

ROUND HILL SQUARE Shopping Center

FOR SALE



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INVESTMENT HIGHLIGHTS

212 ELKS POINT ROAD

Price | \$35,400,000

NOI | \$2,341,946

WALE (Rent) | +/- 38 Months

Cap Rate | 6.61%

Assumable Loan | 4.983%

Total Building Area | 115,984 SF

Total Land size | 444,312 SF - 10.2 Acres

Occupancy | 99.67%

Parking Spaces | 494; 4.25:1,000



2 OPPORTUNITY

212 ELKS POINT ROAD

Opportunity to acquire a unique commercial development in the #1 ranked travel destination in the United States. Located adjacent to two popular beaches and less than two miles from the lake's largest concentration of hotels at Stateline. Closest retail along the Southeast side of the lake to Zephyr Cove.



SOUTH LAKE TAHOE



ELKS POINT RD

212
Elks Point Road



(23,000 AADT)



3 PROPERTY HIGHLIGHTS

212 ELKS POINT ROAD



About the Property

- Excellent historical occupancy with an average occupancy of over 95% over the last 10 years.
- **Strong Anchor Tenants.** Safeway is the largest tenant in the center at 39,398 square feet or 33.9% of total square footage. It began operations in 1998 and consistently reports sales in excess of \$600 psf. USPS, Dollar Tree and Barton Healthcare total for another 36,387 square feet.
- **5-Mile Radius Demographics:**
 - Residential Population - 19,096 people
 - Households - 8,421
 - Median Household Income - \$61,895
 - Average Household Income - \$95,045
- **High Tourist Trade Area.** Located at the corner of Elks Point Road and Hwy 50. (23,000 AADT).
- **National and Regional Tenant Mix.** High percentage of national and regional credit tenants. Safeway, U.S. Post Office, Wells Fargo, Dollar Tree, Worldmark by Wyndham, Barton Healthcare Lake Tahoe Surgery Center.

4 TENANT MAP

212 ELKS POINT ROAD



SAFeway

**UNITED STATES
POSTAL SERVICE**

**Barton
Health**

**WELLS
FARGO**

**Harumi
Sushi**

**LOS
MEXICANOS**

**ANYTIME
FITNESS**

DOLLAR TREE

**Western
Union**

**CROSSCOUNTRY
MORTGAGE**

**Signature
TITLE**

**MO
BO
LAW**
mobolaw.com

**WORLD CLASS
PROPERTY MANAGEMENT INC.**

5 PARCEL MAP

212 ELKS POINT ROAD



US 50 (23,000 AADT)

