

11
N MAIN ST
YERINGTON
NV 89447

RETAIL FOR LEASE



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CORFAC
INTERNATIONAL

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LEASE RATE | NEGOTIABLE

SIZE | ±4,954 - ±10,642 SF

ZONING | CAS (CASINO)

APN | 001-152-38

- Located within the Pioneer Crossing Center, attached to the Pioneer Crossing Casino
- 2 flexible spaces, which can be combined or demised
- Fully equipped kitchen and walk-in freezer included
- Versatile rooms suitable for office use
- Please be aware that the space cannot be utilized for gambling activities

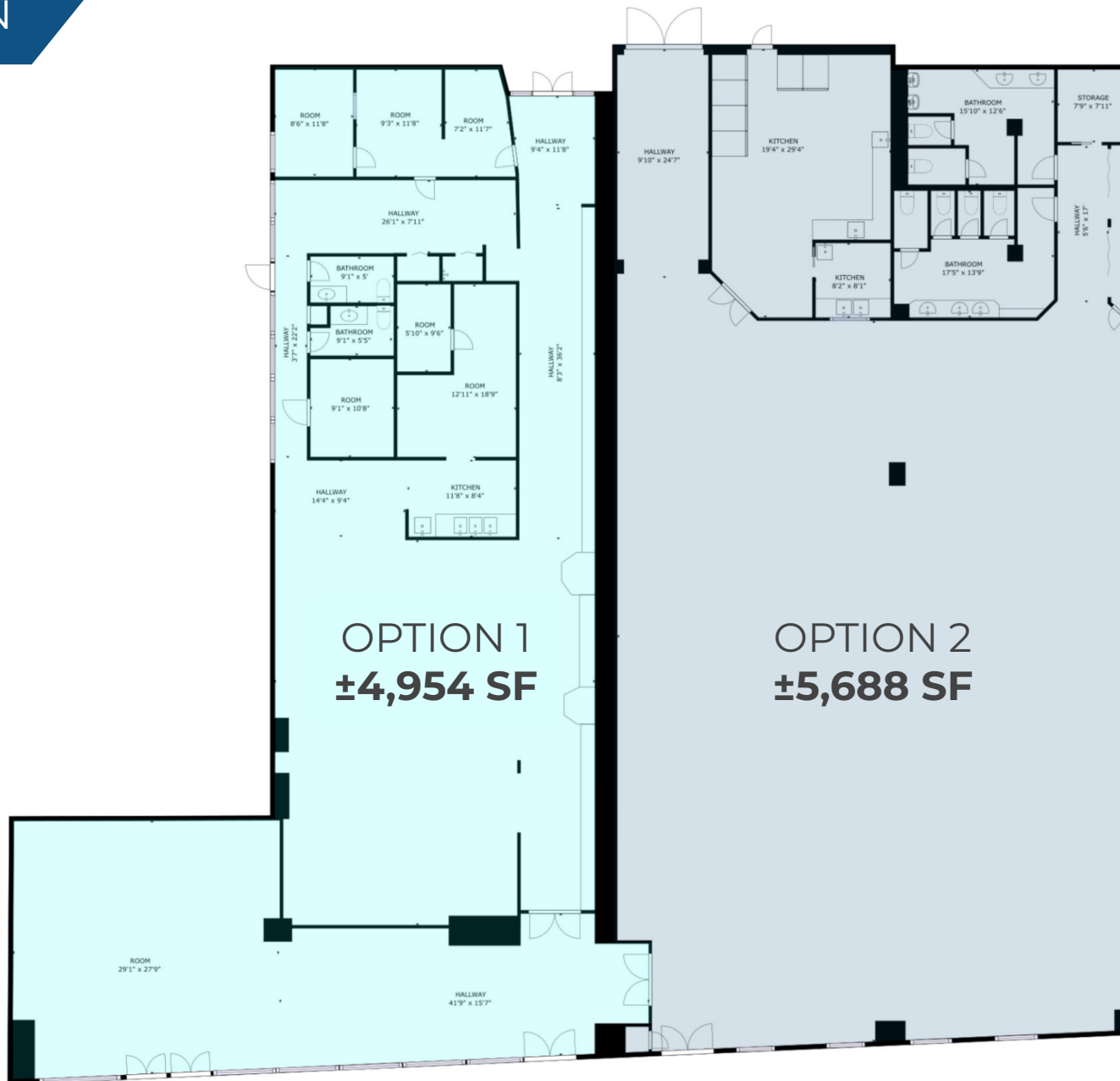
PARCEL MAP

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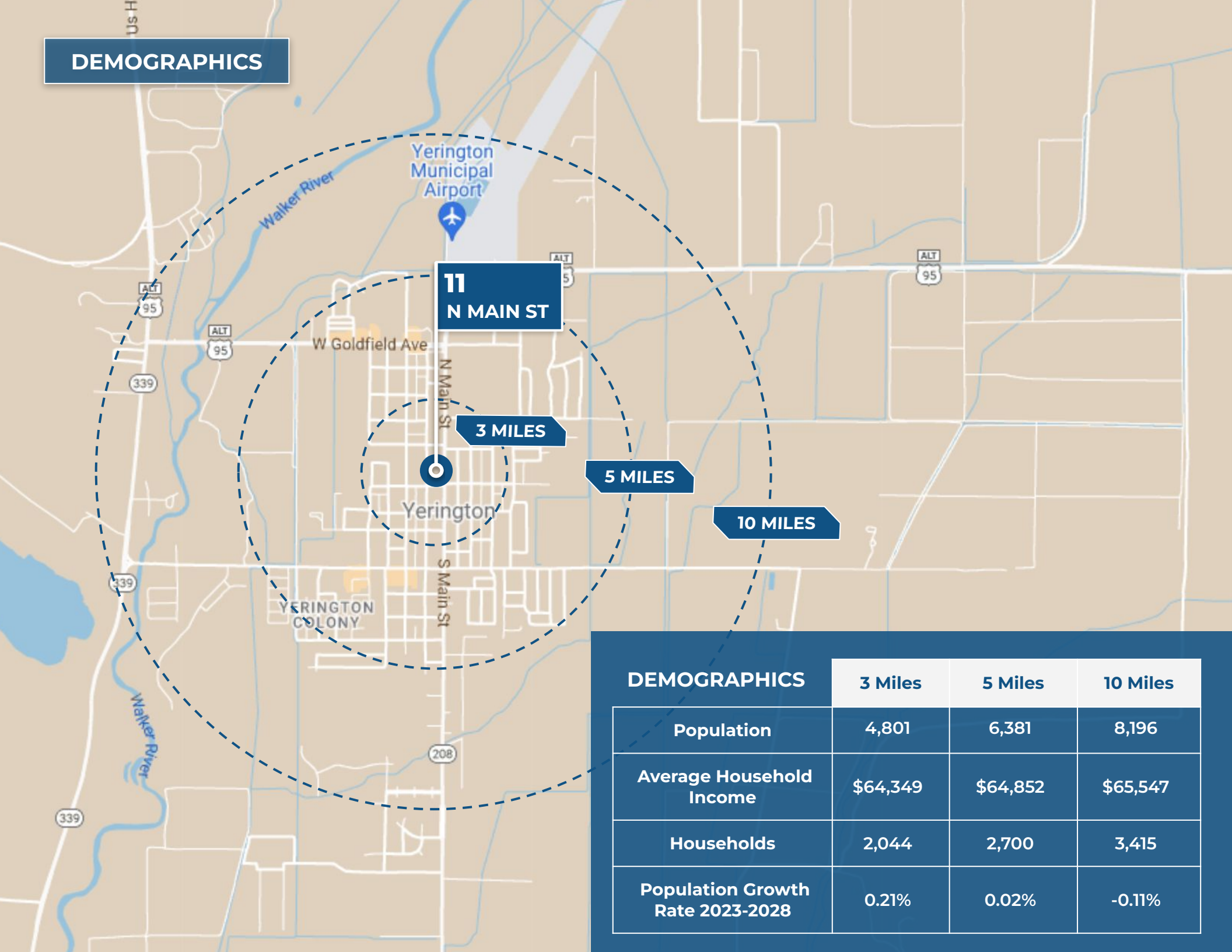
FLOOR PLAN



TOTAL AVAILABLE SPACE | **±10,642 SF**



DEMOGRAPHICS



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	4,801	6,381	8,196
Average Household Income	\$64,349	\$64,852	\$65,547
Households	2,044	2,700	3,415
Population Growth Rate 2023-2028	0.21%	0.02%	-0.11%

RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

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