

FOR LEASE

PANDA CROSSING

145 HILLCREST DR



Retail

PRODUCT TYPE



$\pm 1,257$ SF

AVAILABLE SIZE



NNN

LEASE TYPE



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NAI Alliance

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PANDA CROSSING

145 HILLCREST DR



Center Description

Panda Crossing is a vibrant retail center located off S Virginia St in the heart of Reno. The center features a diverse mix of local and national tenants, including restaurants, retail shops, and service providers, attracting consistent traffic from both locals and visitors. Positioned on a highly visible and busy thoroughfare with easy access to MidTown and nearby neighborhoods, the property benefits from excellent visibility and convenient on-site parking. The available suite offers a professional lobby entrance, multi-office buildout, break room, storage, and restroom. This property is an ideal location for businesses seeking a dynamic and high-traffic retail space in Reno.

Space Available

Address	145 Hillcrest Dr, Reno, NV 89509
Suite	1999 S Virginia St, Suite C
Available SF	±1,257 SF
Lease Rate	Call Broker
Lease Type	NNN
Parking	±67 Parking Spots
APN	019-051-18
Year Built	1954/1956
Zoning	MU - Mixed Use Urban

Center Info





±1,257 SF
AVAILABLE SF

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Immediately
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 **25,900 CPD**
S VIRGINIA ST

