

11

N Sierra St

RENO, NV 89501

DOWNTOWN
RETAIL
FOR LEASE



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11 N Sierra St

RENO, NV 89501

Property Highlights

- Off-site covered parking available directly across West First Street
- Supported by 40,000 daytime workers and downtown's growing residential population
- Near downtown's casino and business districts
- Located in the heart of Reno's destination Entertainment District
- 2,400 amps / 3 phase power

LEASE RATE | NEGOTIABLE

SIZE | 49,930 SF

ZONING | MD-RD

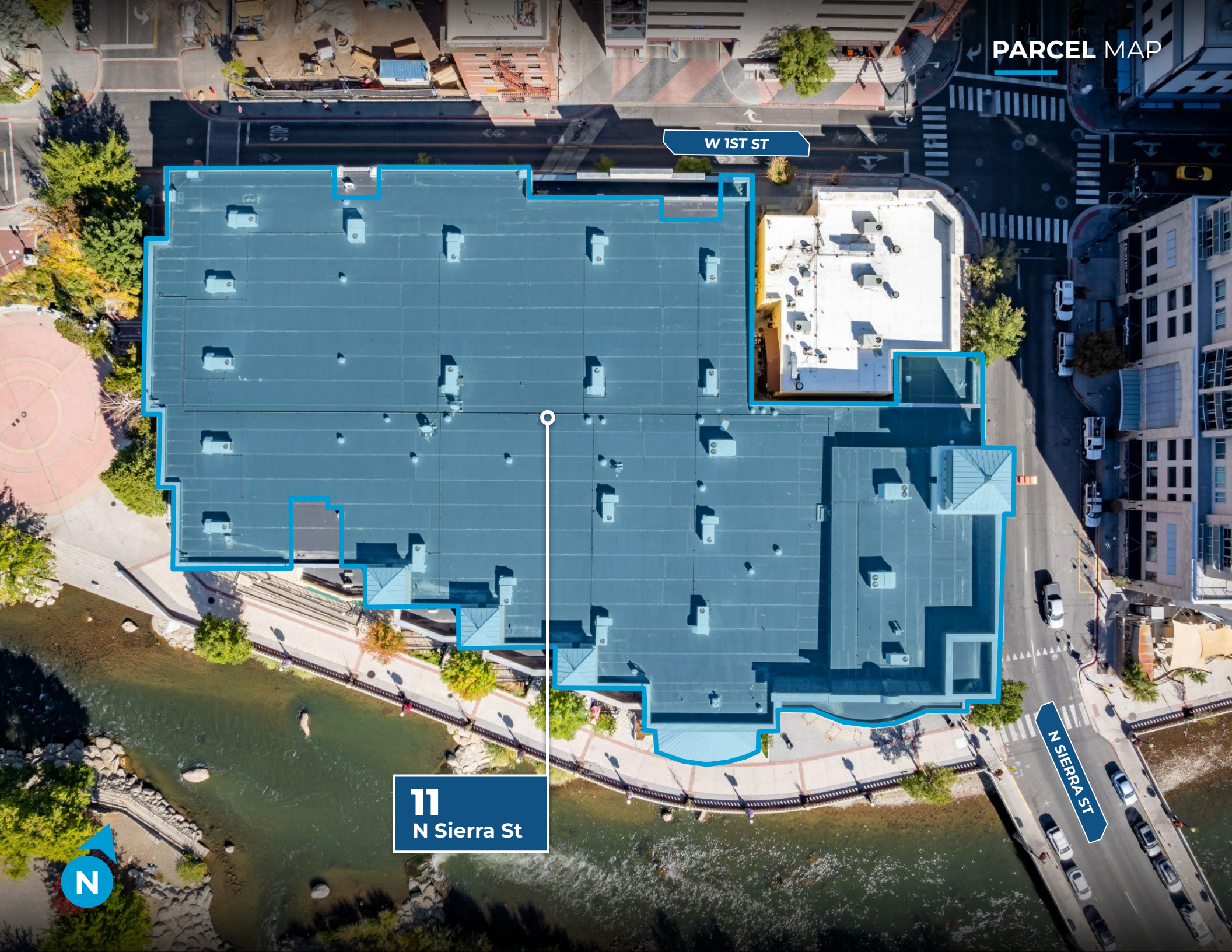
RENO - MIXED-USE DOWNTOWN
RIVERWALK DISTRICT

