

FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV



**Creative-Class Flex | Tech | F&B**  
**Retail | Office** PRODUCT TYPE



**Amanda Lavi, CCIM**  
Director  
(775) 336 4626  
alavi@naialliance.com  
NRED NO: S.180915

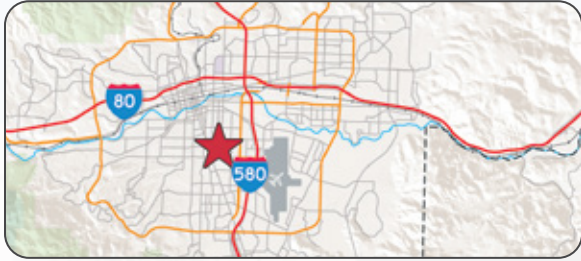
**NAI Alliance**

**FOOTHILL PARTNERS**  
REAL ESTATE AND URBAN ECONOMICS

FOR LEASE

# THE ODDIE DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV



## Property Highlights

The Oddie District is an urban infill redevelopment project on Oddie Boulevard in Metro Reno / Sparks, Nevada. The project is the deconstruction of a former Lowe's and re-construction of a 170,000 SF innovation hub featuring a 300+ seat food & beverage / retail marketplace, The Oddie Commons. It's located 10 minutes from the Reno-Tahoe International Airport and 7 minutes from the University of Nevada, Reno.

**The Oddie District is the catalyst for a community-centric economic and cultural resurgence.**

Anchored in cultural relevance by The Generator, a maker space community including celebrated Burning Man artists and engineers, and The Innovation Collective, a collaborative workplace business accelerator engaged in human capital investment. Delivering Q3 2025