 **119,927**
3 MILE POPULATION

 **\$57,753**
3 MILE NET WORTH

 **\$59,964**
3 MILE AVERAGE HOUSE
HOLD INCOME

Street Frontage

 **±427'**
HILLCREST DR

 **±194 FT**
VIRGINIA ST

Exemplary Tenants



Canine Design - Midtown LLC
Reno's Premier Dog Grooming Salon

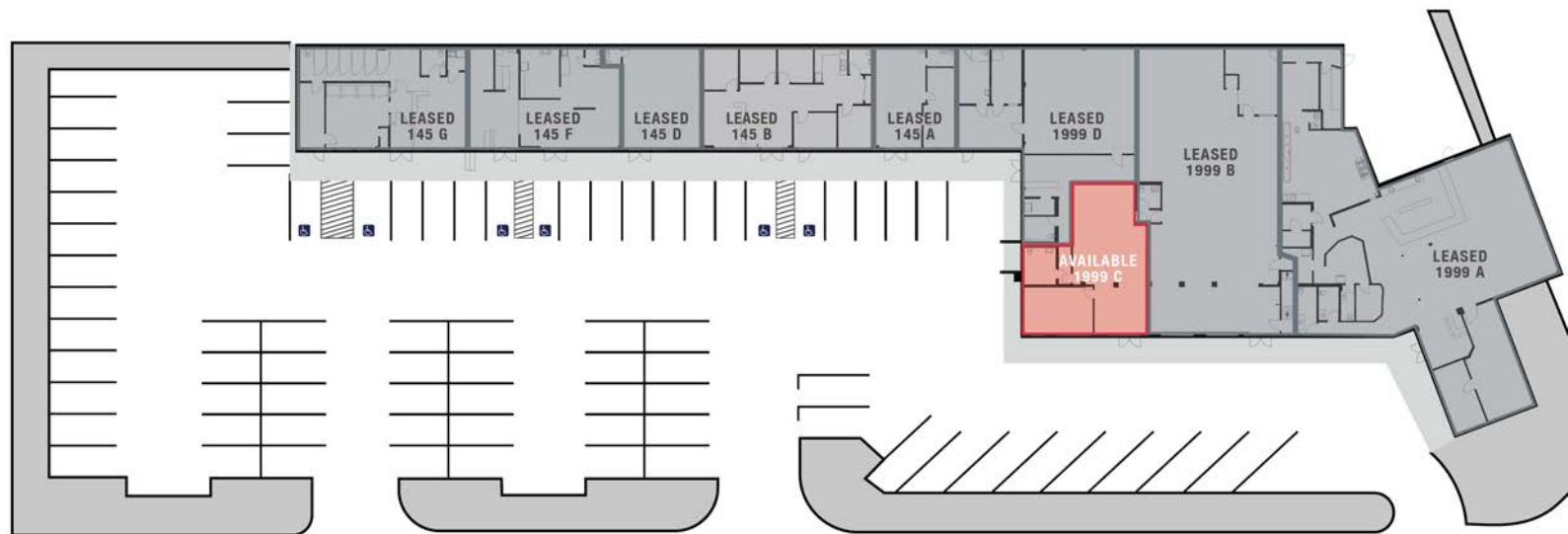

Tokyo Sushi
ALL YOU CAN EAT SUSHI

Aerial Map + Property Highlights

±1,257 SF
AVAILABLE SF

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Hillcrest Dr	Suite	Tenant	Square Footage
145 Hillcrest Dr	A	Hillcrest Nail Salon	±697 SF
145 Hillcrest Dr	B	LaborMax Staffing	±1,452 SF
145 Hillcrest Dr	D	Exclusive Barber Shop	±702 SF
145 Hillcrest Dr	F	Luminous Salon	±1,266 SF
145 Hillcrest Dr	G	Canine Design	±1,438 SF

S Virginia St	Suite	Tenant	Square Footage
1999 S Virginia St	A	Tokyo Sushi	±4,519 SF
1999 S Virginia St	B	Casa De Oro	±3,293 SF
1999 S Virginia St	C	Available	±1,257 SF
1999 S Virginia St	D	Abundant Life / Al Shaddai	±2,047 SF



±1,257 SF

AVAILABLE SF



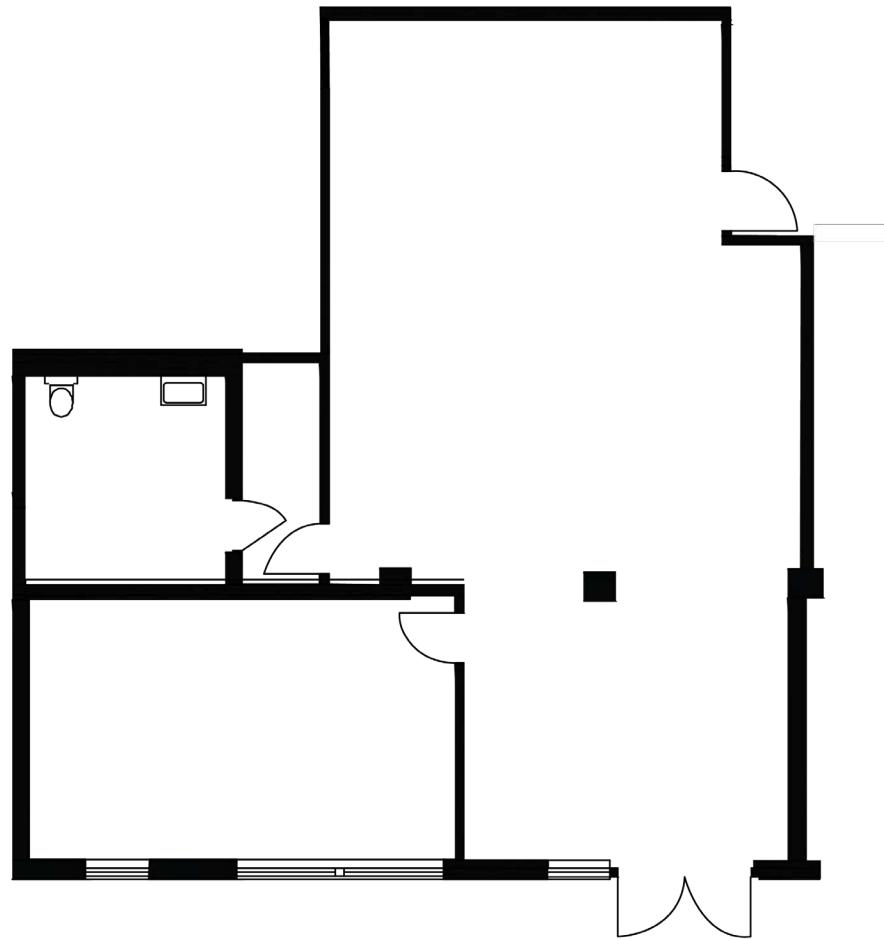
NNN

LEASE TYPE



Immediately

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1999 S Virginia St, Suite C



±1,257 SF

AVAILABLE SF



NNN

LEASE TYPE



Immediately

AVAILABLE



Building Photos

NAI Alliance



±1,257 SF

AVAILABLE SF



NNN

LEASE TYPE



Immediately

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5-MILE KEY FACTS



237,808

POPULATION



5.5%

UNEMPLOYMENT



2.3

HOUSEHOLD
SIZE (AVG.)



