

**+/-51,000 SF RETAIL/FLEX  
FOR LEASE | \$1.20 SF/MO+NNN**



**COMPASS  
COMMERCIAL**

**6895 Sierra Center Pkwy Suite #B, Reno, NV 89511**



YaYa Jackoby, CCIM  
BS.143515  
775.223.4795  
YaYa@YaYaRealty.com



Rotem "Ro" Azulay, CCIM  
S.193012  
775.525.3000  
Ro@YaYaRealty.com



Louie Damonte, CCIM  
BS.146778  
775.313.8297  
Louie@YaYaRealty.com

# PROPERTY DETAILS



COMPASS  
COMMERCIAL

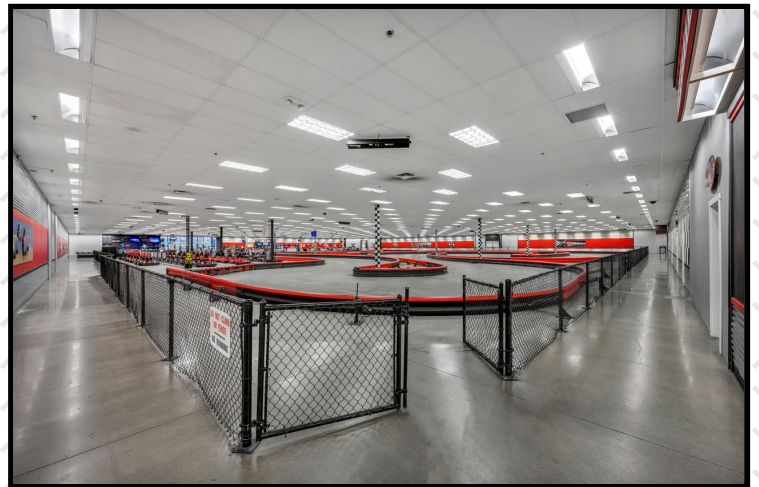
- ❖ LOCATION..LOCATION..LOCATION!
- ❖ 50,816 Rentable SF
- ❖ Lease rate: \$1.20 PSF/MO+Est NNN \$0.19 PSF/MO
- ❖ Zoning: MS
- ❖ Year built: 2002
- ❖ Reception and waiting areas
- ❖ Multiple Office configurations
- ❖ BreakRoom / Kitchenette
- ❖ 3 ADA restrooms
- ❖ Full Fire sprinklers system
- ❖ 1200 AMPS
- ❖ Security system
- ❖ Over 120 shared parking spaces
- ❖ Current tenant: Need2Speed

*Sierra Town Center is a highly desirable location for businesses, offering excellent foot traffic, proximity to major retailers, and convenient access to key roadways. The thriving office market, with increasing demand from a variety of sectors, makes it an ideal spot for both retail/entertainment and office tenants. With a growing reputation as a commercial hub, Sierra Town Center is an optimal location for businesses seeking visibility and long-term success.*

*Sierra Town Center tenants: Target, Famous Footwear, Consign Furniture, 3rd Shot Pickleball, and more.*