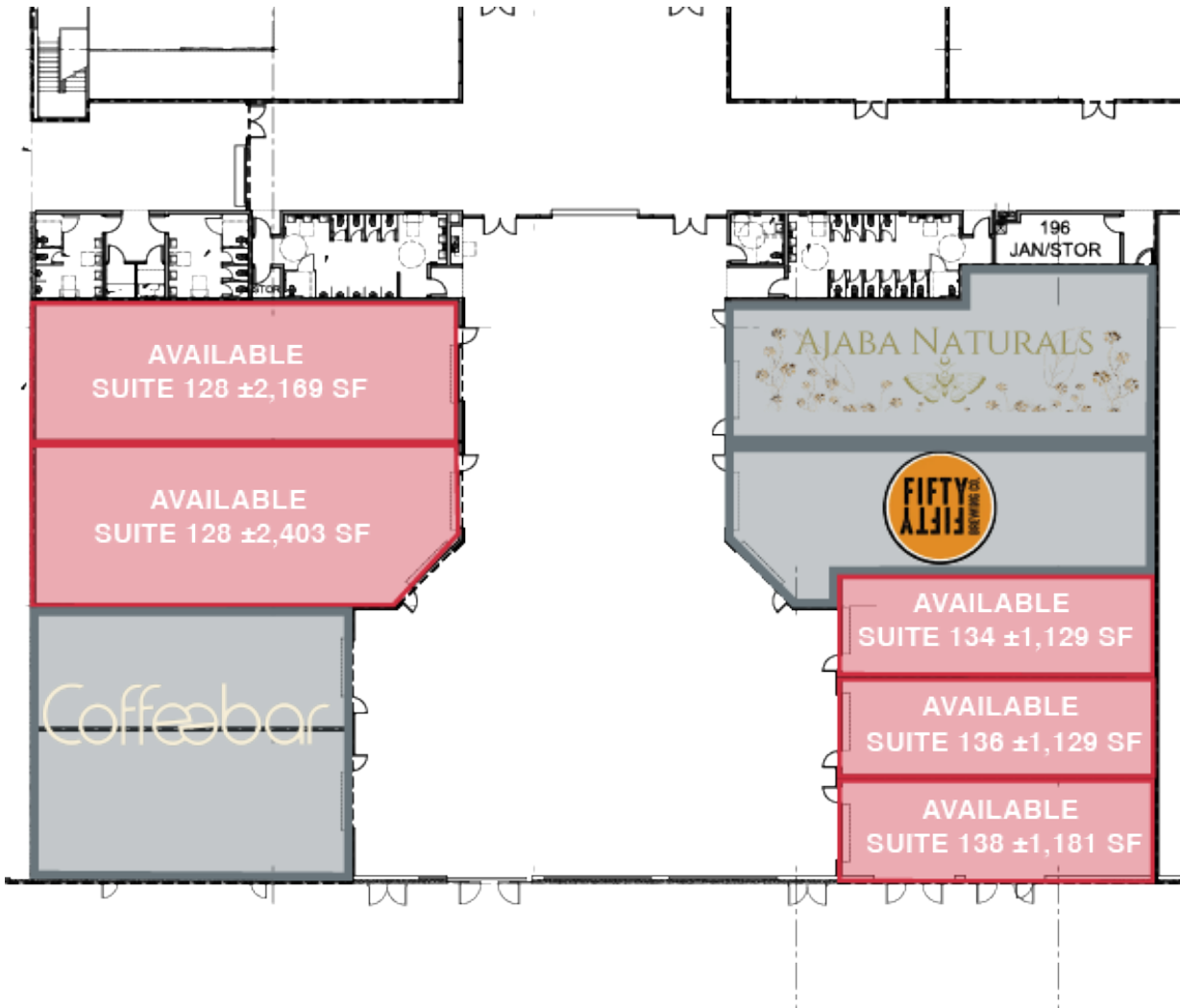




±170,000  
AVAILABLE SF



**Creative-Class Flex | Tech | F&B**  
**Retail | Office** PRODUCT TYPE



Distillery / Taproom  
Opportunity



300 Seats in Open-Air  
Covered Commons



±10,000 SF of Food  
& Beverage/Retail



Small Shop Retail



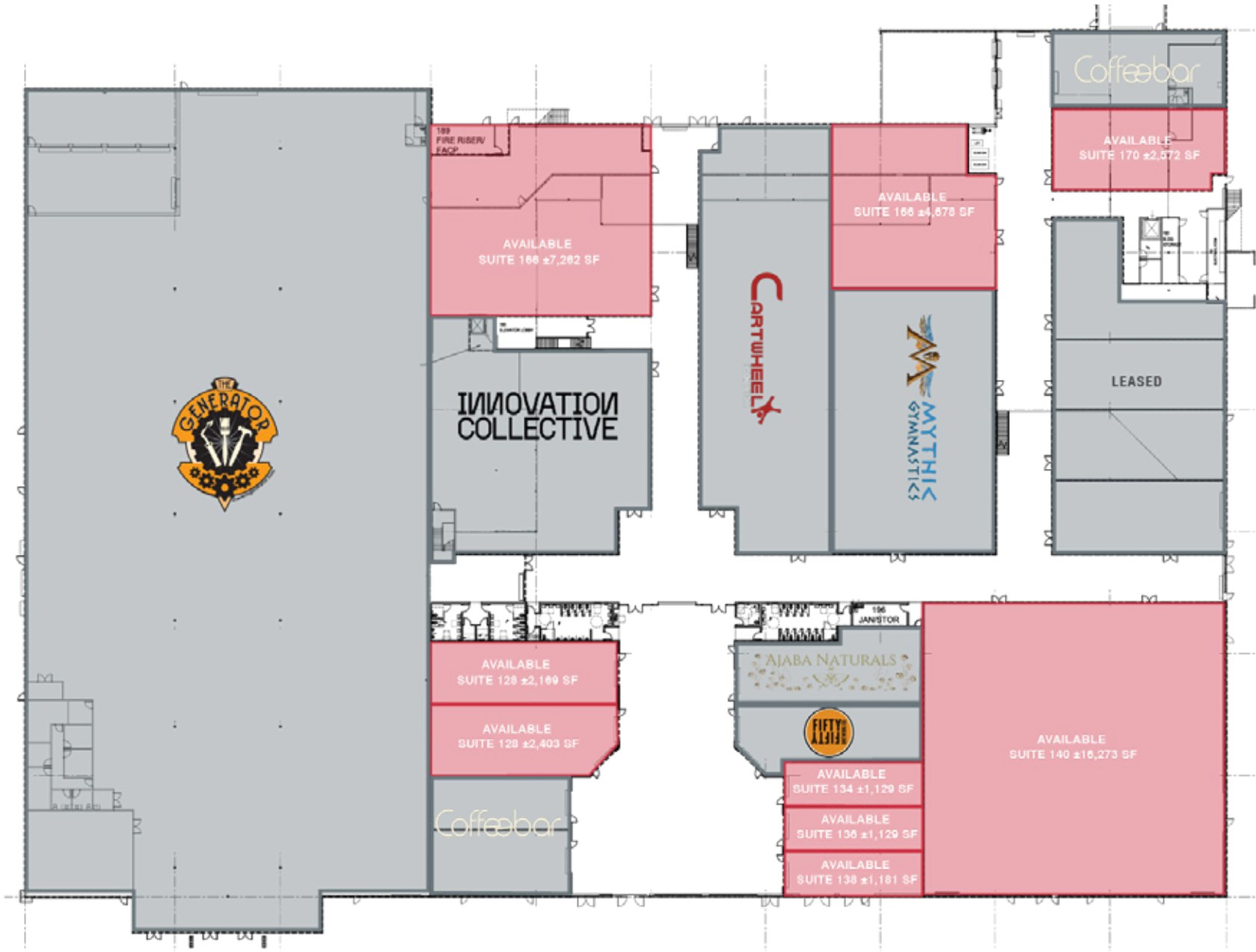
±62,000 SF Regional  
Maker Space



±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE

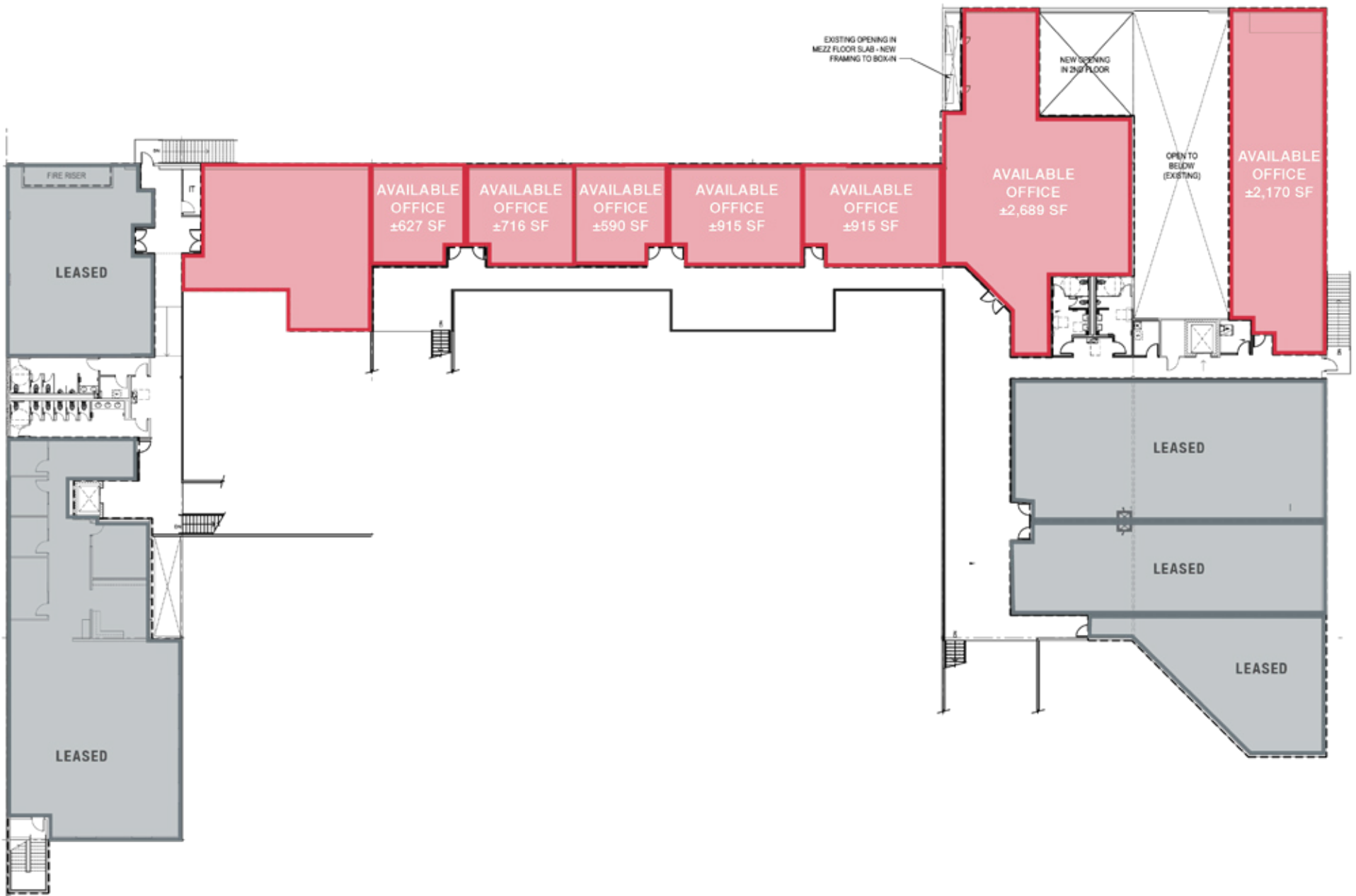




±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE





±170,000  
AVAILABLE SF



**Creative-Class Flex | Tech | F&B**  
**Retail | Office** PRODUCT TYPE



The Generator, a nonprofit makerspace collection of celebrated artists and engineers from Burning Man and the greater Reno/ Sparks community, is the cornerstone and largest tenant in The Oddie District, in 62,000 square feet of the building. Artwork created at The Generator will be displayed in an Art Park being developed in what once served as the garden center of the home improvement store.