37

MEDIAN
AGE



12,896

BUSINESSES



185,244

EMPLOYEES

5-MILE EDUCATION FACTS



13%
NO HIGH
SCHOOL
DIPLOMA



26%
HIGH
SCHOOL
GRADUATE



30%
SOME
COLLEGE



31%
BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$67,106

MEDIAN
HOUSEHOLD
INCOME



\$41,330

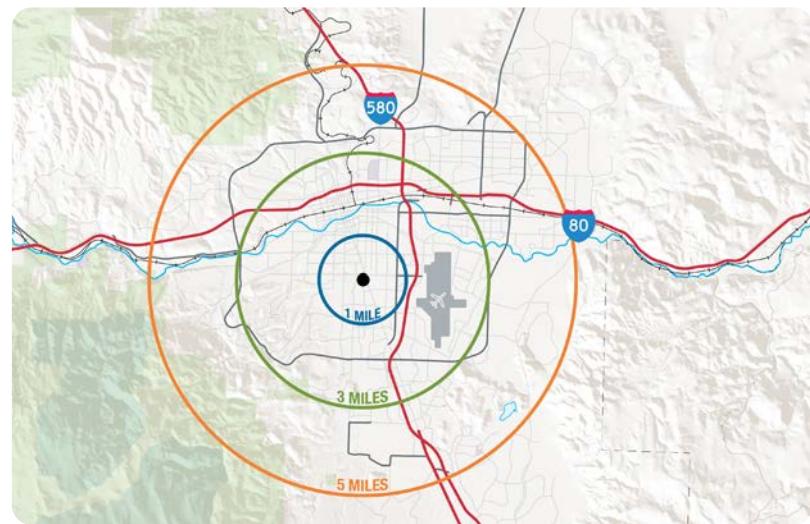
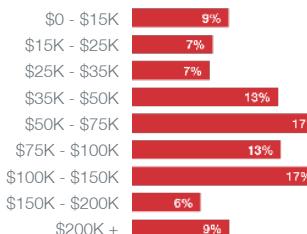
PER CAPITA
INCOME



\$88,794

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI

5 Mile Demographics

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145 HILLCREST DR



Area Map



±1,257 SF

AVAILABLE SF



NNN

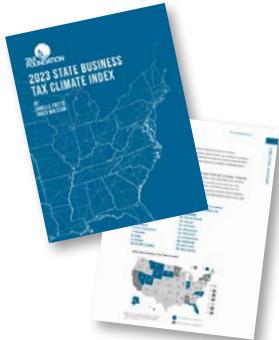
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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place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

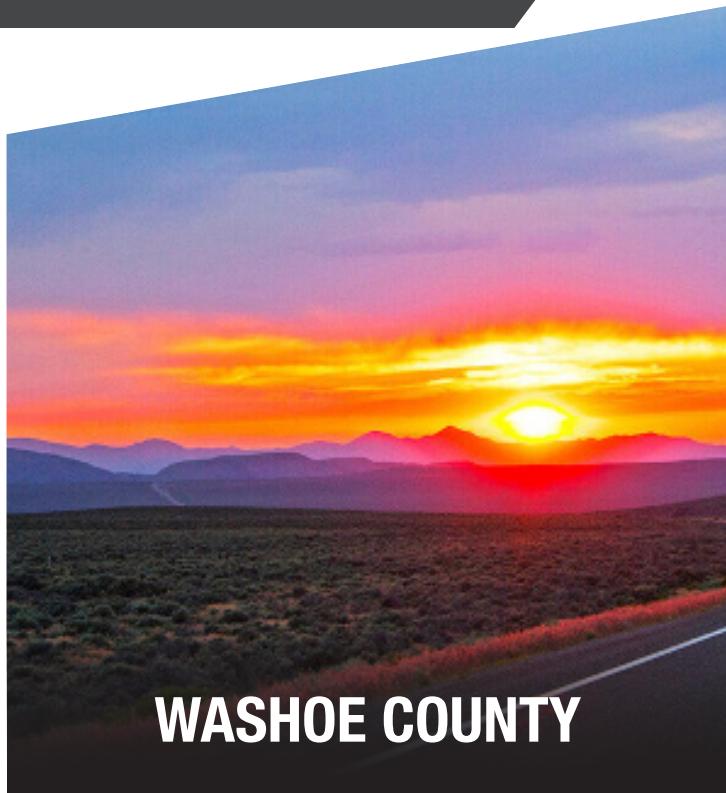
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

