

560 Mill St

SUITE 100 & 102
RENO, NV 89502

RETAIL | FOR LEASE



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CORFAC
INTERNATIONAL

560
Mill St
Reno, NV 89502



ABOUT THE PROPERTY

Lease Rate | \$2.50 PSF

NNN Expenses | Contact Agent

Space Available | 2,250-7,094 SF

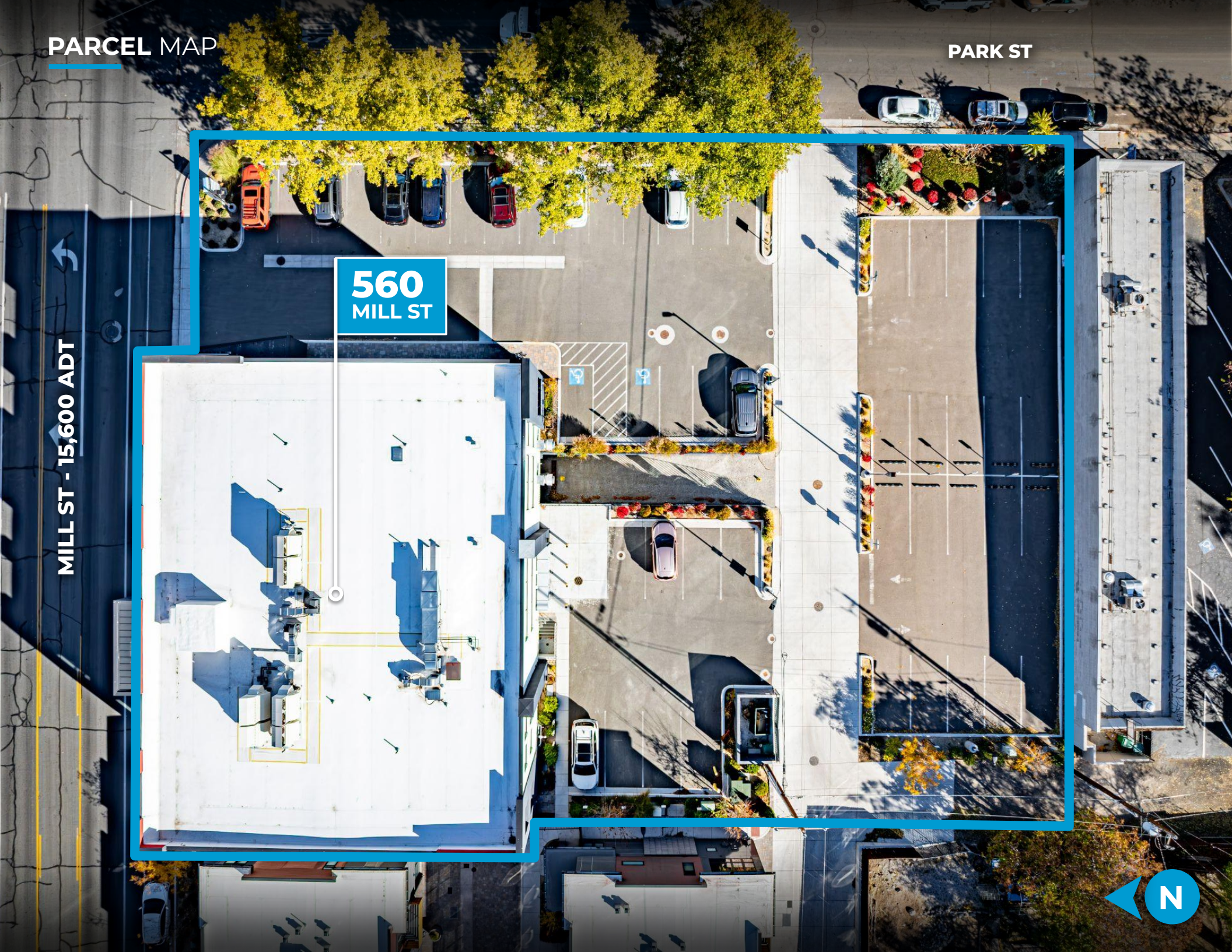
- Street frontage retail space with layout for restaurant user and/or general retail
- Up to +/- 4,000 gallons of grease interceptor capacity and 12' hood in place
- Existing quick-service counter
- Mens and womens common area restrooms as well as private employee restroom
- Street-facing roll-up door to allow for open-air seating and walk-in service
- On-site parking lot and street frontage parking on Mill St. and Park St.