*“The Generator is a cultural icon of Reno/Sparks; to provide it a long-term home, to surround it with working environments for design, engineering and production companies and to build together a broad culture of innovation and creation will be great for Sparks and for the region,”* said Doug Wiele, the President and Founding Partner of Foothill Partners, Inc.

## INNOVATION COLLECTIVE

Innovation Collective, which also works with the Nevada Governor’s Office of Economic Development to launch innovation communities across the state, will provide 12,225 sf of

collaborative office spaces next to The Generator. Additionally, *Innovation Collective will host its mentorship summits, innovator training, storytelling sessions, idea-sharing sprints, and growth groups that serve as an amenity to district tenants many of them offered at no cost to the community. Innovation Collective helps people in a region become a community, learn new skills together, and create vibrant places to work and live.*

- + Brookings has cited an IC community as the capital for startups in the state and has more startups per capita by nearly 2x
- + Bloomberg reports referencing the IC community and activities as a valuable alternative to Silicon Valley



FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV

PEPPERMILL  
RENO

Renown  
HEALTH

Downtown Reno



Walmart

580

80

ODDIE BLVD

Bank of America



Tires LES SCHWAB

Auto Zone

octapharma  
plasma

Walgreens



EGG ROLL  
KING

LIBERTY  
TAX

H&R  
BLOCK

PIZZA  
PLUS



Falling  
Prices

EL RANCHO DR

SUBJECT



FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV

Sparks Marina

Sparks, NV

**Nugget**  
CASINO RESORT

Walgreens Jack In the Box octapharma plasma  
EGG ROLL KING LIBERTY TAX H&R BLOCK PIZZA PLUS

