

# RETAIL FOR LEASE

538 WEST PLUMB LN  
SUITE D  
RENO, NV 89509

**SUITE D** | 1,635± SF

**LEASE RATE** | \$1.60/SF

**LEASE TYPE** | NNN

## GARY TREMAINE

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## AMANDA BRIERTON

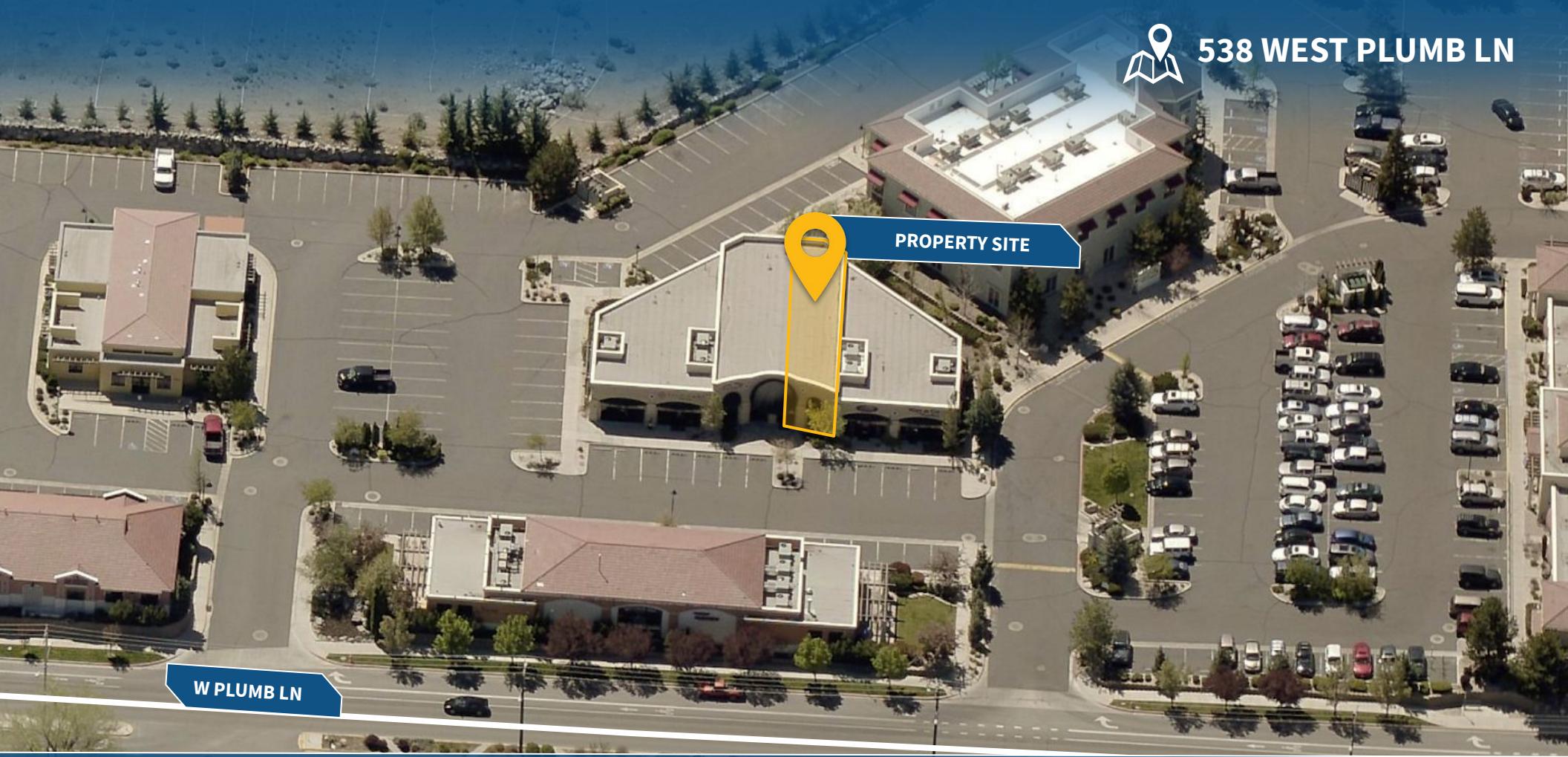
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ONE SPACE LEFT



538 WEST PLUMB LN



## PROPERTY HIGHLIGHTS

- Suite D, 1,635± SF, prior Gym/Personal Trainer
- Open layout with 2 restrooms and 3 storage rooms in the back of the suite.
- Located directly next to The Lark, within the Plumgate Shopping Center
- Appealing suburb of the Old Southwest Area
- Ingress and Egress from South Arlington Avenue and West Plumb Lane.