6

REGIONAL MAP

6135-6147 LAKESIDE DR

Zephyr Cove

212
Elks Point Road

Round Hill

EDGEWOOD
TAHOE



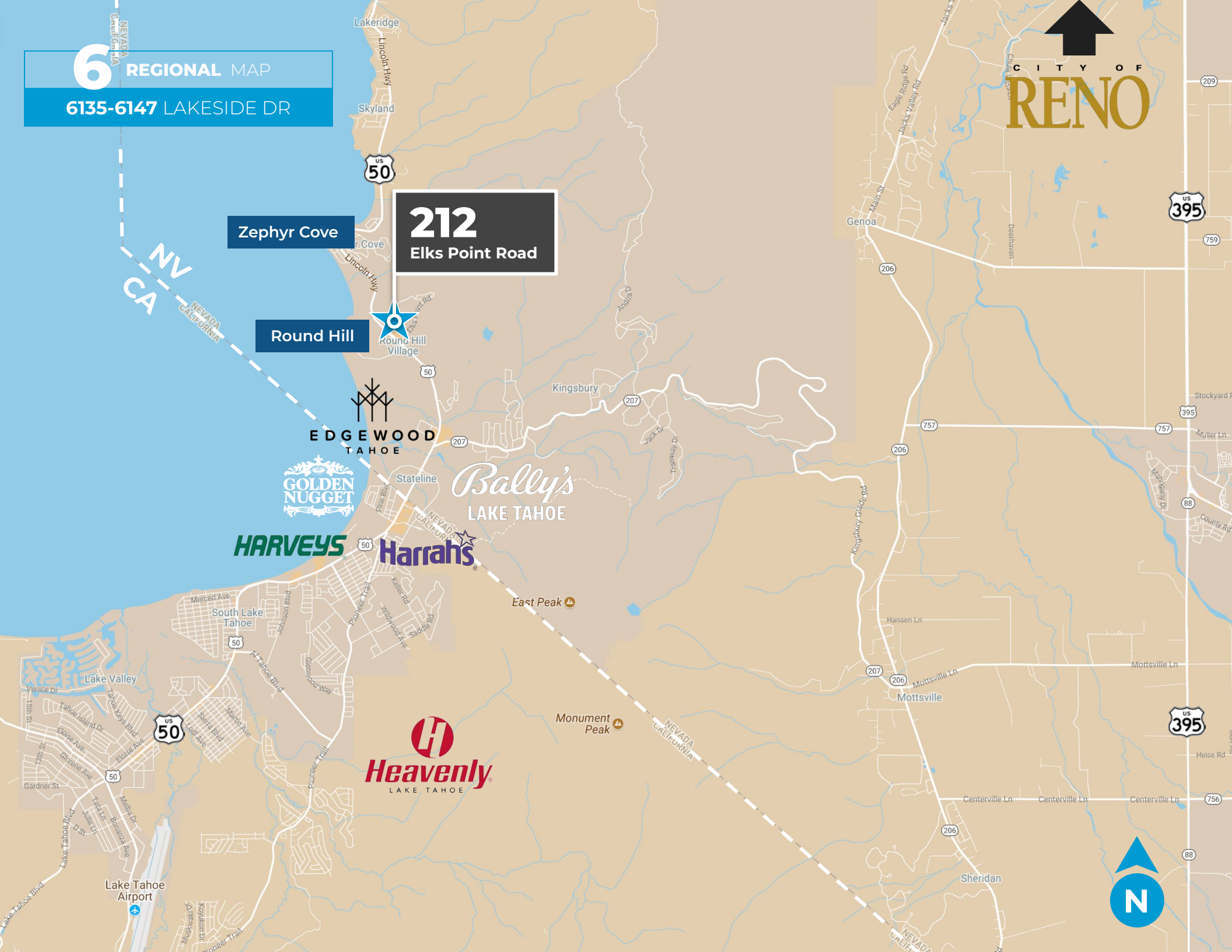
Bally's
LAKE TAHOE

HARVEYS

Harrah's

Heavenly
LAKE TAHOE

CITY OF
RENO









SAFeway

Safeway Inc. operates as a food and drug retailer in the United States. The company's stores provide a selection of food and general merchandise; and features various specialty departments, such as bakery, delicatessen, floral, seafood, and pharmacy, as well as Starbucks coffee shops, and adjacent fuel centers. It also owns and operates online grocery channels, including Safeway.com and Vons.com; and manufactures and processes private-label merchandise. The company sells its products under the banners, including Albertsons, Safeway, Vons, Jewel-Osco, Shaw's, ACME, Tom Thumb, Randalls, United Supermarkets, Pavilions, Star Market, and Carrs. As of 2020, it operated 2,253 stores in 35 states and the District of Columbia.

The company was formerly known as Safeway Stores, Incorporated and changed its name to Safeway Inc. in February 1990. Safeway Inc. was founded in 1926 and is based in Pleasanton, California. Safeway Inc. operates as a subsidiary of operates as a subsidiary of Albertsons Companies, LLC.

Consistently reports sales over \$600 psf per year.

COMPANY PROFILE

Public Company: **Albertsons Companies**

Website: **www.albertsons.com**

Co. Headquarters: **Boise, ID**

No. of Locations: **2,253**

SF at Property: **39,398 SF**





UNITED STATES POSTAL SERVICE

A self-supporting, independent federal agency, the U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. The Postal Service receives no tax dollars for operating expenses and relies on the sale of postage, products and services to fund its operations.