**RENO-TAHOE**  
Reno-Tahoe International Airport

HARBOR FREIGHT food maxx Pollo Loco  
Jack Starbucks THRIFT FORK STORE  
Wii Jack's Applebee's  
FIREHOUSE SUBS T-Mobile

**GROCERY OUTLET**  
bargain market

**Dotty's**

Falling Prices

UCP

McDonald's Auto Zone  
Bank of America  
Tires LES SCHWAB

PARQ crossing

**SUBJECT**

goodwill DOLLAR TREE

ODDIE BLVD

EL RANCHO DR

80





±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE



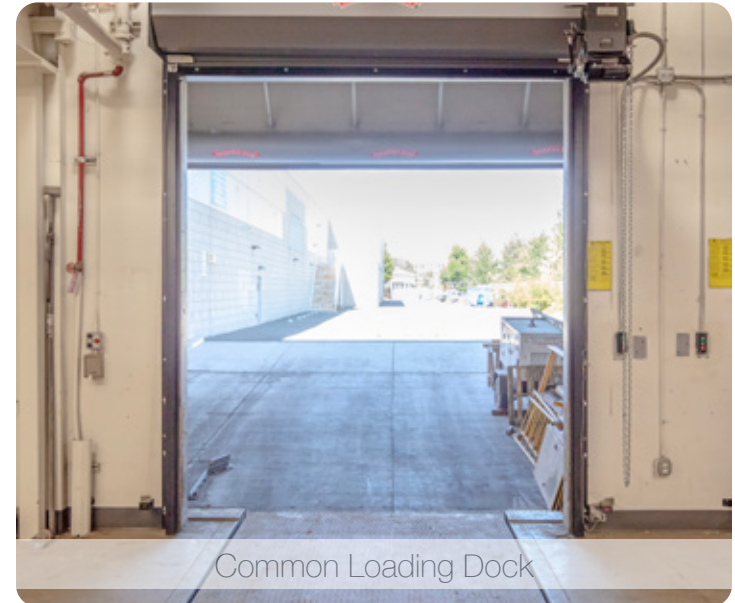
Common Loading Dock



Mezzanine



Inside Facing North East



Common Loading Dock



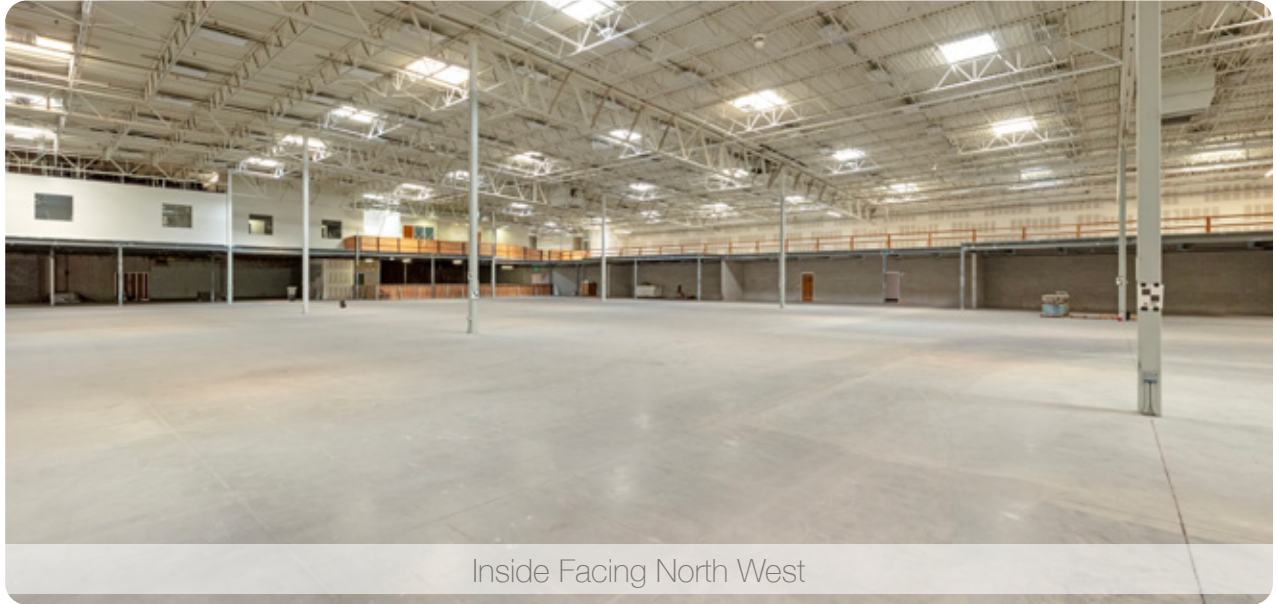
±170,000  
AVAILABLE SF



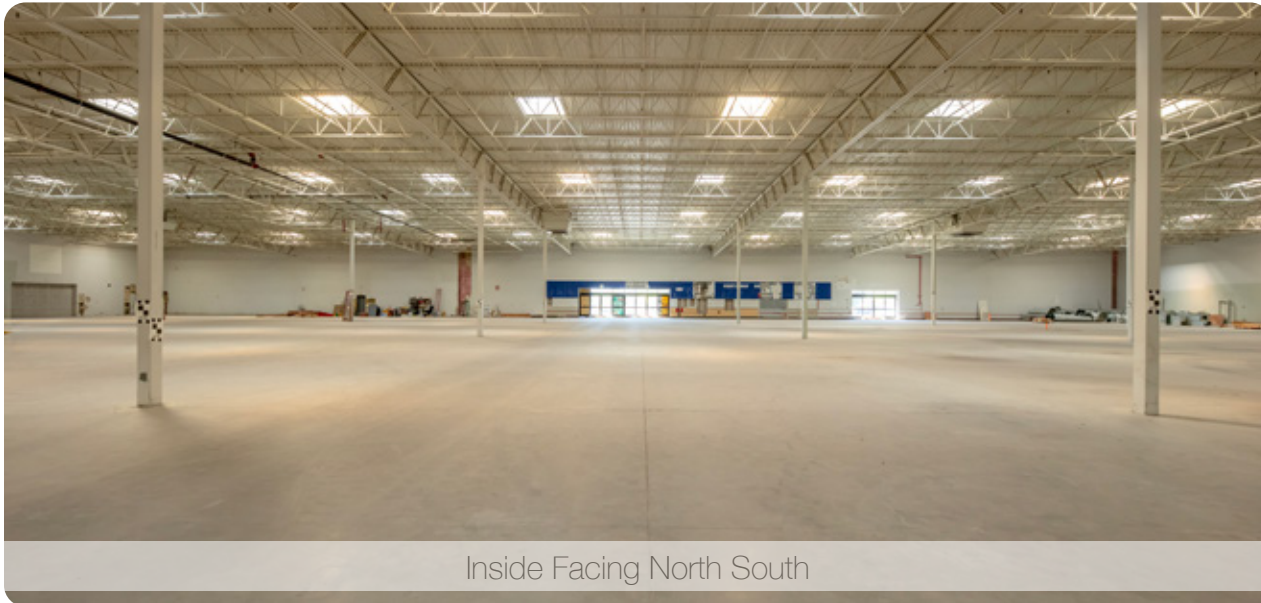
Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE



Common Loading Dock



Inside Facing North West



Inside Facing North South





±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE



Panoramic View From The Mezzanine



Panoramic View From The Common Area



±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE





±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE





±170,000  
AVAILABLE SF



**Creative-Class Flex | Tech | F&B**  
**Retail | Office** PRODUCT TYPE



On-Site Multifamily Development

±170,000  
AVAILABLE SF

**Creative-Class Flex | Tech | F&B**  
Retail | Office PRODUCT TYPE

## 5-MILE KEY FACTS



**266,032**  
POPULATION



**5.8%**  
UNEMPLOYMENT



**2.4**  
HOUSEHOLD  
SIZE (AVG.)



**35**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$66,854**

MEDIAN  
HOUSEHOLD  
INCOME



**\$36,870**

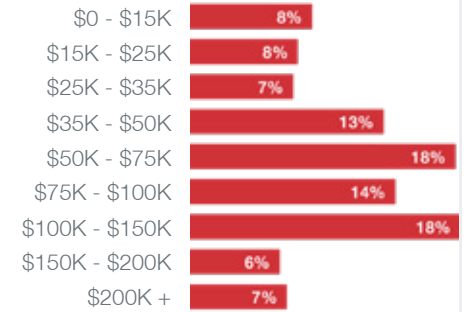
PER CAPITA  
INCOME



**\$105,968**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**11,160**  
BUSINESSES



**165,656**  
EMPLOYEES

## 5- MILE EDUCATION FACTS

**15%**

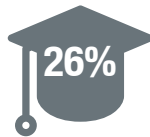
NO HIGH  
SCHOOL  
DIPLOMA