Primary Traffic Counts (24 hrs.)  
**West Plumb Ln - 18,000**



Walk Score - **82**  
**VERY WALKABLE**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	18,738	117,648	224,132
<b>Pop. Growth Projection 2024</b>	19,942	123,129	235,404
<b>Households</b>	8,910	50,612	92,011
<b>Average Household Income</b>	\$76,863	\$72,879	\$71,881

## PLUMGATE SHOPPING CENTER TENANTS

- Starbucks
- Bobby Pages Dry Cleaners
- Butcher Boy Meat Market
- Napa Sonoma
- UPS Store
- Allstate
- Swoon, a Bridal Saloon
- Core 4 Personal Training
- Wink Lash Studio
- Way to Go
- Arlington Eye Center
- The Lark
- New restaurant joining the center, The Kitchen Table



538 WEST PLUMB LN

DOWNTOWN



# WHY RENO?

**#2 & #11**

“Reno, Nevada #2 in job growth and #11 Best Places for business and careers in 2019”  
*According to Forbes Lists, October 2019*

**#2**

“Reno the #2 market for companies relocating from California after Austin, Texas.”  
*According to Bureau of Labor Statistics, January 2019*

**#1**

“Nevada tops nation for inbound movers”  
*According to Reno Gazette Journal, January 2019*

**#25**

“25 of America’s best towns ever”  
*According to Outside Magazine, a popular publication focused on the outdoors, January 2020*

**#11**

Reno moved up 26 spots to #11 on the Milken Institute’s annual list of “best- performing cities.”  
*According to Venture Beat, January 2019*

**#4**

Nevada remained in the top 15 for the last six years, This year, it skyrocketed to #4.  
*According to Fox Business, December 2019*

**#3**

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”  
*According to CarsonNow.org, January 2019*

**#2**

Among the top 100 metros in the nation for families looking to buy a house, *according to financial technology firm SmartAsset, August 2019*



# NORTHERN NEVADA OVERVIEW

Greater Reno-Sparks-Tahoe is the place companies come to increase the bottom line and to grow. Whether to take advantage of a business friendly environment, get closer to customers through strategic location or to enjoy the quality of life, companies like Tesla, Switch, Intuit, Microsoft, Apple, Amazon.com and Urban Outfitters call Northern Nevada home to some of their most critical business functions.

Reno is nestled in the hub of the western region, with a market area of 11 states and 53 million people. The Reno/Tahoe area is a transportation hub serviced by two major highways, I-80 and US 395, railroads, trucking and airline carriers that make it possible to ship from Reno to 80% of the 11 western states on a next-day basis.

## FINANCIAL ADVANTAGE

From exemptions to abatements, to deferrals, to the complete absence of taxes, simply operating your business in Greater Reno-Tahoe adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

## BUSINESS ADVANTAGE

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses.

## LIVE & PLAY

The Northern Nevada area isn't just a great place to do business, but it's also a great place for individuals and families to live and play. For those outdoor enthusiasts, Reno-Sparks is the gateway to Lake Tahoe and many other scenic attractions.



# THE NEW NEVADA

## Grow Your Business Here..



### Greater Reno-Sparks

- **100 COMPANIES** HAVE RELOCATED HERE IN 3 YEARS.
- COST OF LIVING .9% LOWER THAN NATIONAL AVG.
- RANKED IN **TOP 100** PLACES TO LIVE.
- RANKED IN **35 BEST** CITIES FOR MILLENNIALS TO WORK.
- AVERAGE COMMUTE **22 MIN.**



### 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, EBAY, RACKSPACE.**
- RESEARCH COLLABORATION.
- HOME TO **MICROSOFT, INTUIT, SIERRA NEVADA CORP.**
- "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



### Transportation

- 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.

# NORTHERN NEVADA MARKET OVERVIEW

## RENO AS A DISTRIBUTION HUB

Reno has become a focal point of commerce in eastern California and western Nevada. Manufacturing is a significant part of Nevada's diverse economy, contributing to \$23.1 billion gross metro product to Nevada's gross state product in 2016. Today, the Reno-Sparks area serves as a major western distribution center and Nevada's largest manufacturing production, technology manufacturing, and government services.

## BENEFITS TO LOCAL BUSINESSES

The State of Nevada is considered one of the most business friendly states in the nation. It was ranked number 5 in the nation as the Most Business Friendly Tax Climate by the Tax Foundation in 2017. Nevada has no corporate or personal income tax, and is a right-to-work state, which has contributed to the state's tremendous growth in the 1990s into the 2000s.

## LABOR FORCE

The Greater Reno-Sparks-Tahoe area has an existing labor force of 230,000. Being home to the University of Nevada, Reno and close to metros like Sacramento and San Francisco, top, young professionals have been taking the Reno labor market by storm.

**#1** Highest Startup Density for MSA size class.

**#3** Most Business Friendly Tax Climate

**#9** Top 100 Best Places to Live

## UNEMPLOYMENT DOWNWARD TREND

In 2016, the Reno-Sparks unemployment was reported to be 4.2%. Since peaking in 2010/2011 at 14.0%, unemployment has dropped by 9.1% over the past two years (which is the lowest it's been in over 10 years).

Strengthening economic conditions, along with projected job growth with firms such as Tesla Motors, Switch, and Apple, the unemployment rate is forecasted to continue its massive downward trend.



# ICONIC COMPANIES IN NORTHERN NEVADA



TESLA



## Google



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.

