

230

Evans Ave

SUITE 101, 201, 202

RENO, NV 89501

RETAIL FOR LEASE

3 TURNKEY RESTAURANTS

3,160 SF - 4,184,SF



GARY TREMAINE

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S.29033



230

Evans Ave

Reno, NV 89501



Lease Rate | Negotiable

Suite 101 | ±3,591 SF

1st floor restaurant space;
designated patio area

Suite 201 | ±4,184 SF

Restaurant space

Suite 202 | ±3,160 SF

Restaurant space

Zoning | MD

Mixed-Use Downtown
Entertainment District

ABOUT THE PROPERTY

- All existing FF&E included
- Turnkey restaurants, includes tables, chairs, fully built out bar, walk-in cooler, hoods, cooktops, ice machines, deep fryers, etc.
- Parking available across the street



OVER \$8 MILLION IN
RENOVATIONS TO THE BALLPARK



AREA MAP

1 Mile 3 Miles 5 Miles

Population	21,011	141,227	251,696
Pop. Growth Projection 2028	23,646	147,142	257,481
Households	10,562	60,725	104,269
Average Household Income	\$67,818	\$78,047	\$90,009

RENAISSANCE®
RENO DOWNTOWN HOTEL

COURTYARD
BY MARRIOTT

RENO CITY HALL
ONE EAST FIRST STREET

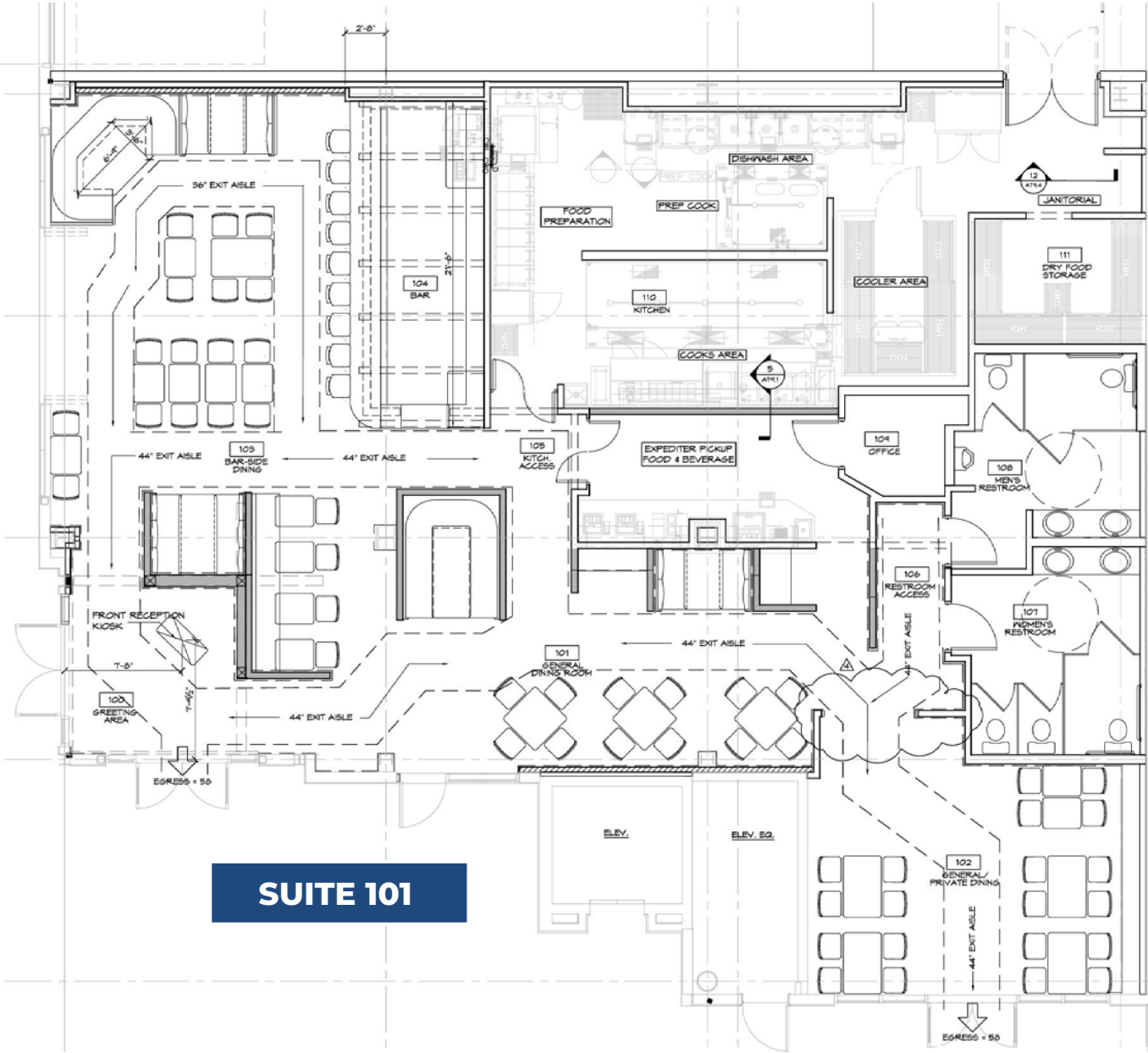
BALLPARK
APARTMENTS
369-UNITS

230
EVANS AVE



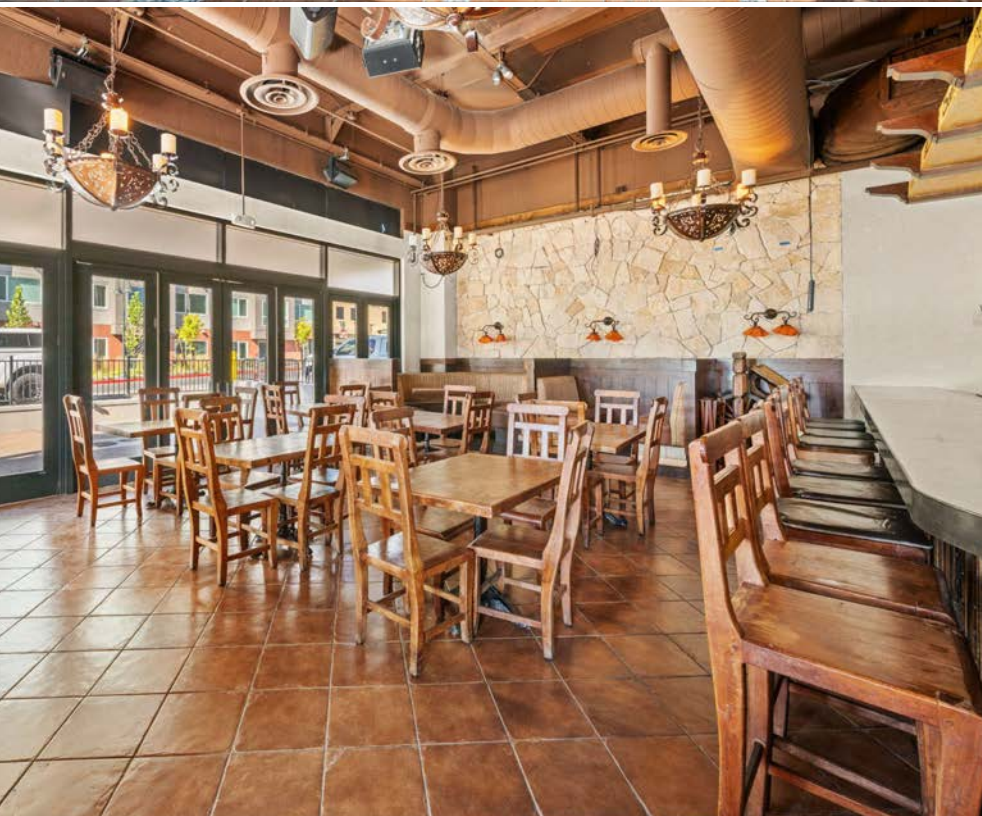
SUITE 101 FLOOR PLAN

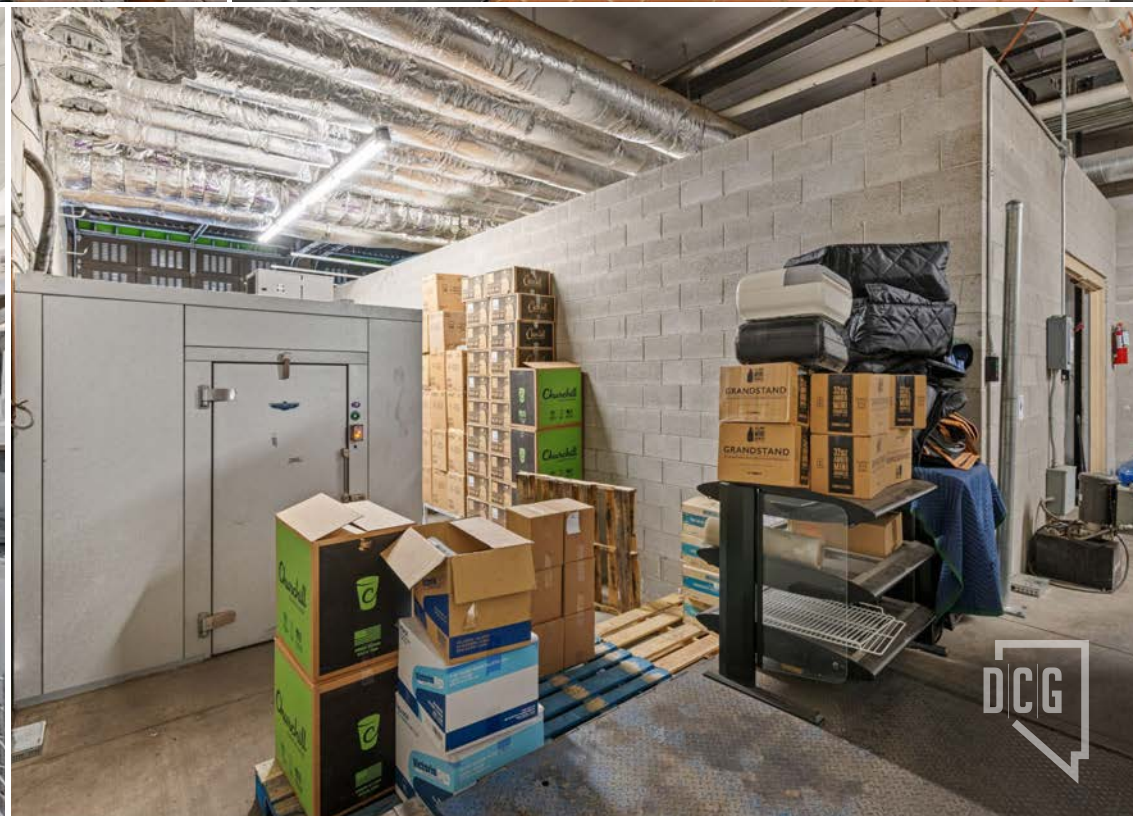
±3,591 SF





SUITE 101

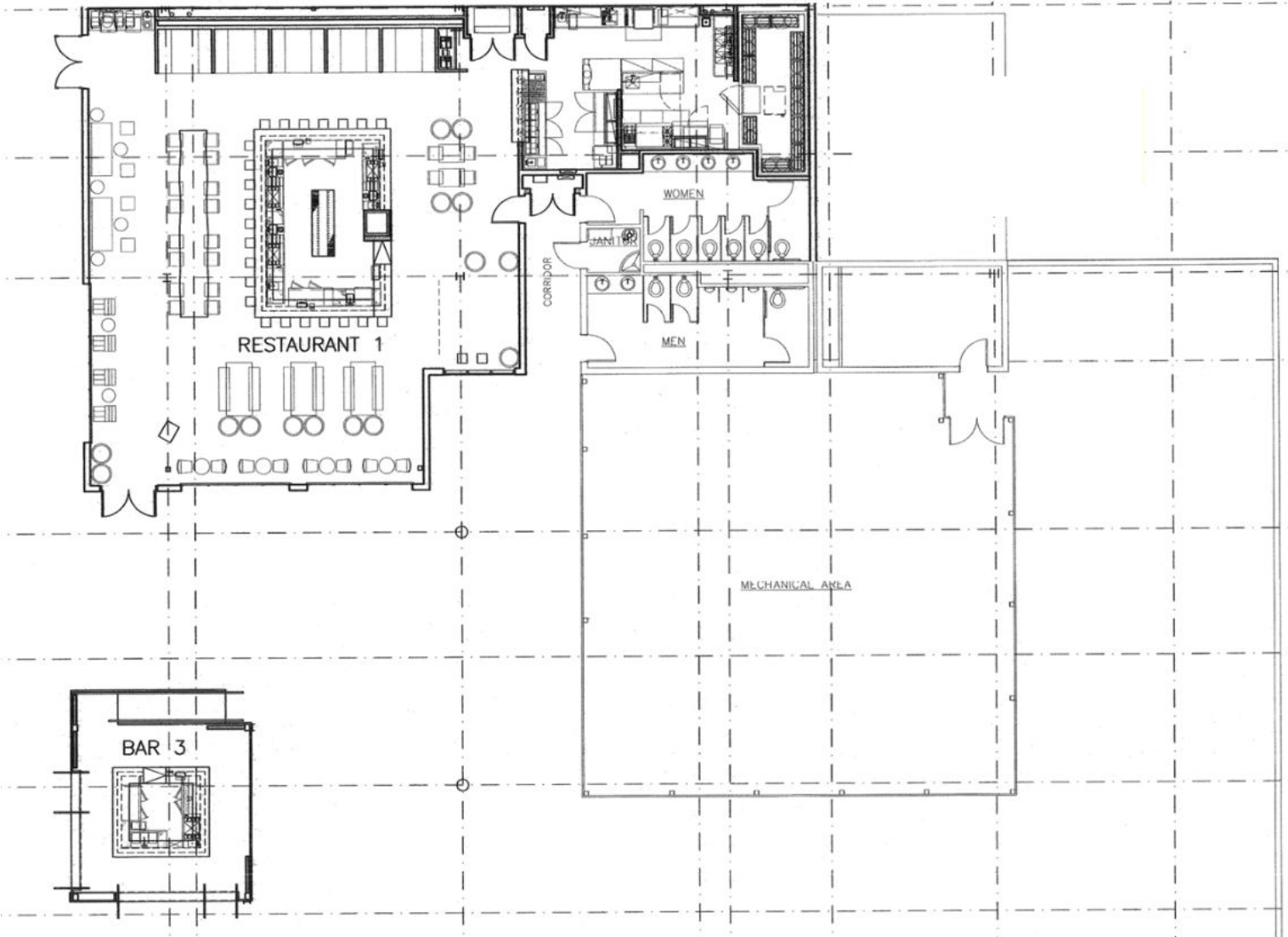