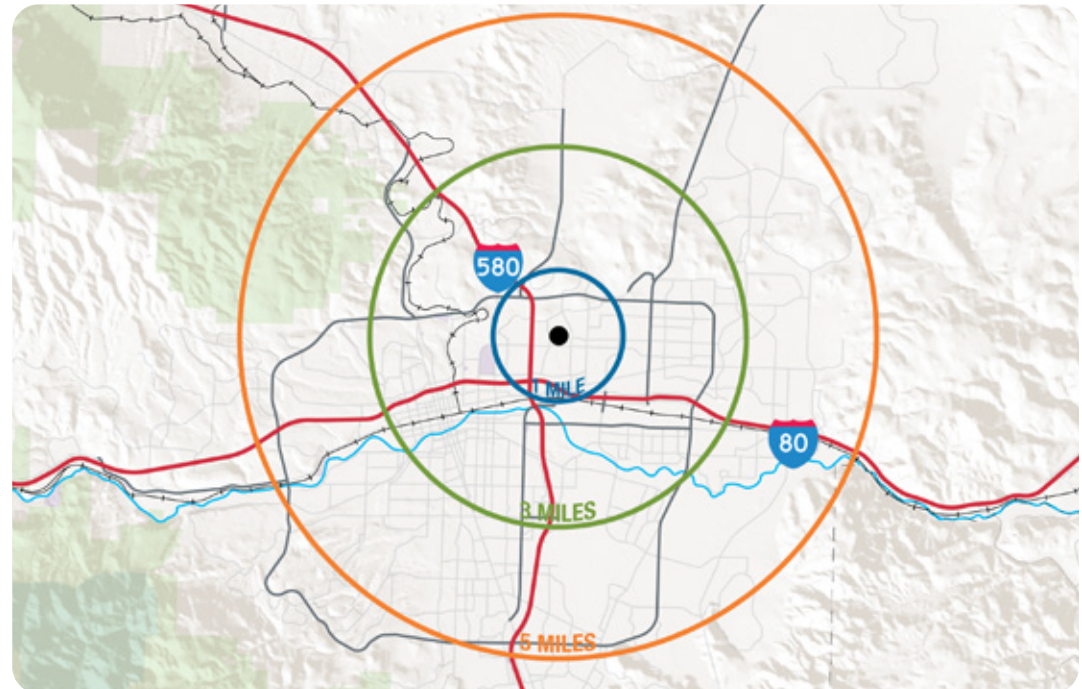
**28%**  
HIGH  
SCHOOL  
GRADUATE



**31%**  
SOME  
COLLEGE



**26%**  
BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



±170,000

AVAILABLE SF



Creative-Class Flex | Tech | F&B

Retail | Office PRODUCT TYPE









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

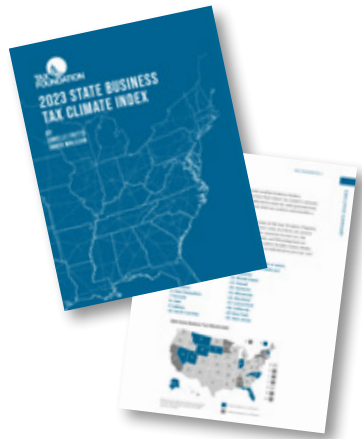
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their 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

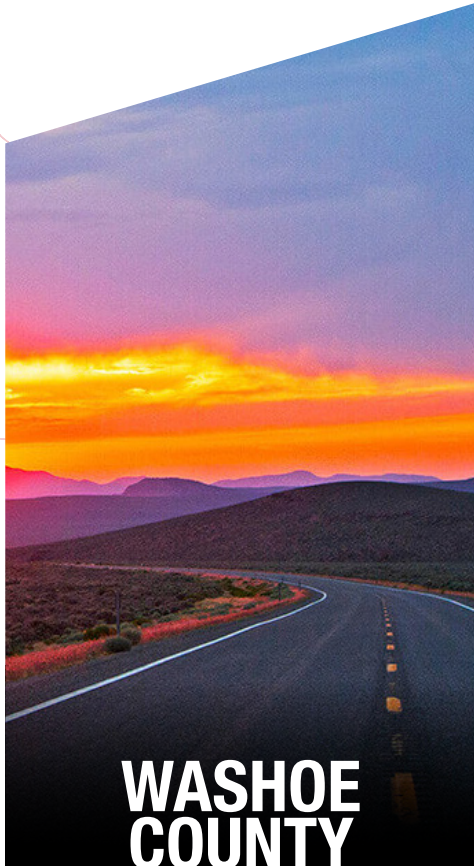




±170,000  
AVAILABLE SF



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE



## 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

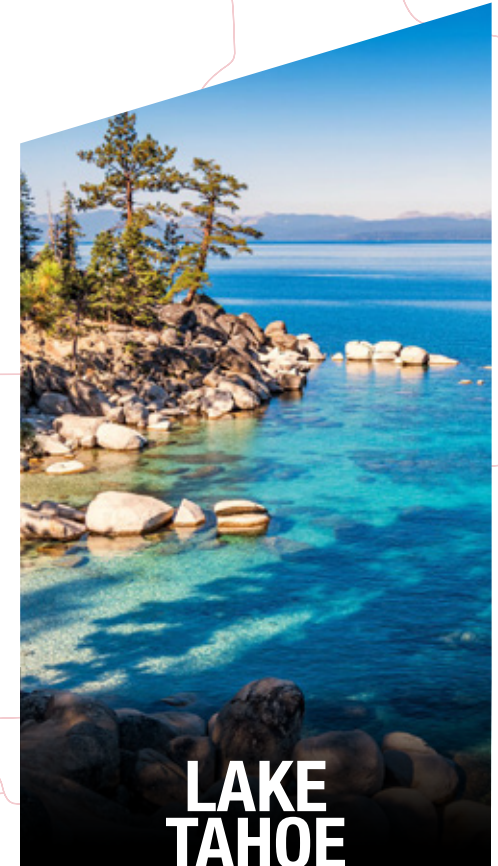
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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.

FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV



**Amanda Lavi, CCIM**  
Director  
(775) 336 4626  
alavi@naialliance.com  
NRED NO: S.180915

**NAI Alliance**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**FOOTHILL PARTNERS**  
REAL ESTATE AND FINANCIAL ECONOMICS