

FOR LEASE

CEDAR CENTER

FERNLEY, NV 89408



Office/Retail
PRODUCT TYPE



±551 - 697
AVAILABLE SF



\$1.30/MG
RATE



Fernley
LOCATION



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±551 - 697
AVAILABLE SF



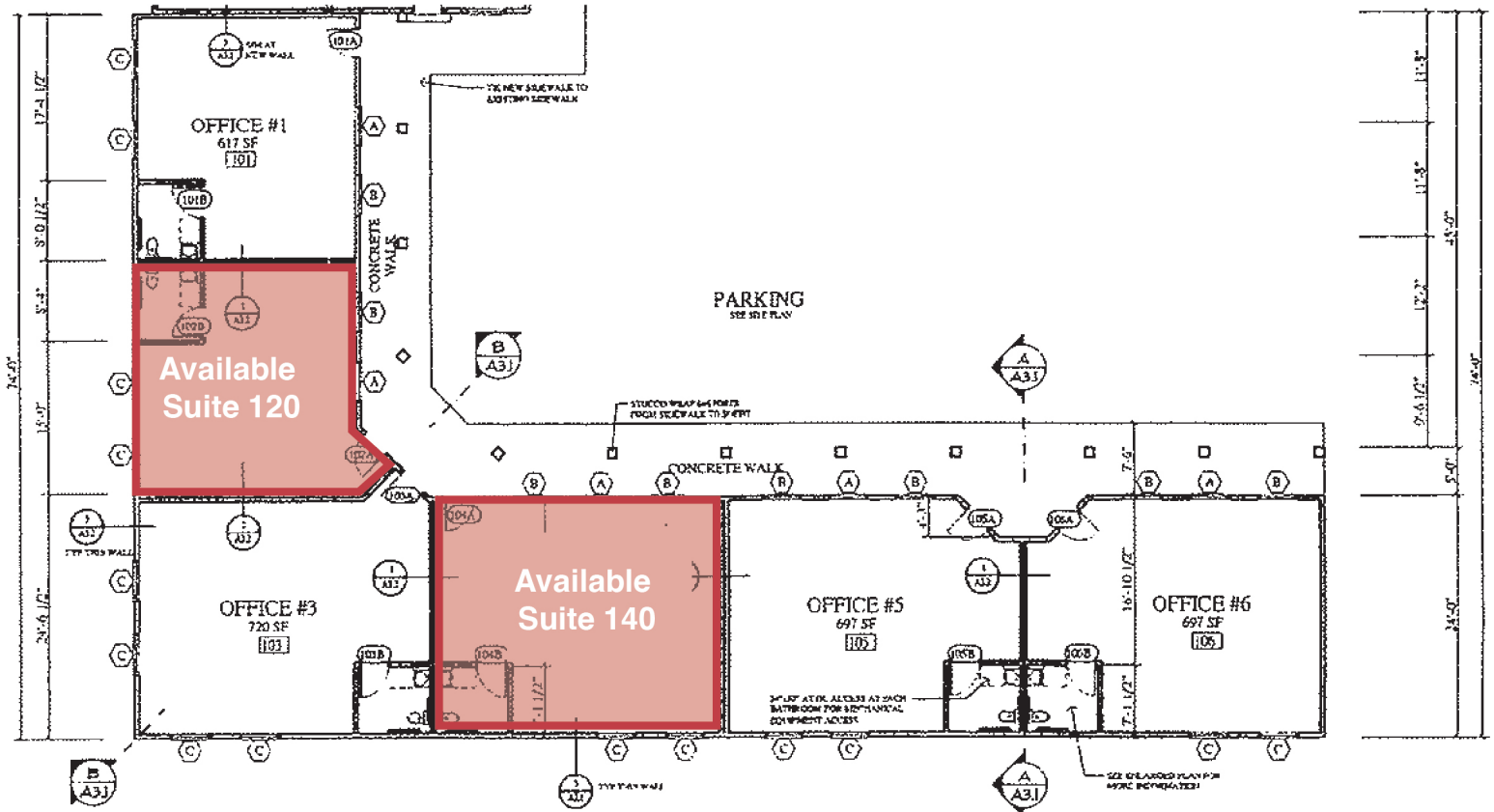
\$1.30/SF
RATE



MG
LEASE TYPE



Immediate
AVAILABLE





SUBJECT

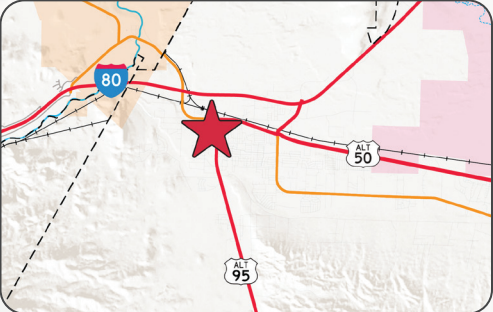


W CEDAR ST

FOR LEASE

CEDAR CENTER

FERNLEY, NV 89408



Property Highlights

This well-located retail office is set up with parking spaces available and unisex bathrooms in each unit. Cedar Center is located just off alt-95 providing excellent access to, Interstate 80, shopping, restaurants, entertainment & housing.

