

FOR LEASE

530 W 2ND STREET



Retail / Office
PRODUCT TYPE



±675 SF
AVAILABLE SF



Contact Broker
RATE



\$100/Mo
EXPENSES & UTILITIES



Amanda Lavi, CCIM

Director

(775) 336 4626

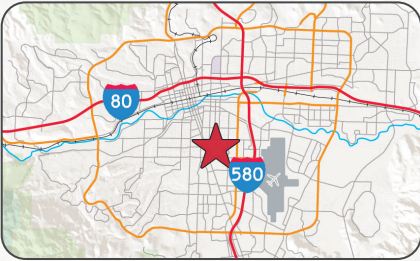
alavi@naialliance.com

NRED NO: S.180915

NAI Alliance

FOR LEASE

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Property Highlights

Located in Downtown Reno on 2nd Street, this property offers close proximity to the vibrant Downtown Reno amenities and the retail options of Keystone Avenue. It is ideal for a small office user, featuring a functional office area, storage space, and a restroom. Additionally, convenient street parking is available.

Property Details

Address	530 W 2nd Street Reno, NV 89503
Available SF	±675 SF
Lease Rate	Contact Broker
Expenses & Utilities	\$100/Mo
Parking	Street Parking
APN	011-022-18
Year Built	1940
Zoning	MD-PD: Mixed-Use Downtown University District





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Unit Photos


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5-MILE KEY FACTS



235,404
POPULATION



5.6%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$67,569 MEDIAN
HOUSEHOLD
INCOME

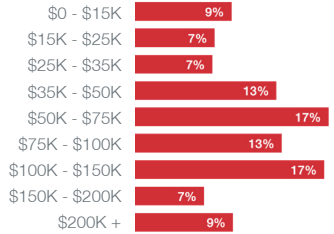


\$40,888 PER CAPITA
INCOME



\$95,861 MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,801
BUSINESSES



168,239
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



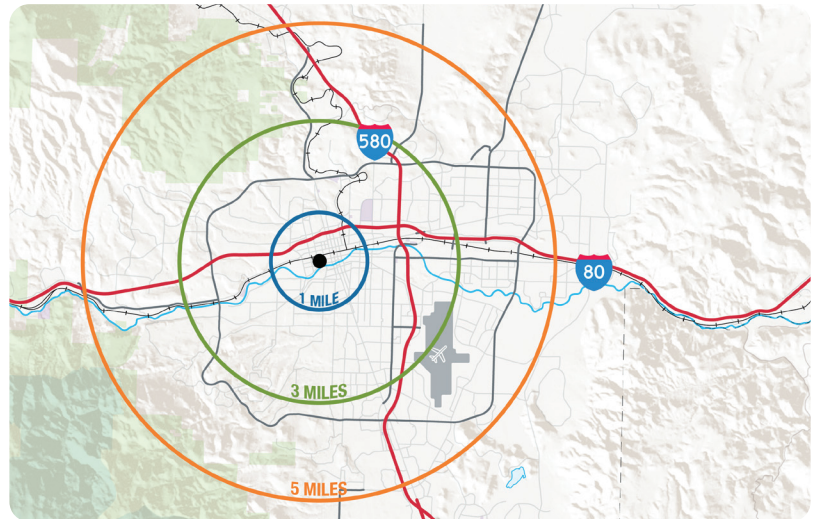
26%
HIGH
SCHOOL
GRADUATE



30%
SOME
COLLEGE



31%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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KEYSTONE AVE

580


W 4TH ST

WINE ST

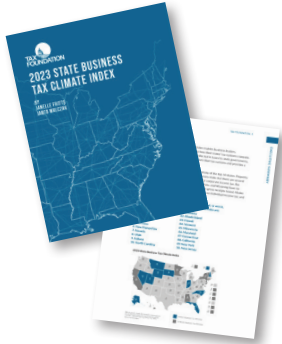

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

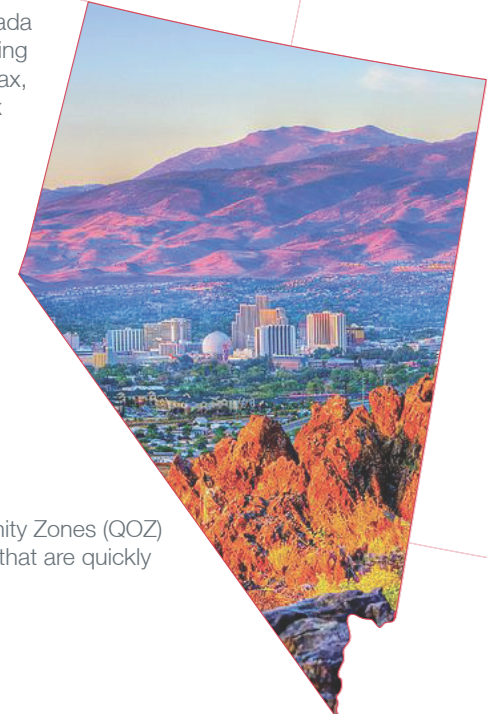
-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax

61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development





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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

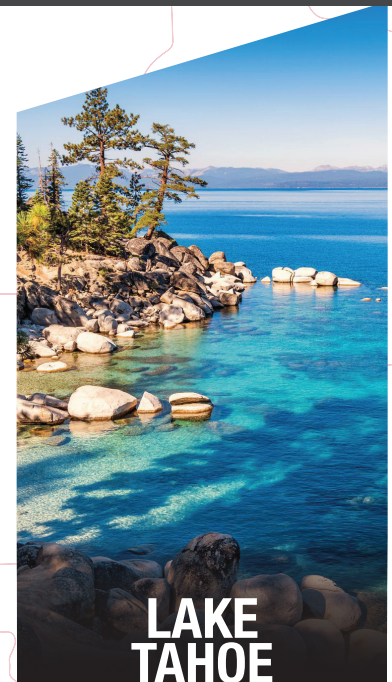
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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