

9533

GATEWAY DR
Reno, NV 89521

PROFESSIONAL
OFFICE
FOR SALE



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Gateway Drive

Reno, NV 89521



Sale Price | \$1,202,740

Size | 3,124 SF

APN | 163-170-03

Zoning | PD

Planned Development

ABOUT THE PROPERTY

- Freestanding professional office building with a strong standalone presence
- Two separate entrances provide flexibility for a single user or potential division into two suites
- Excellent visibility and convenient direct access from Gateway Drive
- Ample on-site parking
- Well-suited for an owner-user seeking to occupy the entire building or utilize one suite while leasing the rest
- Conveniently located near a variety of businesses, retail amenities, and major roadways



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,462	65,114	131,643
Average Household Income	\$123,949	\$159,506	\$149,654
Households	4,573	27,264	55,182
Population Growth Rate 2023-2028	1.20%	1.0%	1.0%

PARCEL MAP



GATEWAY DRIVE



AREA MAP



**BEST
BUY** Health



Zonge
TRUSTED GEOPHYSICS™

SOUTHRAC

**9533
GATEWAY DR**

AMPERESAND



FLOOR PLAN



3,124
SQUARE FEET



NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

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



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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



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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