Property Details

| | |
|---------------------|---|
| Address | 45 West Cedar Street Fernley, Nevada 89408 |
| Available SF | ±551 - 697 SF |
| Lease Rate | \$1.30 /SF |
| Lease Type | Modified Gross <small>INCLUDES TRASH SEWER AND WATER</small> |
| Parking | Parking spaces available |
| APN | 020-057-11 |
| Year Built | 2007 |
| Zoning | C-1 |



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AVAILABLE SF



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5-MILE KEY FACTS



22,455
POPULATION



5.5%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



38
MEDIAN
AGE

5-MILE INCOME FACTS



\$78,716

MEDIAN
HOUSEHOLD
INCOME



\$33,709

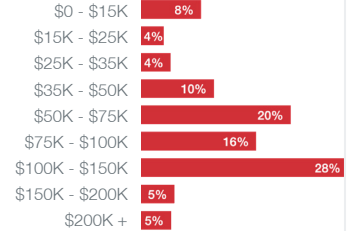
PER CAPITA
INCOME



\$167,225

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



423
BUSINESSES



5,347
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA

39%

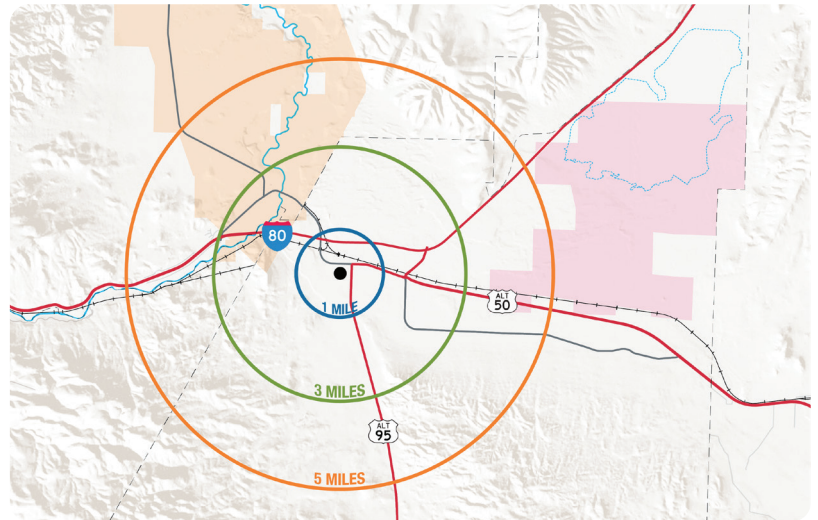
HIGH
SCHOOL
GRADUATE

34%

SOME
COLLEGE

17%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



80

FOR LEASE


CEDAR CENTER

FERNLEY, NV 89408

MAIN ST

SUBJECT

DISTANCE FROM SUBJECT

| | |
|---|------------------------|
| NEAREST  ON-RAMP | 1.3 MI 3 MIN DRIVE |
| SPARKS | 30 MI 30 MIN DRIVE |
| RENO | 34.5 MI 35 MIN DRIVE |
| CARSON CITY | 63 MI 60 MIN DRIVE |

ALT
95

Area Map



±551 - 697
AVAILABLE SF



\$1.30/SF
RATE



MG
LEASE TYPE



Immediate
AVAILABLE

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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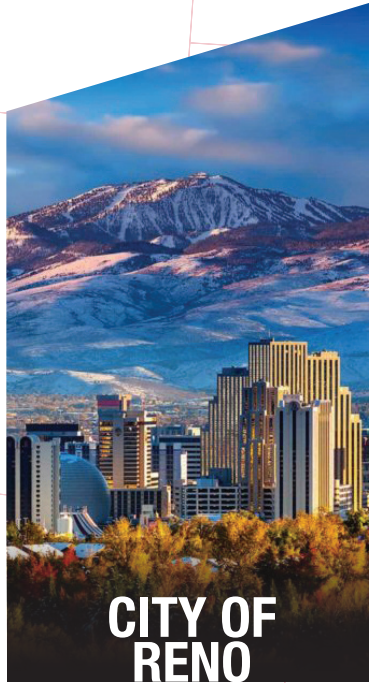
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WASHOE COUNTY

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.



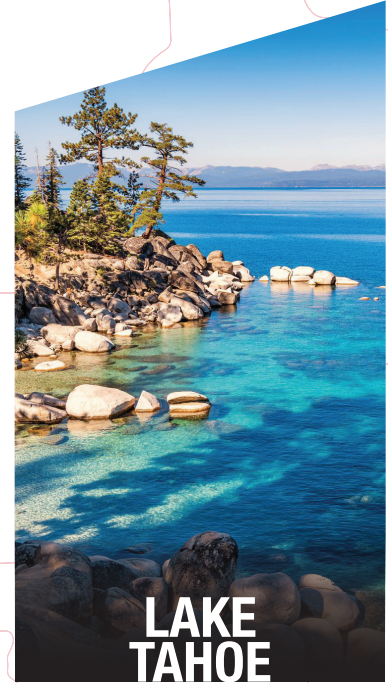
CITY OF RENO

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.



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.

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