influence

One of Reno's chief attributes has been its proximity to California, which is driving growth today more than ever. It has prospered by offering an option for people and businesses seeking less expensive homes, land, and labor. Since the last recession, net annual departures from California have climbed from 20,000 to more than 100,000. A distinguishing feature of the recent migration is that it is not limited to retirees who sold their home with plans to funnel the profits toward a cheaper and lower-tax retirement. There is also a greater influx of young professionals and entrepreneurs.

The Ideal Distribution Point To The Western U.S.

Employers are also moving to the Reno metro because of the cost of transportation, energy, land, and business in general. Reno/Sparks is perfectly situated as a hub to reach five (5) major seaports, service 55 million people, and access 80% of the eleven-state western U.S. region, within one day by truck. All national distributors seeking to access the west coast markets on a same-day basis will consider Reno/Sparks in their expansion plans.

Roads: Interstate 80, the east-west transcontinental freeway that runs from downtown San Francisco, California to Teaneck, New Jersey. It is the second longest Interstate Highway in the United States, and is a primary trucking/logistics route. US Route 395 is just four miles east and runs north-south through California, Nevada, Oregon, and Washington.

Rail: The Union Pacific main line runs east- west through the center of Sparks, and is a central part of the area's industrial logistics infrastructure, with a significant rail yard south of I-80. The area is also served by BNSF.

Flight: Reno-Tahoe International Airport consistently earns recognition as one of the most efficient and friendly airports in the U.S., serving more than 3.8 million passengers, and receiving more than 114 million pounds of cargo annually. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop. In addition to many local lesser-known but growing firms, the likes of Sherwin Williams, PetSmart, Walmart, Trex, and Barnes & Noble; tech giants like Amazon, Apple, and Switch have also elected to call Reno/Sparks home.

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Greater Reno-Sparks-Lake Tahoe Workforce

Workforce Statistics

Year	Labor Force	Employed	Unemployed
2024	329,592	314,504	15,088
2023	288,814	275,600	13,214
2022	287,393	277,613	9,780
2021	279,733	268,064	11,669
2020	276,044	253,957	22,087
2019	283,244	273,699	9,545

Unemployment Rate



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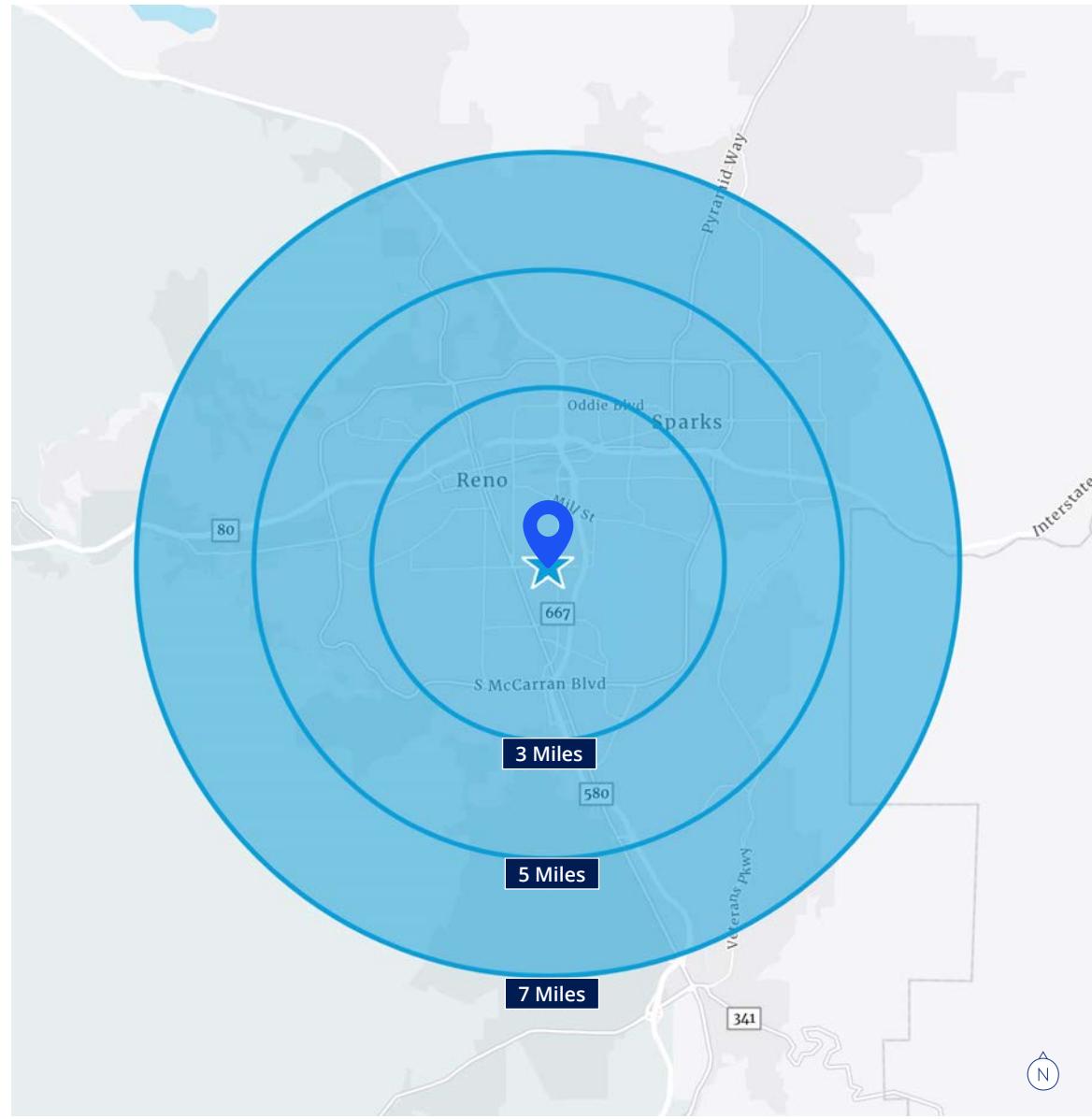
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	119,210	242,598	342,982
2030 Proj. Population	123,553	251,238	354,472
2025 Med. Age	36.8	36.5	37.8
Daytime Population	196,699	317,644	393,570