W 1ST ST

11
N Sierra St

N SIERRA ST

N



AREA MAP NORTH



Walk Score - **90**
Walker's Paradise



N University of Nevada, Reno

THE TROW
EL DORADO CERES SILVER LEGACY

3 HOTEL CASINOS

MONTAGE
376 CONDOS

PUZZLE ROOM
RENO

RENO CITY HALL
ONE EAST FIRST STREET

BALLPARK
GREATER NEVADA
Field

RENAISSANCE
RENO DOWNTOWN HOTEL

ARLINGTON TOWERS
194 UNITS

HOTEL
Play Street Club Hotel

One 18 West
Apartments
Under Renovation

RESTAURANT

PALLADIO
97 CONDOS

BAR & MINI GOLF

Birdeez

RENO
AXE & SOCIAL

LIBERTY
FOOD & WINE EXCHANGE
RESTAURANT

SMITH RIVER
RESTAURANT

wild river
GRILLE
RESTAURANT

WEST STREET MARKET

P

TRUCKEE RIVER

N SIERRA ST

S ARLINGTON AVE

W 1ST ST

11
N Sierra St

EST. 2006
Sierra
TAP HOUSE
RENO, NV
BAR

WINGFIELD PARK

N Sierra St

3 miles
139,137

5 miles
247,268

N

AREA MAP

SOUTH



Walk Score - **90**
Walker's Paradise



R
RENAISSANCE®
RENO DOWNTOWN HOTEL
HOTEL

patagonia

PIONEER CENTER
ENTERTAINMENT

DUBS
RESTAURANT

PIZANOS PIZZA
DELIVERY • SANDWICHES • WINGS

ANTONIO'S
RESTAURANT



Pure State
BISCUITS
RESTAURANT

La Famiglia
RESTAURANT

THE EDDY
FOOD & DRINKS

SMITH
and
RIVER

Discovery
Terry Lee Wells Nevada Discovery Museum
MUSEUM

NOODLE
BOX
KITCHEN

Second Judicial District Court
State of Nevada
Washoe County

MIDTOWN

N NEVADA MUSEUM OF ART

LEGACY
VACATION RESORTS
CERTIFIED B CORP
3-STAR HOTEL