PARCEL MAP

PARK ST

MILL ST - 15,600 ADT

560
MILL ST



AREA MAP



WASHOE - RENO
COURTHOUSES

R
RENAISSANCE
HOTELS

RENO
CITY
HALL
ONE EAST FIRST STREET

DOWNTOWN

RENO EVENTS CENTER

Pine State
BISCUITS

DOPO
pizza & pasta

CHROME
COFFEE

NATIONAL AUTOMOBILE MUSEUM
RENO, NEVADA

Bertha
Miranda's

COURTYARD
BY MARRIOTT

ELYSIUM

10 TORR
DISTILLERY AND BREWERY

GREATER NEVADA
Field

RENO
Aces
BASEBALL CLUB

RENO
1868 FC

PINE ST

HOLCOMB AVE

MILL ST

HIGH ST

HIGH ST

WILLOW ST

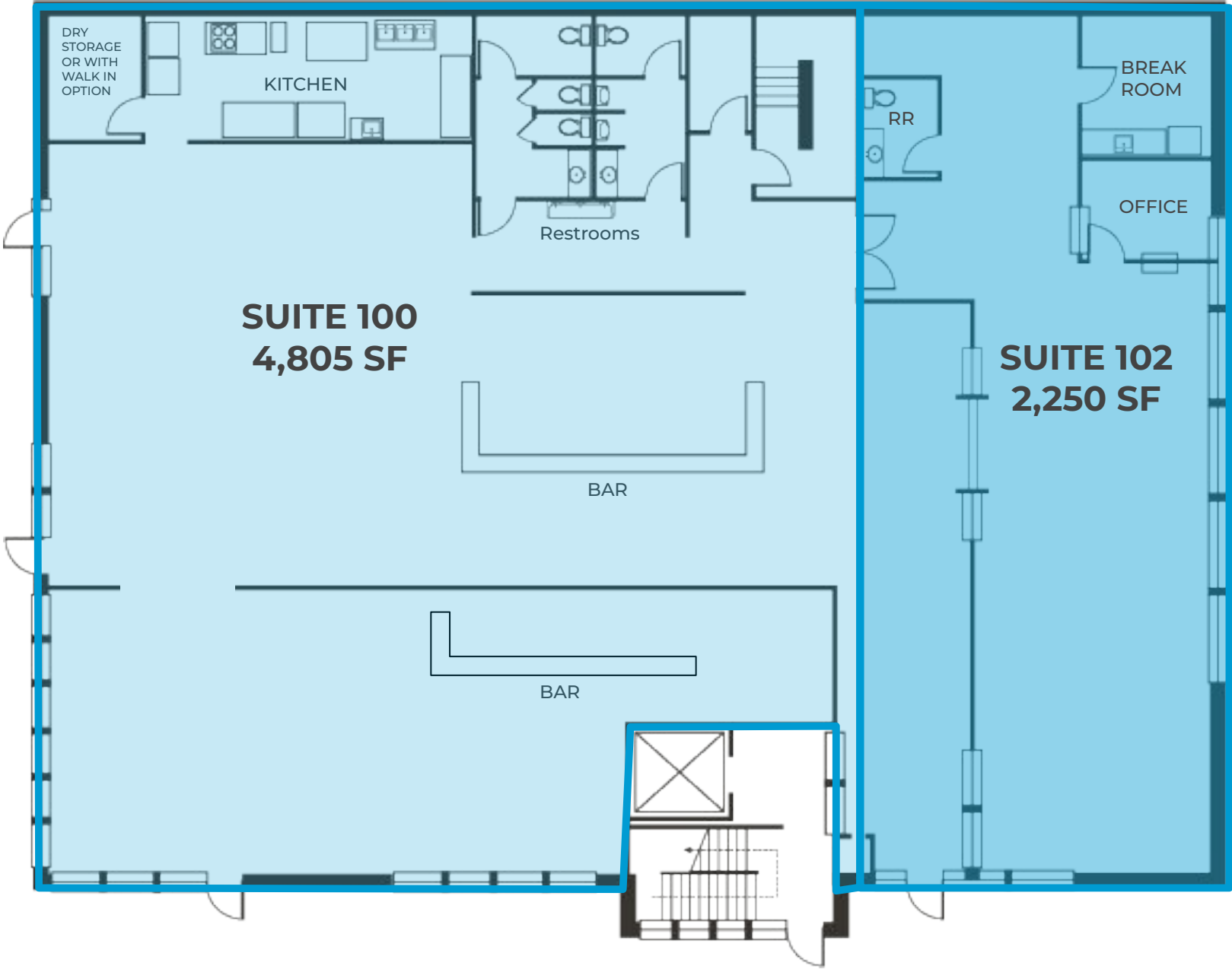
560
MILL ST

MILL ST - 15600
ADT

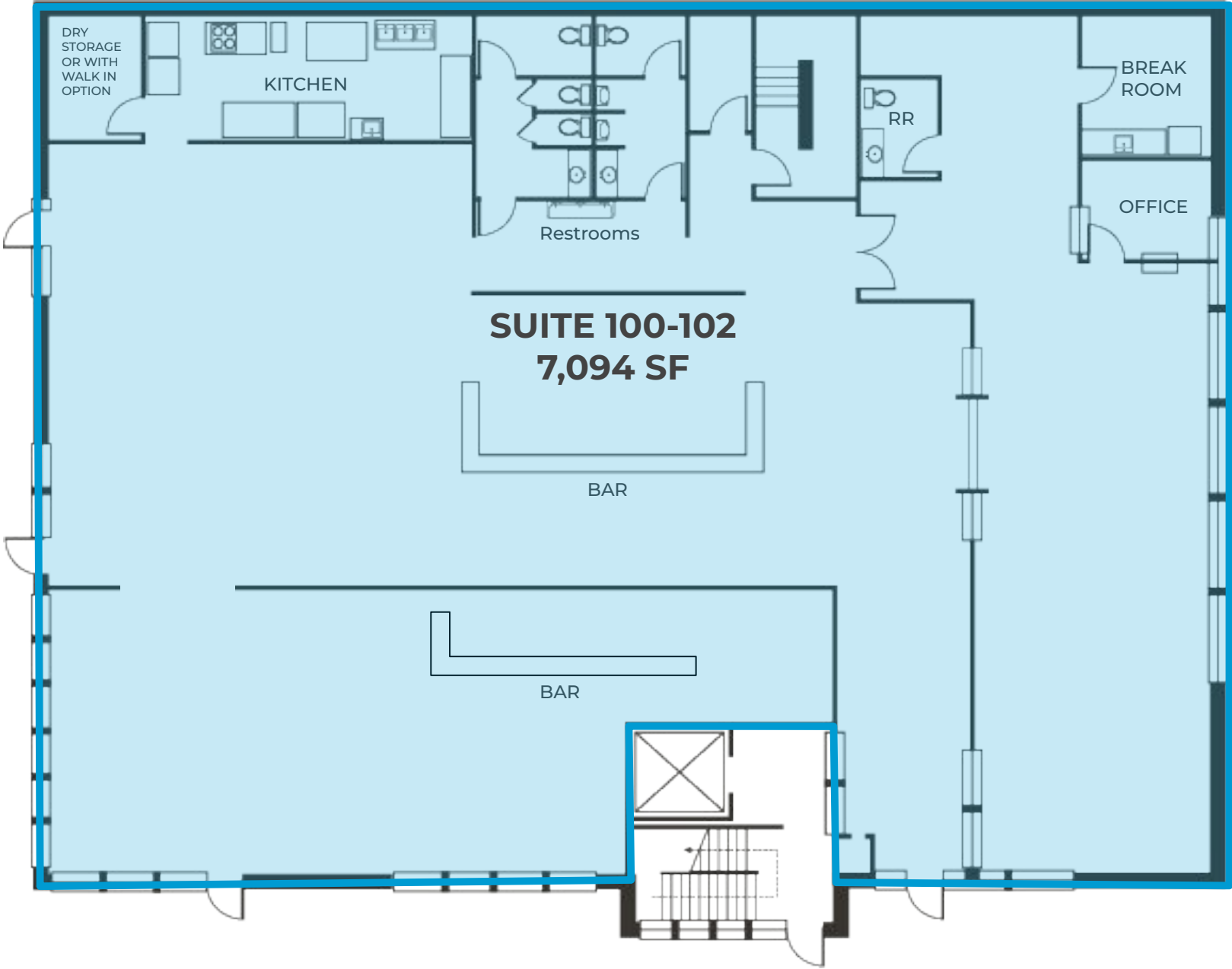
PARK ST

