

FOR SALE

1380 N HWY 395



Office

PRODUCT TYPE



±3,930

AVAILABLE SF



Now

AVAILABLE



Gardnerville

LOCATION



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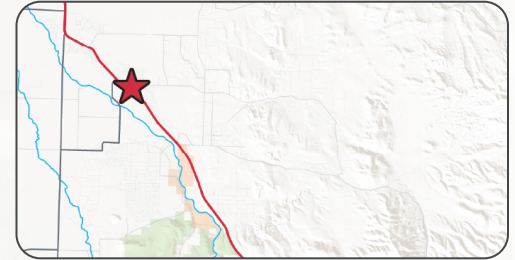
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NAI Alliance

FOR SALE

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SUBJECT

NORTH HIGHWAY 395

Property Highlights

The Subject Property is a single story stand alone office/retail building, which was built in 1979. It consists of $\pm 3,930$ SF of leasable area and is situated on ± 0.56 acres zoned general commercial.

The property is located at 1380 US HWY 395 North, with 139 feet of US Highway 395 frontage. Assessor's Parcel Number 1220-04-101-013. The highly visible and easily accessible location is just one block north of major retail.

Property Details

Address	1380 US HWY 395 Gardnerville, NV 89410
Available SF	$\pm 3,930$ SF
Sale Price	Call Broker for Price Guidance
Product Subtype	Professional Office
Parking Spaces	21
APN	1220-04-101-013
Year Built	1979
Zoning	General Commercial GC

Aerial Map + Property Highlights



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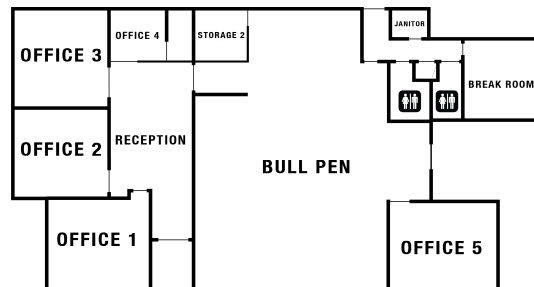
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Property Photos

NAI Alliance



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Property Photos

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1380 N HWY
395

5-MILE KEY FACTS



25,554
POPULATION



4.5%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



52
MEDIAN
AGE

5-MILE INCOME FACTS



\$84,597

MEDIAN
HOUSEHOLD
INCOME



\$49,876

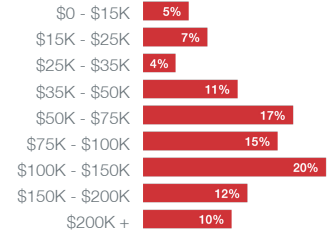
PER CAPITA
INCOME



\$359,574

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



1,417
BUSINESSES



12,400
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



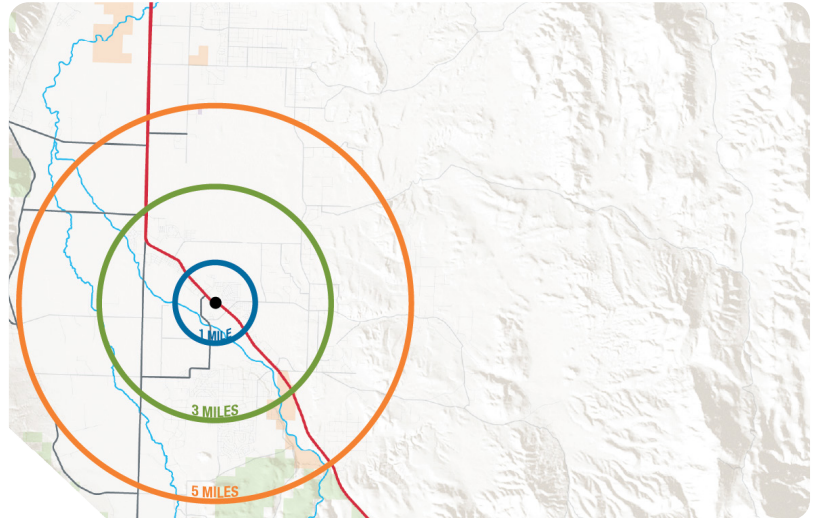
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE




BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

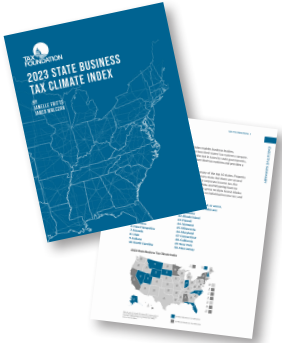

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

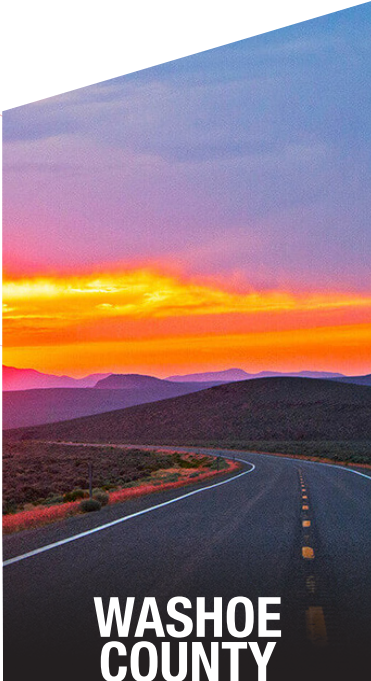
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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395



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

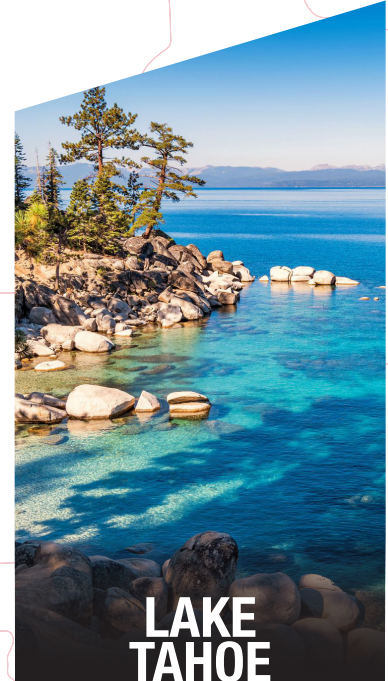
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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1380 N HWY 365



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