With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, we are one of the nation's largest employers. And we have one of the world's largest computer networks. If it were a private sector company, the U.S. Postal Service would rank 43rd in the 2015 Fortune 500 and 137th in the 2015 Global Fortune 500 list. The Postal Service has one of the world's largest computer networks.

COMPANY PROFILE

Federal Agency: **U.S. Postal Service**

Website: **www.usps.com**

Co. Headquarters: **Washington D.C.**

No. of Locations: **34,000+**

SF at Property: **13,232 SF**



TENANT PROFILES

212 ELKS POINT ROAD ZEPHYR COVE, NV



DOLLAR TREE

The company operates more than 15,000 Dollar Tree, Deal\$, and Dollar Bills discount stores in 48 US states and the District of Columbia, and about 180 Dollar Tree (formerly Dollar Giant) stores in five Canadian provinces. Stores carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books -- most priced at \$1 or less. Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.

COMPANY PROFILE

Public Company: **Dollar Tree, Inc.**

Website: **www.dollartreeinfo.com**

Co. Headquarters: **Chesapeake, VA**

No. of Locations: **15,288**

SF at Property: **9,771 SF**



**WELLS
FARGO**

WELLS FARGO

Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.92 trillion in assets. Wells Fargo's vision is to satisfy our customers' financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services, as well as consumer and commercial finance through more than 7,200 locations, more than 13,000 ATMs, the internet (wellsfargo.com), and mobile banking and has offices in 31 countries and territories to support customers who conduct business in the global economy.

Wells Fargo serves one in three households in the United States.

Wells Fargo & Company was ranked No. 30 on Fortune's 2020 rankings of America's largest corporations. News, insights, and perspectives from Wells Fargo are available at [Wells Fargo Stories](#).

COMPANY PROFILE

Public Company: **Wells Fargo & Company**

Website: www.wellsfargo.com

Co. Headquarters: **San Francisco, CA**

No. of Locations: **7,200+**

SF at Property: **2,880 SF**



TENANT PROFILES



ANYTIME FITNESS

Anytime Fitness is a 24-hour health and fitness club. Anytime Fitness is the fastest growing gym franchise in the world operating over 3,000 franchised locations in 23 countries and has nearly 3,000,000 members. The gym facilities are open 24 hours a day, 365 days out of the year. Chuck Runyon, Dave Mortensen, and Jeff Klinger founded Anytime Fitness in 2002. Runyon is the CEO of the company. Anytime Fitness is based in Woodbury, Minnesota. Entrepreneur's prestigious *Top Global Franchise* list named Anytime Fitness #1.

COMPANY PROFILE

Private Company: **Anytime Fitness**

Website: **www.anytimefitness.com**

Co. Headquarters: **Woodbury, MN**

No. of Locations: **4,520**

SF at Property: **4,429 SF**

212 ELKS POINT ROAD ZEPHYR COVE, NV





BARTON HEALTHCARE - LAKE TAHOE SURGERY CENTER

Lake Tahoe Surgery Center (LTSC) is a **Joint Commission accredited**, multi-specialty surgery center. LTSC opened in 1998 and has grown into one of the major providers of ambulatory health services in the area with a large roster of Board Certified surgery physicians.

They offer a wide variety of specialty surgical procedures at the location including anesthesiology, general surgery, orthopedics, pain management, pediatric dentistry, physiatry and podiatry. Because the surgery performed in their facility utilizes technologically advanced cameras and instruments through small incisions, a minimum of muscle and tissue are cut to perform the actual surgery.