About Nevada

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AVAILABLE SF

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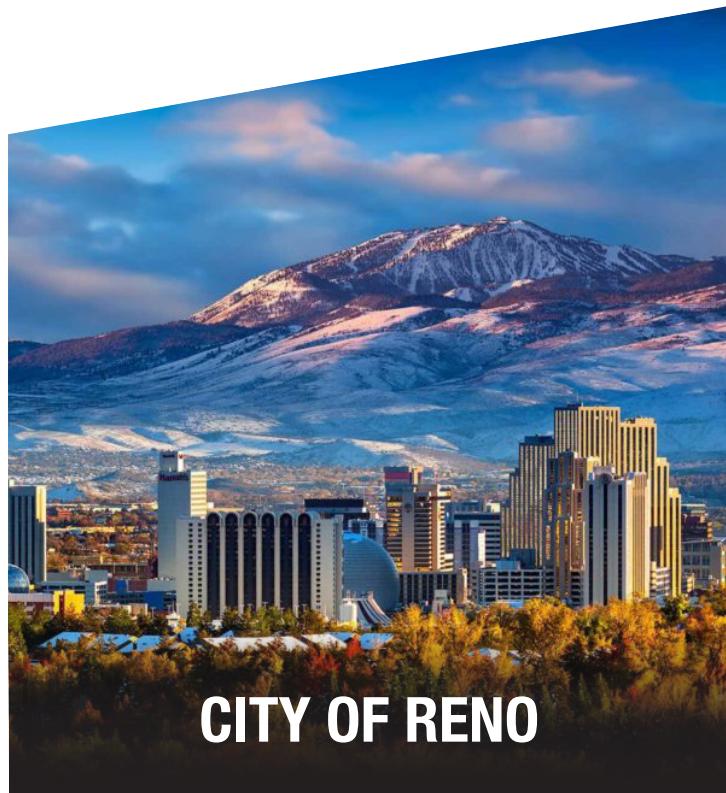
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WASHOE COUNTY

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.

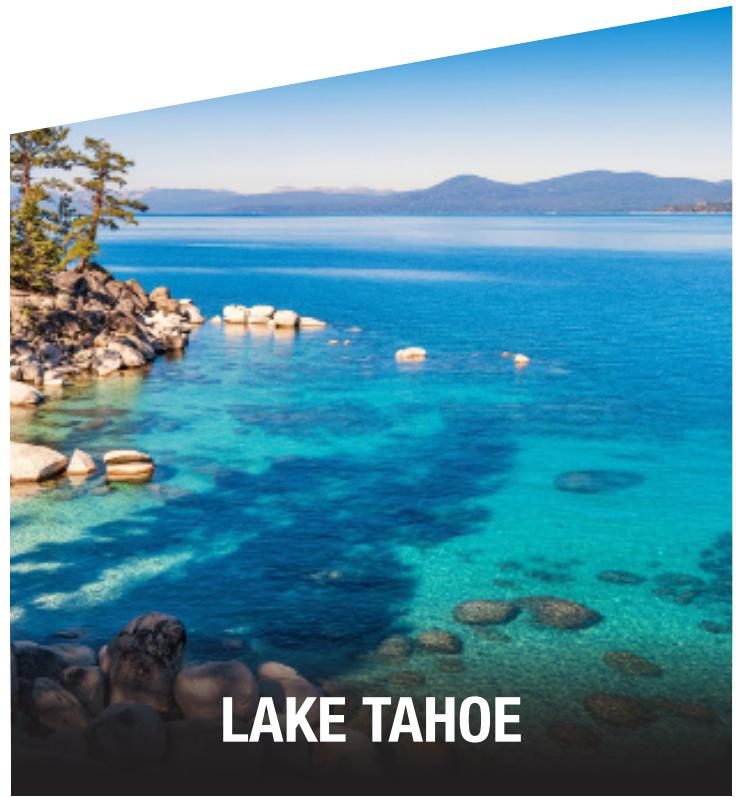
About Nevada

NAI Alliance



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 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.

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