1

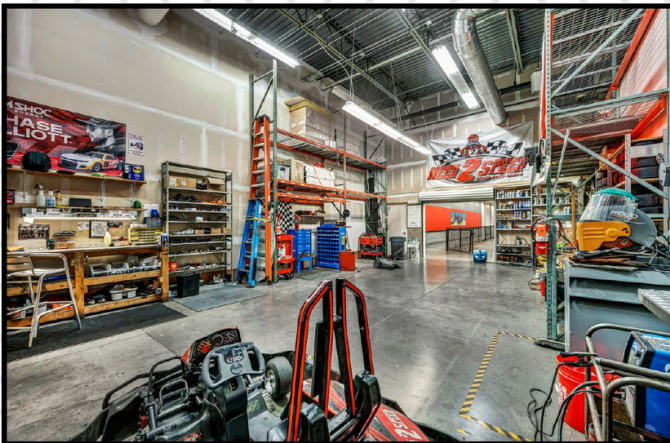
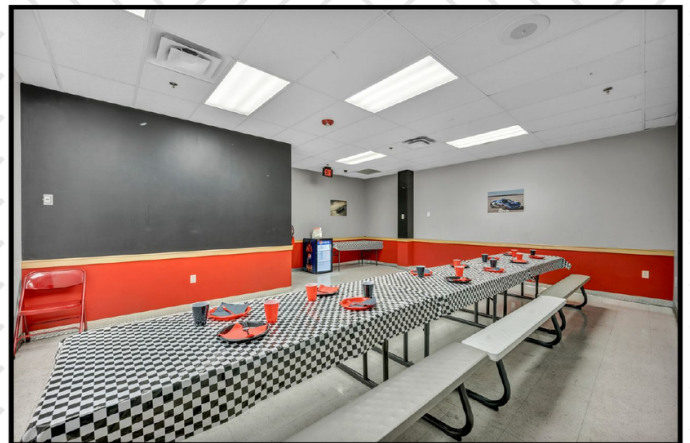
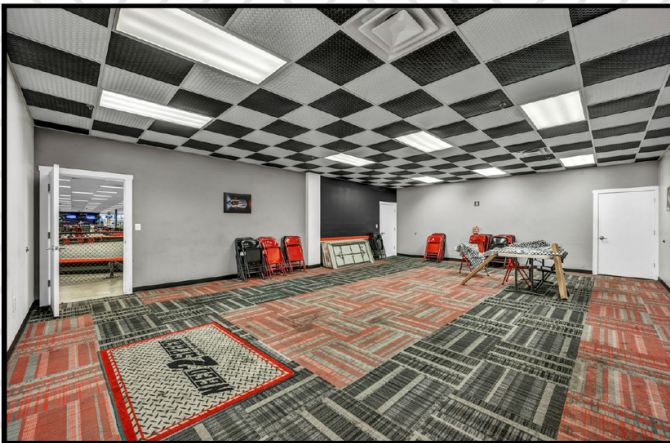
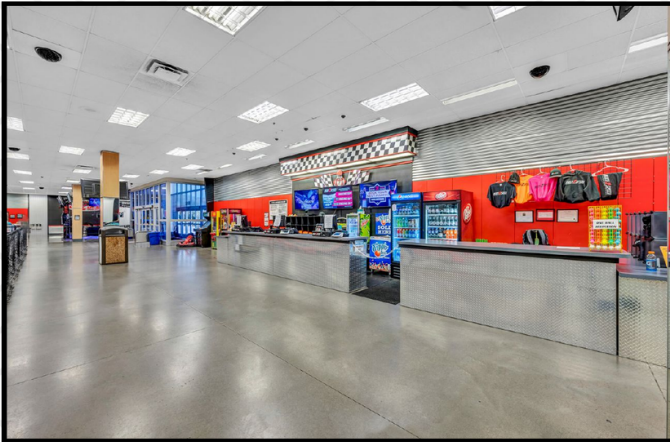