COMPANY PROFILE

Private Company: **Barton Health**

Website: **www.bartonhealth.org**

Co. Headquarters: **Lake Tahoe, CA**

No. of Locations: **1**

SF at Property: **13,384 SF**



FINANCIAL SUMMARY

ASSUMABLE LOAN

- Existing CMBS Loan can be assumed.
- *Loan Balance: +/- \$20,512,886*
- *Interest rate: 4.983%*
- *Assumption Fee: 50 BPS*
- *Loan Term: September 2028*



ASSUMPTIONS



212 ELKS POINT ROAD ZEPHYR COVE, NV

Property Metrics

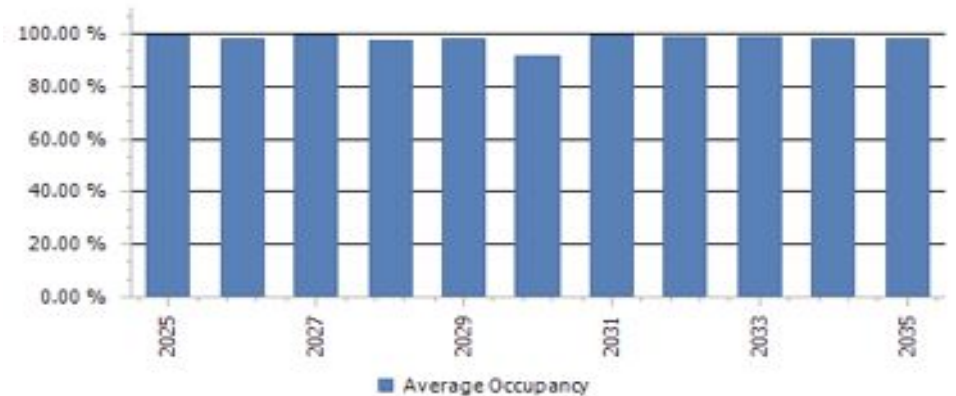
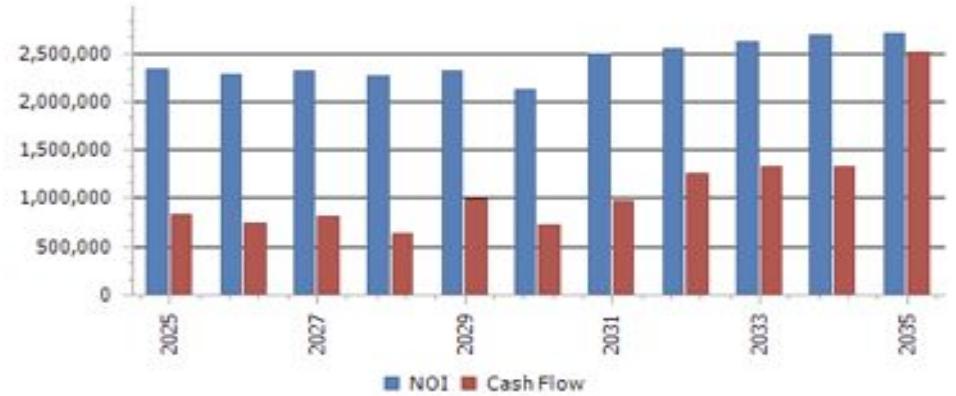
Occupancy (Year End)	98.82%
Occupancy (Average)	99.67%
Effective Gross Revenue (% EGR)	\$3,128,423 (100.00%)
Operating Expenses (% EGR/\$/SF)	\$787,478 (25.14%/\$6.78)
WALE (Area)	2 Years 11 Months
WALE (Rent)	3 Years 2 Months 5 Days

Purchase and Investment

Purchase Price	\$35,400,000
Assumable Loan Amount (57.95%)	\$20,512,886
Interest Rate	4.983%
Maturity	September-2028
Loan Costs	\$105,125
Equity	\$14,992,239
Refinance Loan Amount	\$18,838,714
Refinance Interest Rate	5.00%

Present Value

Exit Cap Rate	6.00%
Property Resale (Dec, 2034)	\$45,272,233 [\$390.33/SF]
Leveraged IRR	11.37%
Direct Cap Rate	6.62%
Direct Cap Value	\$35,399,999 [\$305.21/SF]