SUITE 201 FLOOR PLAN

±4,184 SF

SUITE 201







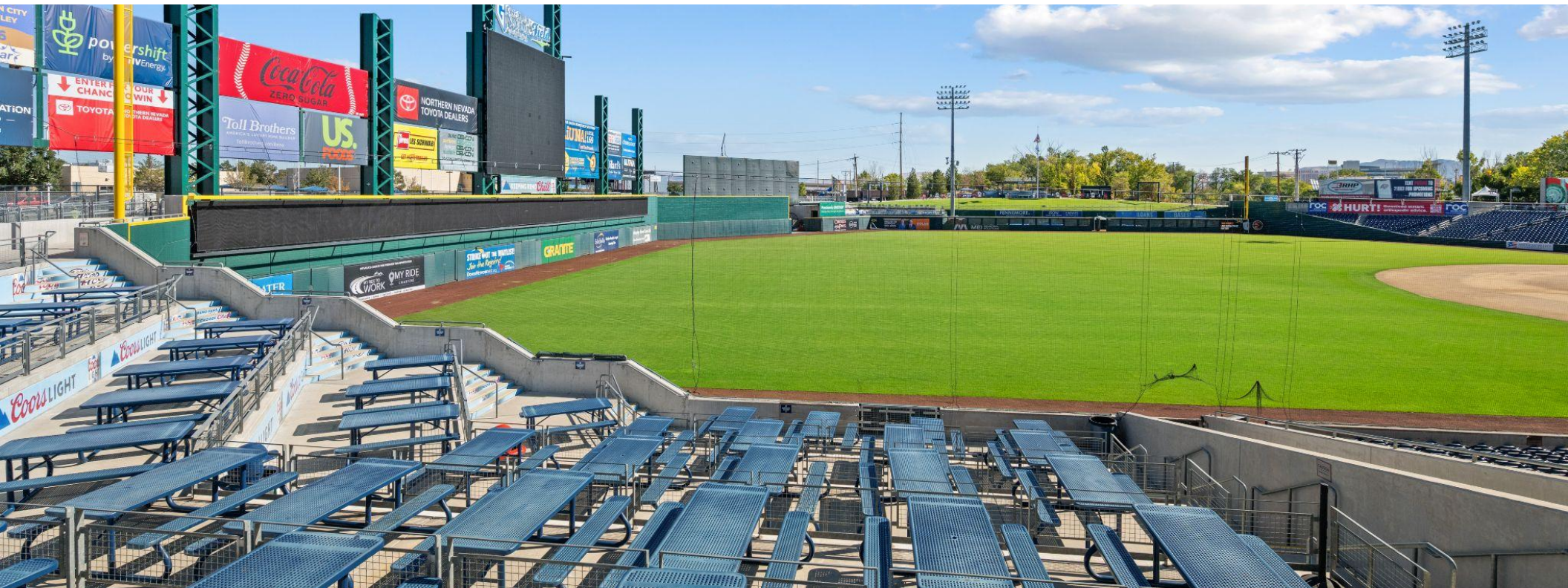
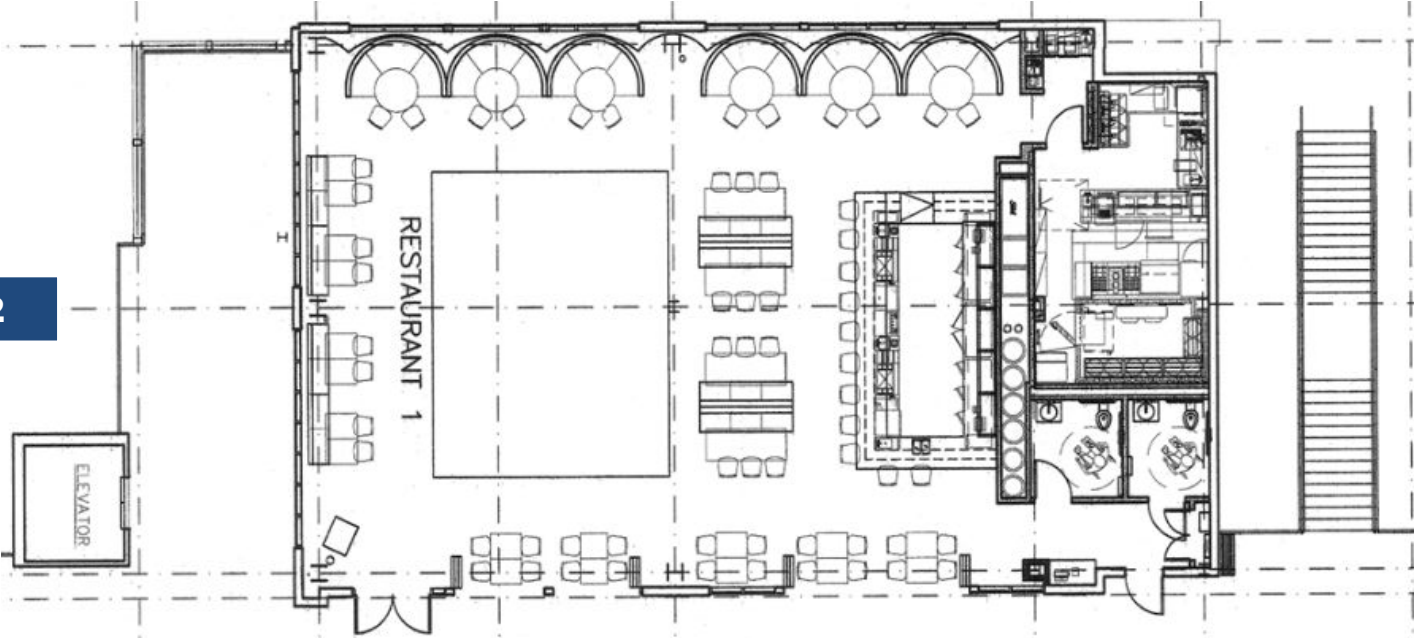
SUITE 201



SUITE 202 FLOOR PLAN

±3,160 SF

SUITE 202







YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states for best business tax climate and business incentives.



EdgeCore
Digital Infrastructure



19K
UNDERGRADUATE STUDENTS

23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th **fastest-growing state in the nation**, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



Renown
HEALTH



AMERCO

its
logistics



CAESARS
ENTERTAINMENT.

SNC SIERRA
NEVADA
CORPORATION

MONARCH
CASINO RESORT SPA • BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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SENIOR VP OF RETAIL

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