# PROPERTY DETAILS

MORE PHOTOS



COMPASS  
COMMERCIAL

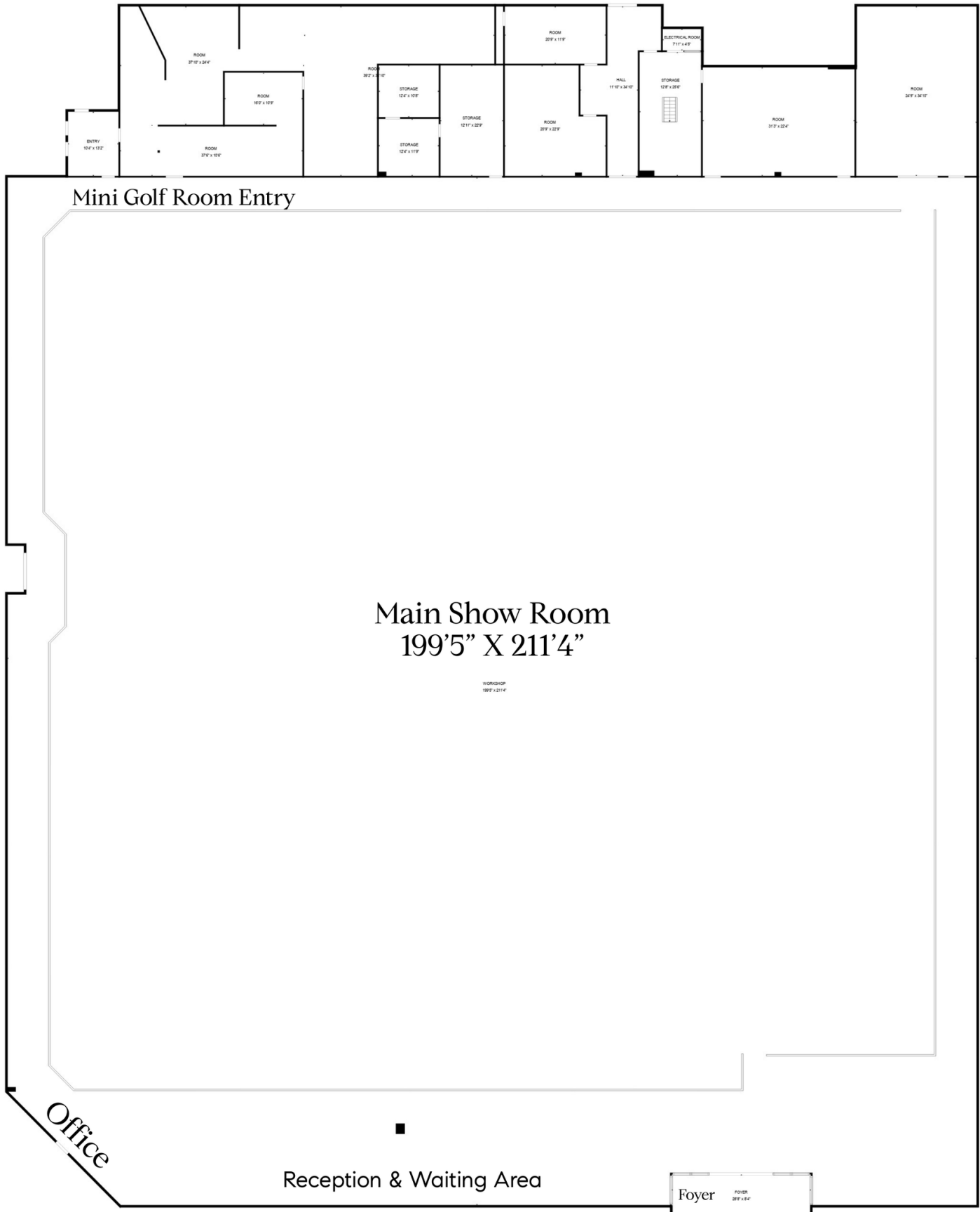


# PROPERTY DETAILS

## FLOOR PLAN



COMPASS  
COMMERCIAL



# LOCATION OVERVIEW

## RENO, NV



COMPASS  
COMMERCIAL

**Reno has seen significant economic growth in recent years, driven by diversification beyond its traditional gaming and tourism sectors. Major industries now include technology, manufacturing, and logistics. This economic expansion creates opportunities for commercial real estate, including office spaces, retail, and industrial properties.**

**The state of Nevada is known for its favorable business climate, with low taxes and a pro-business regulatory environment. This attracts a variety of companies, from startups to established corporations, enhancing demand for commercial spaces.**

**Reno offers a high quality of life with recreational opportunities, a vibrant cultural scene, and a low crime rate. This makes it an attractive location for businesses looking to relocate or expand, as it can help with recruitment and retention of talent.**