CASH FLOW SUMMARY

212 ELKS POINT ROAD ZEPHYR COVE, NV

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
For the Years Ending	Dec.2025	Dec.2026	Dec.2027	Dec.2028	Dec.2029	Dec.2030	Dec.2031	Dec.2032	Dec.2033	Dec.2034	Dec.2035	
Rental Revenue												
Potential Base Rent	2,254,300	2,251,276	2,250,244	2,425,488	2,475,712	2,225,360	2,475,296	2,471,412	2,756,440	2,822,264	2,854,307	26,338,917
Absorption & Turnover Vacancy	(675)	(4,425)	(575)	(4,425)	(4,425)	(262,296)	(225)	(2,088)	(26,828)	(46,212)	(4,445)	(753,660)
Scheduled Base Rent	2,253,625	2,246,851	2,249,669	2,381,063	2,431,287	2,243,064	2,293,091	2,249,324	2,729,612	2,776,052	2,819,862	27,585,257
Total Rental Revenue	2,253,625	2,246,851	2,249,669	2,381,063	2,431,287	2,243,064	2,293,091	2,249,324	2,729,612	2,776,052	2,819,862	27,585,257
Other Tenant Revenue												
Total Expense Recoveries	60,365	60,716	60,342	60,238	62,807	70746	66,777	66,676	66,362	60,716	66,264	646,166
Total Other Tenant Revenue	60,365	60,716	60,342	60,238	62,807	70746	66,777	66,676	66,362	60,716	66,264	646,166
Total Tenant Revenue	2,313,990	2,307,567	2,310,011	2,441,301	2,494,094	2,313,810	2,359,868	2,315,990	2,795,974	2,836,768	2,886,126	28,231,423
Potential Gross Revenue	2,313,990	2,307,567	2,310,011	2,441,301	2,494,094	2,313,810	2,359,868	2,315,990	2,795,974	2,836,768	2,886,126	28,231,423
Vacancy & Credit Loss												
Vacancy Allowance	(2,362)	(7,942)	(6,275)	(2,228)	(2,262)	0	(4,792)	(2,228)	(4,292)	0	(2,224)	(26,768)
Total Vacancy & Credit Loss	(2,362)	(7,942)	(6,275)	(2,228)	(2,262)	0	(4,792)	(2,228)	(4,292)	0	(2,224)	(26,768)
Effective Gross Revenue	2,291,628	2,299,625	2,303,736	2,439,073	2,491,832	2,313,810	2,355,076	2,313,762	2,791,682	2,836,768	2,883,902	28,004,655
Operating Expenses												
Insurance - Commercial Property	26,207	26,825	27,299	26,442	26,907	22,287	27,294	26,712	26,246	26,298	24,271	236,296
Property Taxes	14,228	14,529	15,247	15,888	16,264	16,281	15,242	15,422	16,777	16,728	16,722	142,710
Call Plumbing Sewer Contract	180	180	181	188	228	288	271	276	282	282	242	2,572
Landscaping - Contract	25,716	25,227	25,861	25,550	25,962	24,224	25,276	26,228	27,272	26,528	26,478	275,227
Parking Lot Lights Maintenance	5,098	5,069	5,245	4,226	5,425	6,625	6,822	7,227	7,228	7,424	7,227	72,274
Electricity	48,264	49,712	51,225	52,729	54,227	52,221	57,222	58,228	61,229	62,272	64,222	648,222
Gas	12,442	12,226	12,221	12,227	14,226	14,422	14,228	15,222	15,222	16,226	16,222	158,226

