

O SPECTRUM BOULEVARD RENO, NV 89512

COMMERCIAL LAND FOR SALE

PRICE | \$2,499,000

ZONING | MS (MIXED-USE SUBURBAN)

ACREAGE | 3.774 AC

APN(s) | 035-681-04, 035-681-05
035-681-06

PROPERTIES

APN: 035-681-06
Acreage: 0.544
Approved Daycare site

APN: 035-681-04
Acreage: 1.23
Approved Retail
(Restaurant) site

APN: 035-681-04
Acreage: 2.0
Approved Hotel site



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PROPERTY HIGHLIGHTS

Three Parcel offered for sale

APN: 035-681-06

Acreage: 0.544

Approved Daycare site

APN: 035-681-04

Acreage: 1.23

Approved Retail (Restaurant) site

APN: 035-681-04

Acreage: 2.0

Approved Hotel site

- Adjacent Fully Approved 420 Multifamily Site recently sold construction is planned.
- Extensive Due Diligence Completed and Available.
 - Phase 1
 - Drainage Report
 - Sewer Report
 - Traffic Study
 - Hotel Study

PRELIMINARY LANDSCAPE PLAN - COMMERCIAL CENTER



 Reno-Tahoe International Airport

Lake Tahoe 




TMCC
Truckee Meadows Community College


DRI
Desert Research Institute

Washoe County Sheriff Department


University of Nevada, Reno

Washoe County Regional Emergency Operations Center

SUBJECT PROPERTY

Washoe County Regional Public Safety Training Center



DANDINI SPECTRUM
FACING SOUTH

NORTH VALLEYS SHOPPING CENTER



THREE FLAGS CENTER



NORTH HILLS SHOPPING CENTER



SUBJECT PROPERTY

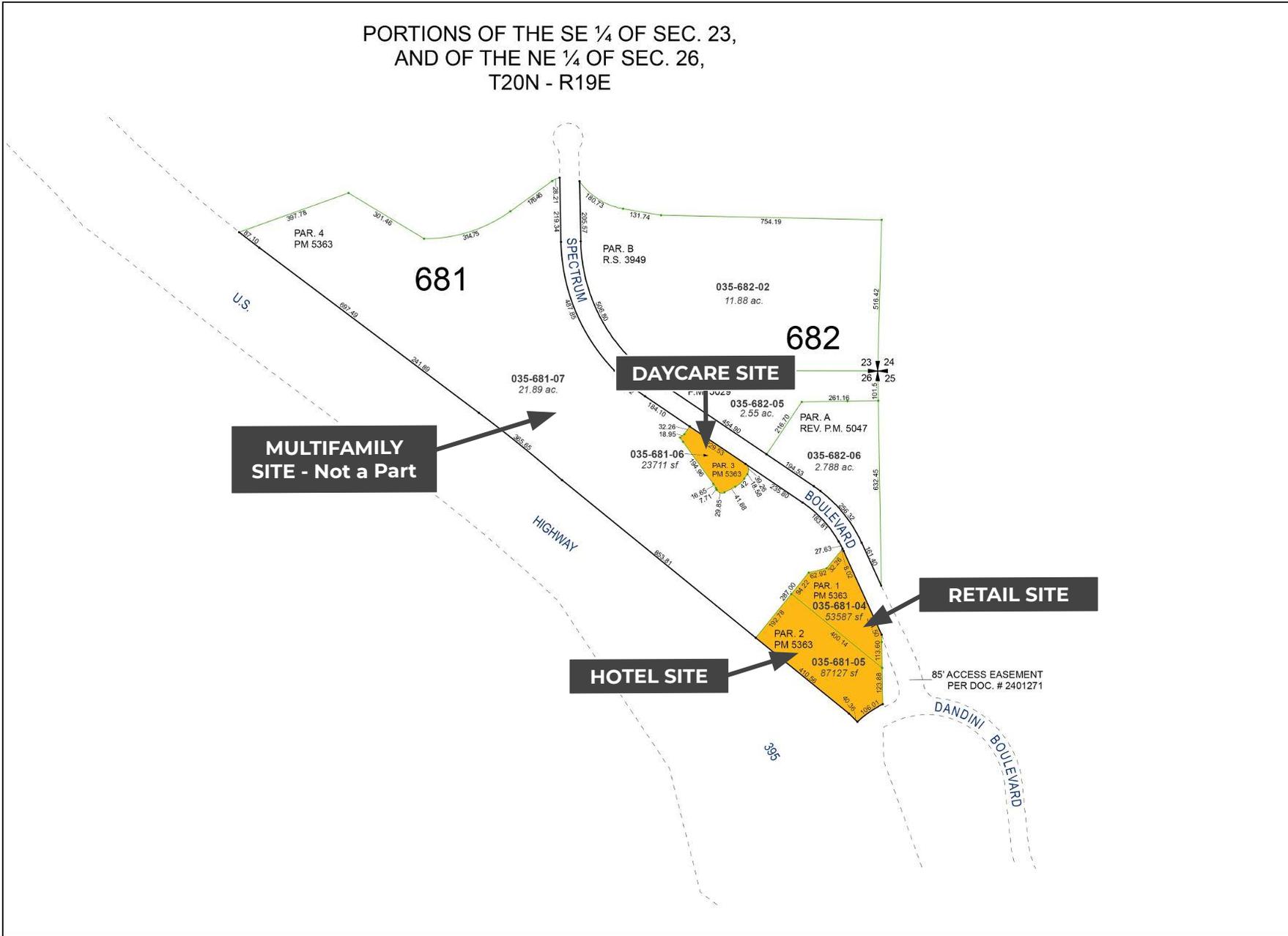
DANDINI SPECTRUM
FACING NORTH - Commercial / Retail Locator

PRELIMINARY SITE PLAN



PARCEL MAP

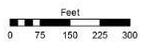
PORTIONS OF THE SE ¼ OF SEC. 23,
AND OF THE NE ¼ OF SEC. 26,
T20N - R19E



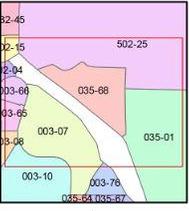
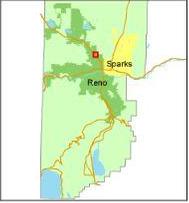
Assessor's Map Number
035-68

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet



created by: NLH 6/29/2010
last updated: NLH 5/26/11 JMO 7/6/18
area originally shown on map(s)
035-01 & 502-25

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

ICONIC COMPANIES IN **RENO SPARKS**



In June 2014, Tesla broke ground on its \$5 billion, 10 million square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from 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. Nevada is pursuing legislation that would pave the way for driverless taxis.



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.