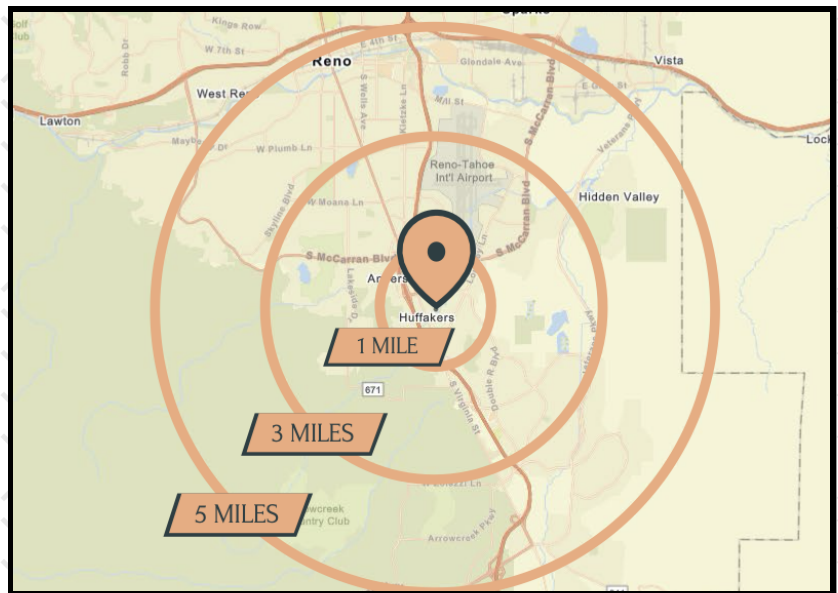
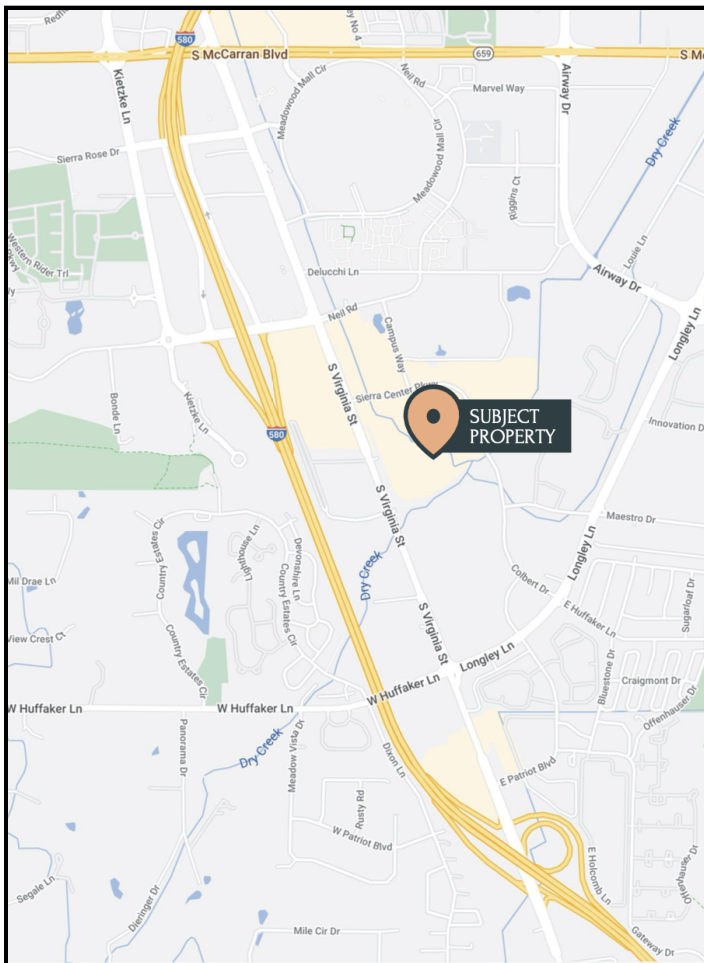


# TRADE & LOCATOR MAP



COMPASS  
COMMERCIAL

The City of Reno continues to rebound from the effects of the Great Recession. Property values are increasing, the population is growing, and Reno has been named one of the ten most livable mid-sized cities in the United States for 2014. While Reno's economy for most of the 20th century was primarily centered on gaming and entertainment, it is now diversifying into a much broader base with spans healthcare, entrepreneurial startups, and technology-based industries. Reno's economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Nevada has no corporate or personal income tax, and is a right-to-work state. In 2005, Inc. magazine named Reno No. 1 on its list of the "Best Places to Do Business in America", based on job growth figures among 274 metropolitan areas. Over \$30 million dollars of City and one billion dollars in private/other public, investment has been made in downtown Reno to modernize and beautify infrastructure and facilities.



### KEY FACTS



Average Household Size

154,858  
Population

40.7

Median Age

\$80,859  
Median Household Income

### BUSINESS



11,061  
Total Businesses



148,713  
Total Employees



YaYa Jackoby, CCIM  
BS.143515  
775.223.4795  
YaYa@YaYaRealty.com



Rotem "Ro" Azulay, CCIM  
S.193012  
775.525.3000  
Ro@YaYaRealty.com



Louie Damonte, CCIM  
BS.146778  
775.313.8297  
Louie@YaYaRealty.com