RENT ROLL

General Tenant Information			Rent Details				Recovery
Tenant Name Suite Number Lease Dates Lease Term Type	Initial Area Building Space #	Lease Period Lease Status Market Leasing Lease Type	Rate Per Year Amount Per Year Rate Per Month Amount Per Month	Rent Changes on Date	Rent Changes to \$/SF Annual	Rent Changes to \$/SF Monthly	Type Monthly Annual Amount
1. Libby Suite 1 07/01/2017 - 07/01/2027 20 Years Retail	2,000 2,000	See Contract Retail	\$2.25 \$60,000 \$2.00 \$60,000				None
Four remaining 2 year options to extend Rent increases 2% every 2 years							
2. Casey's Suite 1010/1017 07/01/2017 - 07/01/2027 10 Years Retail	2,800 2,800	See Contract Retail	\$5.00 \$61,600 \$5.15 \$61,820	Jul 2025 Jul 2026 Jul 2027 Jul 2028	2.4 2.58 2.87 2.92	2.75 2.76 2.87 2.96	Net 2
One 2 year option with 2% annual rent increases							
3. Libby Page's Dry Cleaners Suite 101 07/01/2017 - 07/01/2027 20 Years, 2 Months Retail	700 640	See Contract Dry Cleaners Retail	\$3.75 \$26,250 \$3.80 \$26,320	Jul 2024	24.25	2.87	Libby Page
One 2 year options to extend lease rate shall be based upon PM's Rent will not be lower than \$2.75/SF/MO							
4. Paradise Nail Spa Suite 101 07/01/2017 - 07/01/2027 10 Years Retail	1,200 1,200	See Contract Retail	\$5.00 \$6,000 \$5.24 \$6,288				Net 2
No remaining options. Fixed annual rent increases							

RENT ROLL

General Tenant Information			Rent Details				Recovery
Tenant Name Suite Number Lease Dates Lease Term Type	Initial Area Building Space #	Lease Period Lease Status Market Leasing Lease Type	Rate Per Year Amount Per Year Rate Per Month Amount Per Month	Rent Changes on Date	Rent Changes to \$/SF Annual	Rent Changes to \$/SF Monthly	Type Monthly Annual Amount
1. Libby Suite 1 12/2016 - 12/2027 20 Years Retail	2,500	See Contract Libby Retail	4.25 \$51,000 4.27 \$51,240				Libby
Four remaining 2 year options to extend Rent increases 2% every 2 years							
2. Casey's Suite 1010/1017 12/2016 - 12/2028 7 Years Retail	2,800	See Contract Casey's Retail	2.66 \$8,790 2.67 \$8,238	Jul 2025 Jul 2026 Jul 2027 Jul 2028	2.4 2.58 2.38 2.42	2.75 2.76 2.87 2.88	Net 2
One 2 year option with 2% annual rent increases							
3. Libby Page's Dry Cleaners Suite 101 12/2016 - 12/2028 27 Years, 2 Months Retail	742	See Contract Dry Cleaners Retail	2.79 21,880 2.80 2,180	Jun 2024	24.25	2.87	Libby Page
One 2 year options to extend lease rate shall be based upon PM's Rent will not be lower than \$2.75/SF/MO							
4. Paradise Nail Spa Suite 101 12/2016 - 12/2028 8 Years Retail	1,275	See Contract Paradise Nail Retail	21.80 \$2,784 2.75 2,346				Net 2
No remaining options. Fixed annual rent increases							