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$89,747	\$100,181	\$112,350
2030 Proj. Avg. HH Income	\$99,768	\$110,955	\$124,610
2025 Est. Med. HH Income	\$61,955	\$71,905	\$80,526
2030 Proj. Med. HH Income	\$69,959	\$80,550	\$90,754
2025 Est. Per Capita Income	\$40,115	\$42,634	\$46,594

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	52,773	103,107	141,898
2030 Proj. HH	55,381	107,876	148,041
Proj. Annual Growth (2025-2030)	0.97%	0.91%	0.85%
Avg. HH Size	2.17	2.29	2.37

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$78,708.66	\$87,312.14	\$97,351.36
Annual Retail Expenditure	\$24,728.78	\$27,577.64	\$30,919.38
Monthly HH Expenditure	\$6,559.06	\$7,276.01	\$8,112.61
Monthly Retail Expenditure	\$2,060.73	\$2,298.14	\$2,576.62



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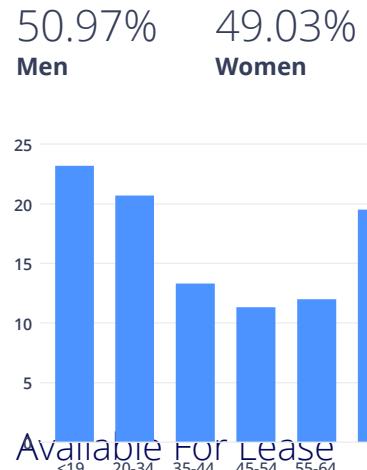
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Reno-Sparks MSA Facts & Demographics

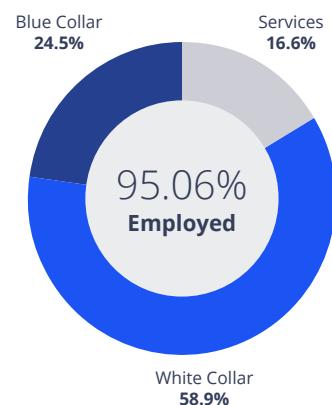
Home Ownership (2025 Housing Units)



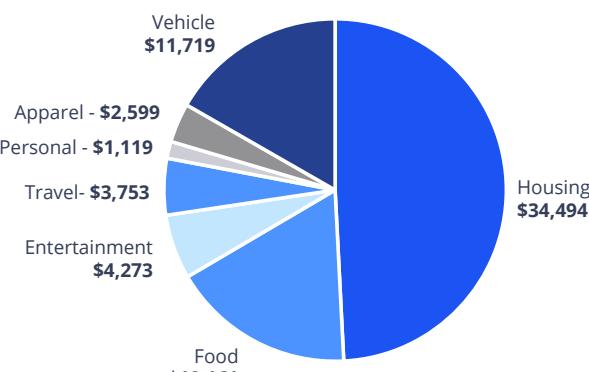
Age Distribution (2025) - % of total population



Employment



Household Spending



Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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Accelerating success.

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