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RENO, NV 89511



**RETAIL
FOR LEASE**



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About the Property

- Previously used as a martial arts studio, this retail space features an open concept of $\pm 3,051$ SF with two bathrooms and storage on the first floor and open second floor mezzanine of ± 441 SF.
- Proximity to a variety of restaurants and fast food options.
- Within a mile of Interstate 395 and major thoroughfare, South Virginia Street.



Lease Rate | \$1.55/SF
NNN EXPENSES ~ \$0.48/SF

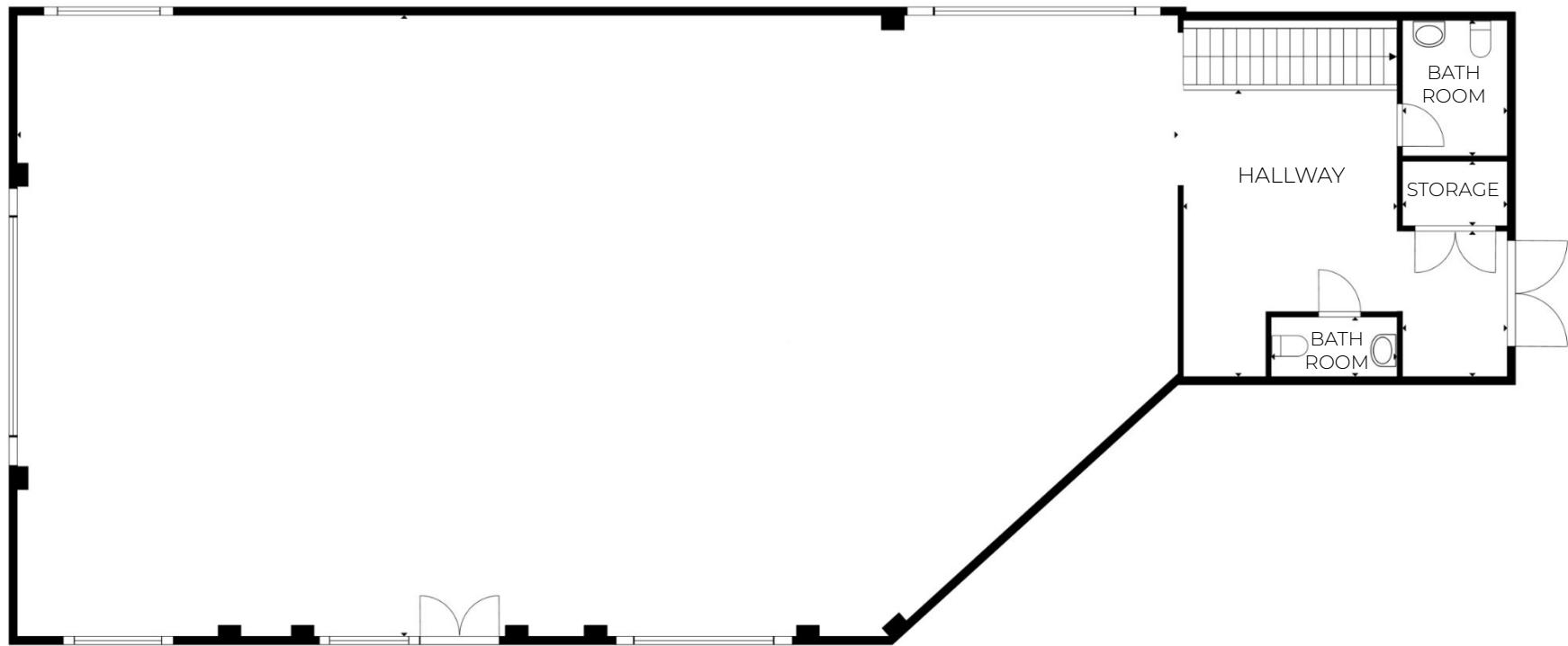
Size | $\pm 3,491$ SF

Zoning | MS
MIXED-USE SUBURBAN

APN | 164-110-04

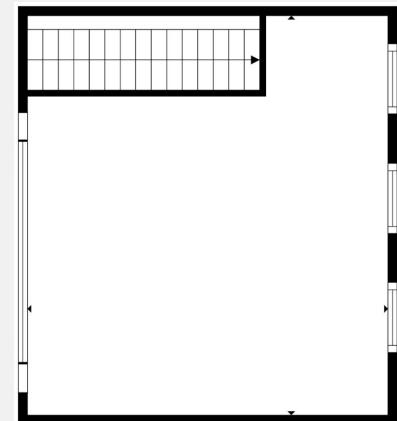
FLOOR PLAN

1st Floor | ±3,051 SF



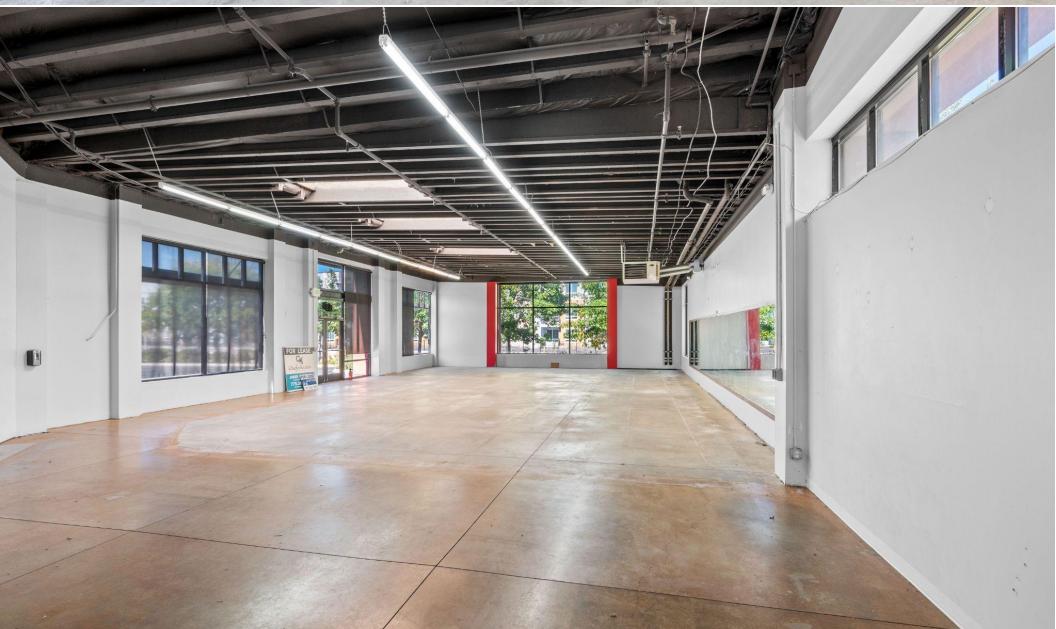
MEZZANINE

2nd Floor | ±441 SF



AREA MAP







HOME TO INDUSTRY GIANTS

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



23K
TOTAL
STUDENTS

19K
UNDERGRADUATE
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



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

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.

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

NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



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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