SOUTH LAKE TAHOE OVERVIEW

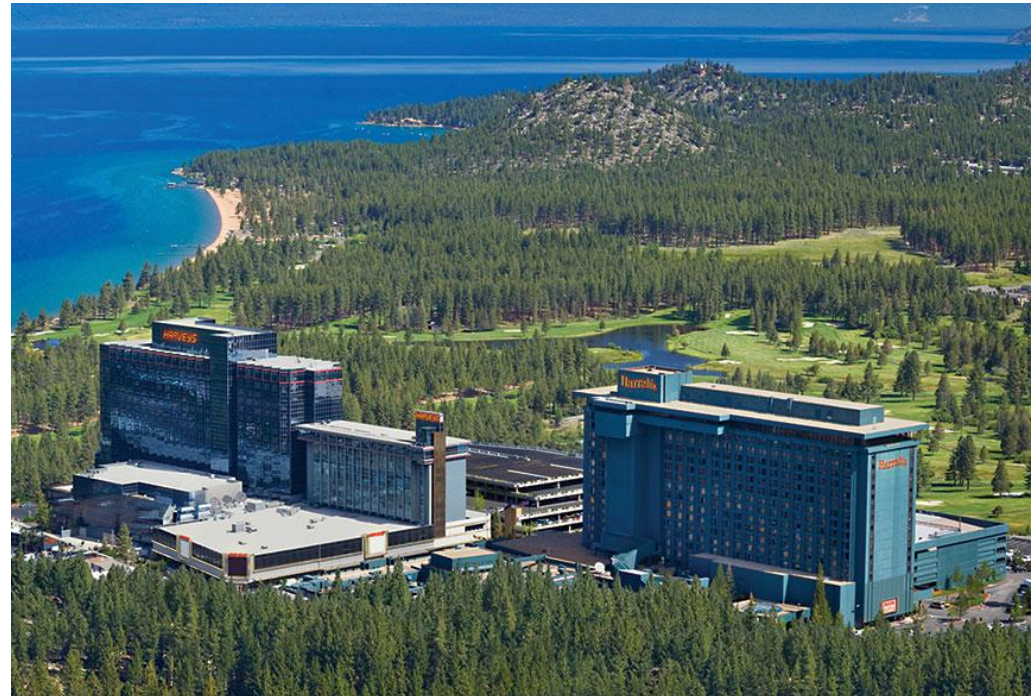
No matter the season, there are many fun things to do in Lake Tahoe. Summer promises legendary, heart-pounding downhill single track and bike paths for social spins. Hike your heart out, get your bootie in a boat or to a beach. Which beach? Well, there are beaches with restaurants, with marinas and water toys, beaches with live music that beg for a sunset bbq and secluded ones that whisper quiet relaxation in the sun. All with views of spectacular Lake Tahoe and the Sierra Nevada's. Speaking of views, get a bird's eye view from a paddlewheel boat or a gondola car. Navigate one of the Epic Adventure ropes courses or zoom down a zip line.

Every good get-away deserves a serious-or not so serious shopping spree. With a plethora of distinctive gear shops, unique boutiques and brand basics, you can get it, sport it, wear it, use it while you're here. And it goes without mentioning (ok, we will anyway), that Tahoe South breeds some heavy-hitting artists and artisans and you'll find your favorites in galleries galore.

Did someone say history? Check it out, all over the place. From Zephyr Cove Resort, built in 1900 in response to the Comstock silver mining boom to Camp Richardson Resort offering city-folk a lake front retreat since 1924, to Vikingsholm Castle, another grand estate of the 1920's, we can tell a story or two about life at the Lake in yesteryear.

You may have to go home to rest but come back for winter. And rest assured that even in winter we don't roll up the sidewalks at sundown. Ski and ride the real-deal big mountains like Heavenly Mountain Resort, Kirkwood Resort and Sierra-at-Tahoe, then check out how Tahoe South interprets après ski—it's a whole new language you're going to want to learn. On your winter trip, don't forget to squeeze in sledding, sleigh rides, snowshoeing, snowmobiling or just some sliding around on some ice on some skates.

Source: tahoessouth.com/explore



WHY NORTHERN NEVADA?



50
MINUTES TO
LAKE TAHOE

3 HRS
TO BAY AREA

BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Nevada 2020 video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

WHY NORTHERN NEVADA?



LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES

300 Days of sun annually



18 SKI RESORTS

Within 1 hour



87 PARKS

With over 3,800 Acres of public recreational land within the city



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"

According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics

"Voted the Happiest City in America for 2023"

According to Outside Magazine

**SOUTH LAKE
TAHOE**



50 MINUTES
TO TRUCKEE



50 MINUTES
TO RENO



3 HOURS
TO BAY AREA



THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



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

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.



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