RENO MUNICIPAL COURT
RENO & SPECIALTY COURTS

N SIERRA ST

W 1ST ST

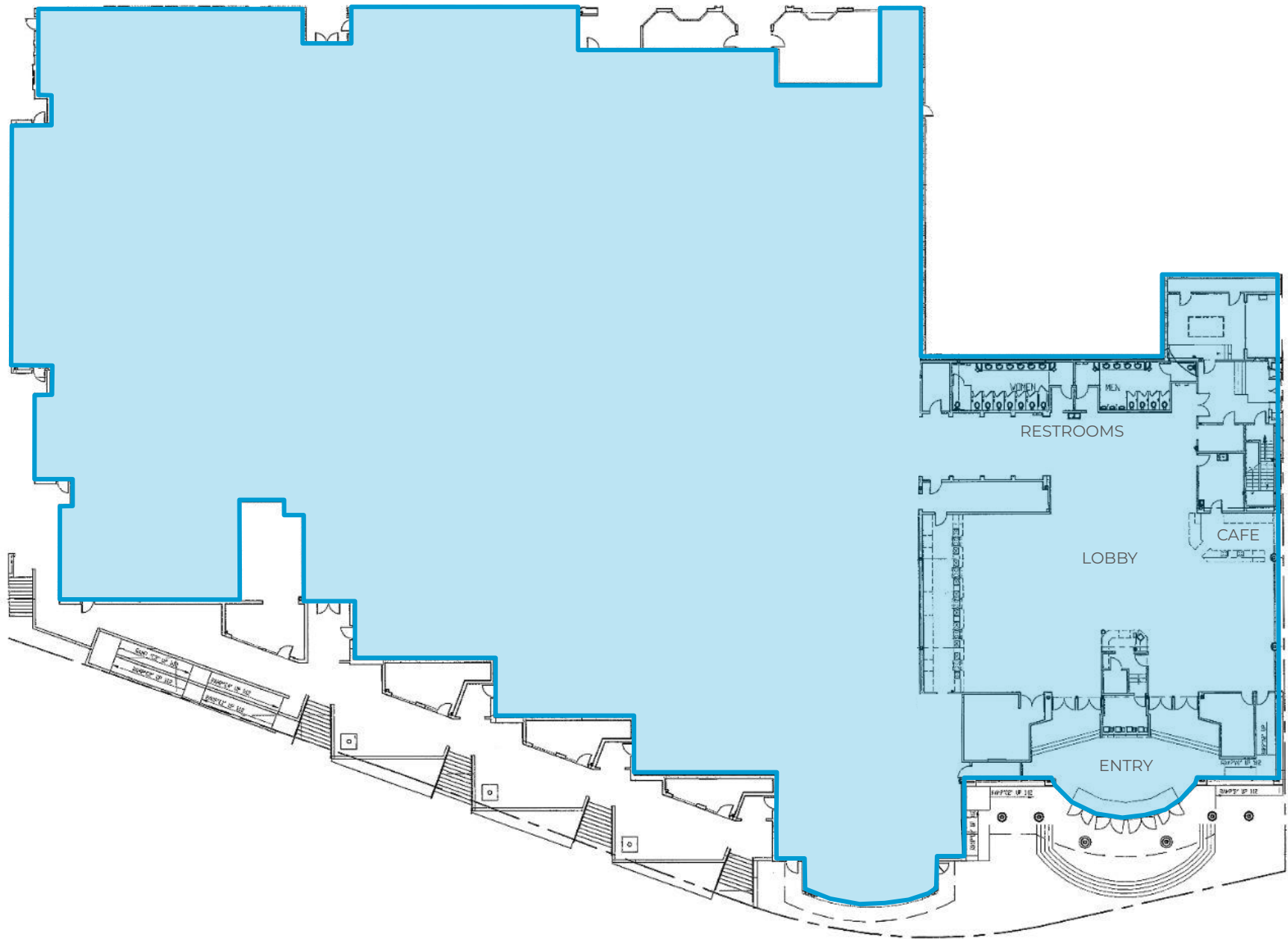
11
N Sierra St





FLOOR PLAN - OPTION 1

49,930 SF



FLOOR PLAN - OPTION 2

49,930 SF



Demographics



Primary Traffic Counts (24 hrs.)
N Sierra St - 7,250



Units in 1 Mile radius
9,527+

11
N SIERRA ST

1 MILE

3 MILES

5 MILES

	1 Mile	3 Miles	5 Miles
Population	21,737	139,137	247,268
Average Household Income	\$78,987	\$85,059	\$96,427
Households	12,099	60,136	103,237
Population Growth Rate 2024-2029	1.80%	0.99%	0.70%

WHY RENO?

LIVABILITY FACTORS



ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown



TOP 5 SUNNIEST CITIES

300 Days of sun annually



18 SKI RESORTS

Within 1 hour



87 PARKS

With over 3,800 Acres of public recreational land within the city



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"

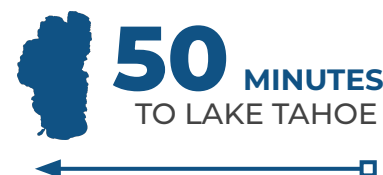
According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics

"Voted the Happiest City in America for 2023"

According to Outside Magazine



THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



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

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



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

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

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