N

FLOOR PLAN



FLOOR PLAN

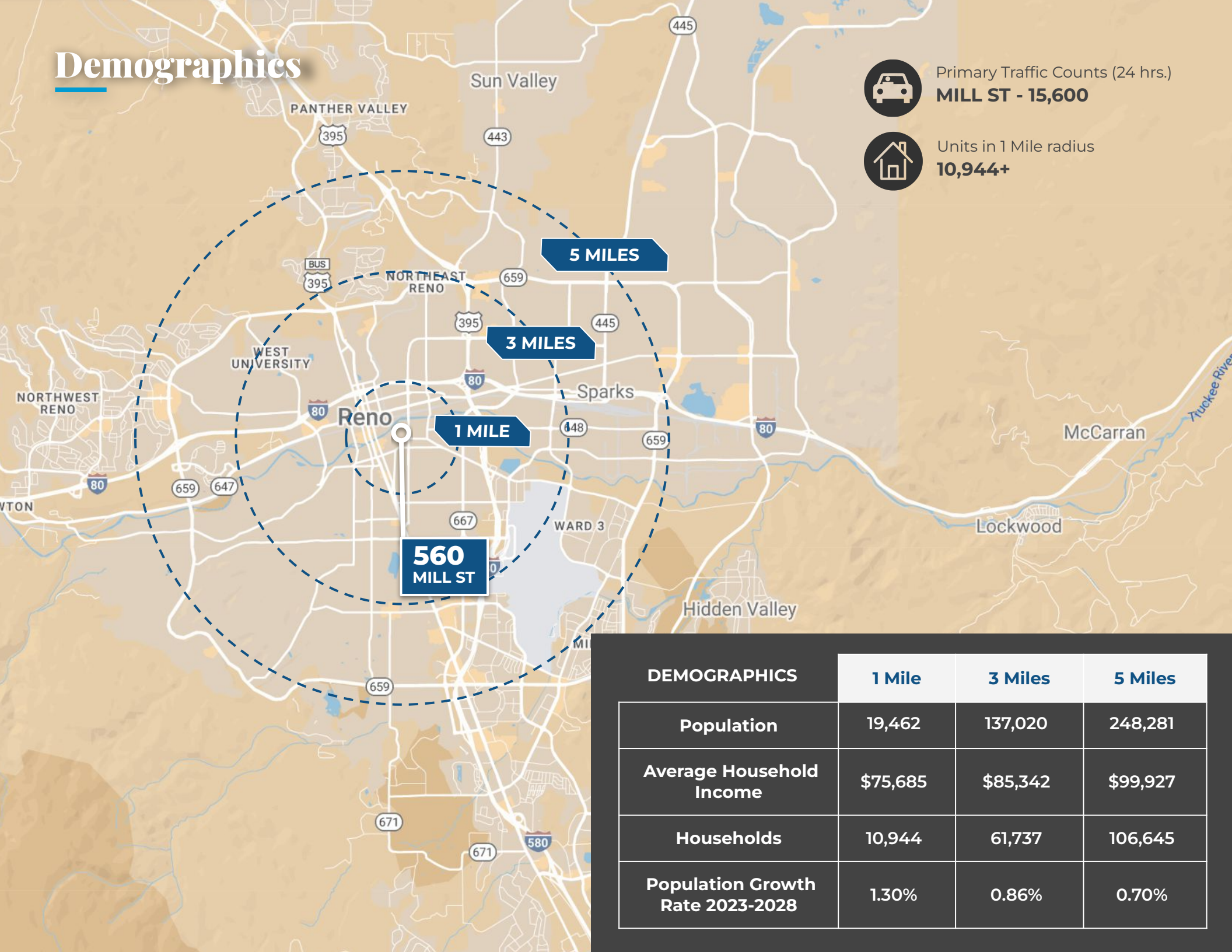








Demographics



Primary Traffic Counts (24 hrs.)
MILL ST - 15,600



Units in 1 Mile radius
10,944+

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	19,462	137,020	248,281
Average Household Income	\$75,685	\$85,342	\$99,927
Households	10,944	61,737	106,645
Population Growth Rate 2023-2028	1.30%	0.86%	0.70%

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



Google



LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.



REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - 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



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



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.

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

– US News (2024)

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

– U.S. Census Bureau (2025)



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:

- 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



FORMAT

STATE OF
NEVADA

switch



INSURANCE



snc SIERRA
NEVADA
CORPORATION



HEALTH



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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