

600 E PLUMB LN

← Reno-Tahoe Int'l Airport

Panasonic

chop More than a salad stop

Wing's Stop



29,000 VPD



Current Construction

FOR LEASE

Ground lease opportunity near one of the busiest thoroughfares connecting to the Reno-Tahoe Int'l Airport.

RENO, NV 89502

→ VIEW DRONE FOOTAGE

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HIGHLY-ACCESSIBLE LOCATION

±19,275 SF

0.442 Acres

APN: 015-191-25

Major commuter traffic to Reno- Tahoe International Airport

General Commercial (GC) zoning

Perfect for Gas C Store, Coffee, Drive Thru QSR Retail

4 MIN

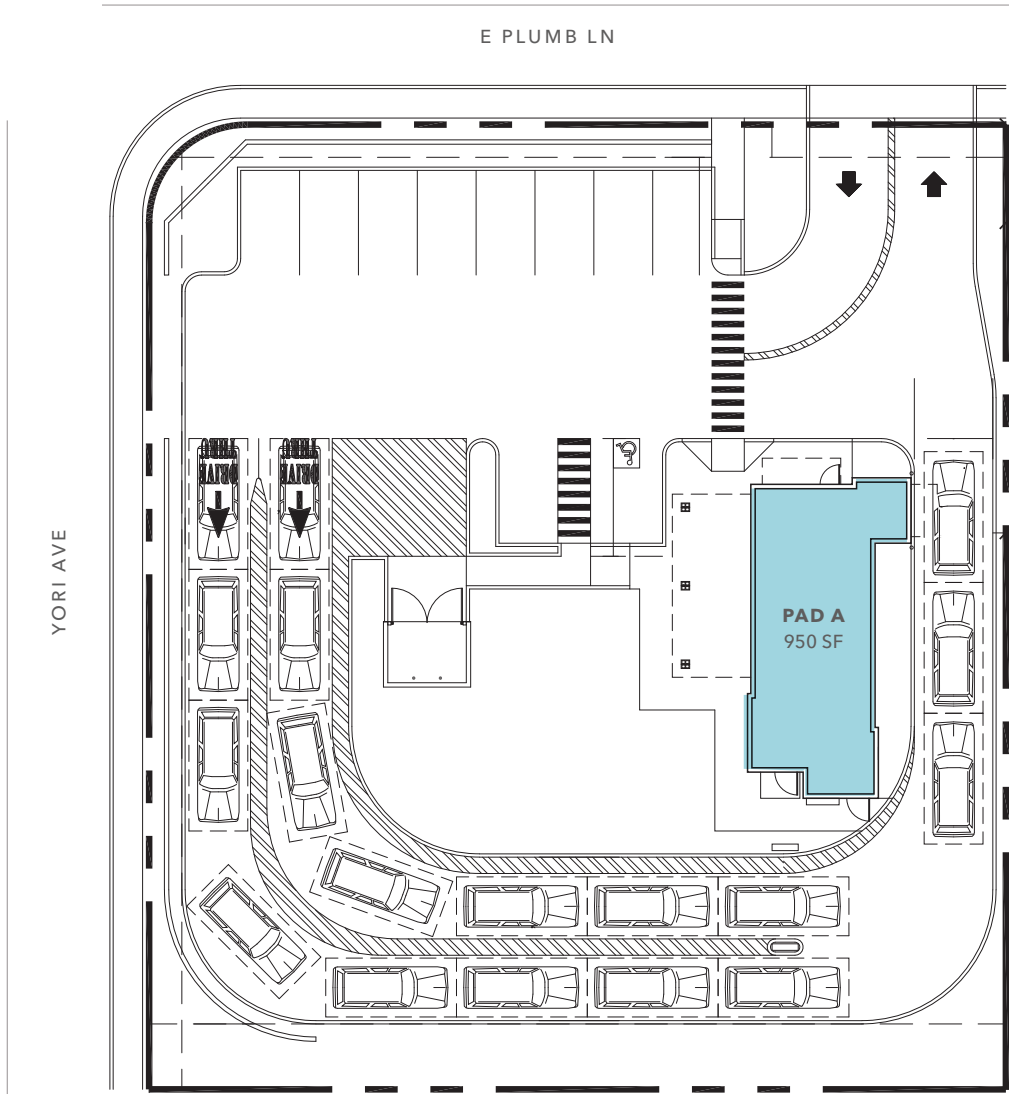
DRIVE TO RENO-TAHOE INT'L AIRPORT

2 MIN

DRIVE TO RENO PUBLIC MARKET



SITE PLAN



+19,275 SF

PROPERTY SIZE AVAILABLE

0.442 AC

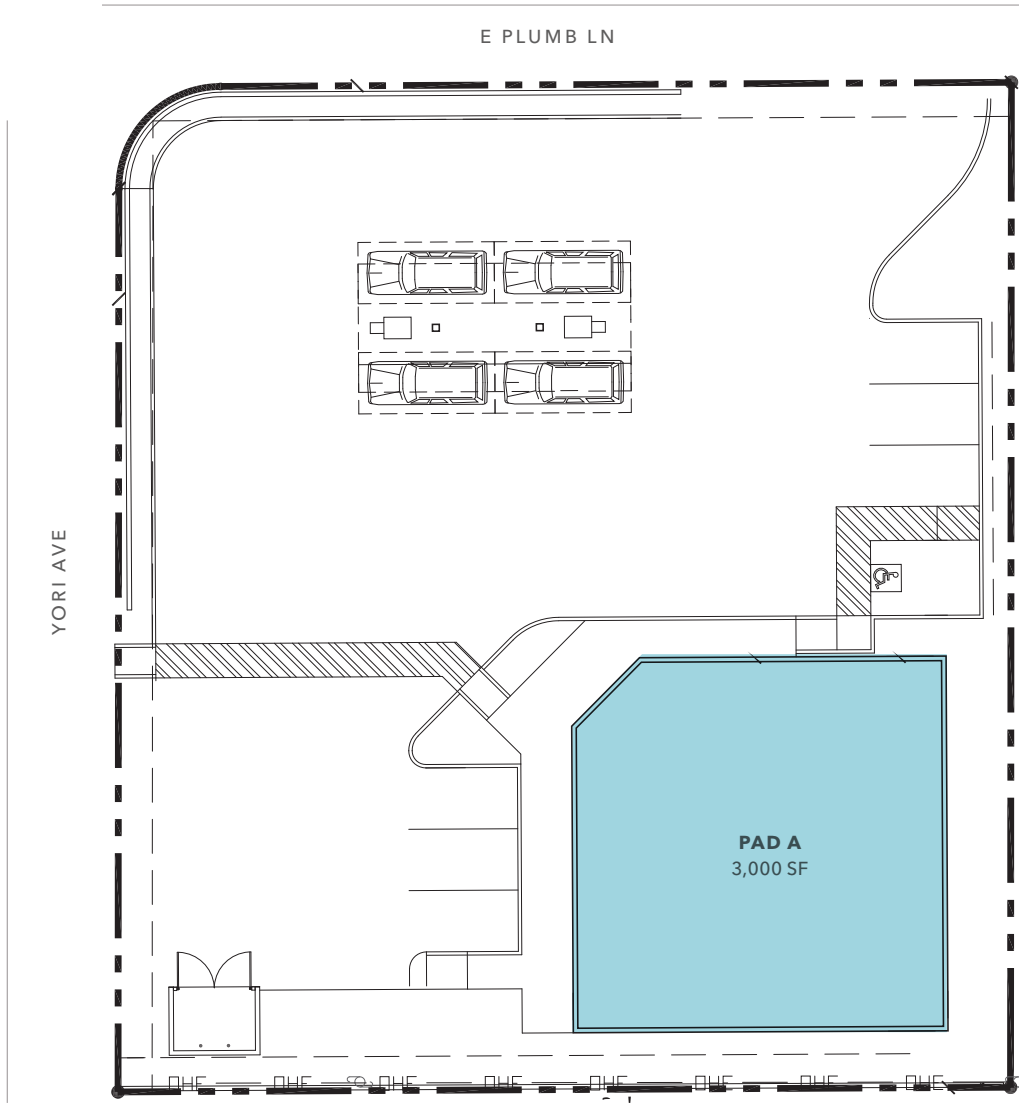
PROPERTY SIZE AVAILABLE

950 SF

PAD A



3,000SF C-STORE WITH 4-6 GAS PUMPS



+19,275 SF

PROPERTY SIZE AVAILABLE

0.442 AC

PROPERTY SIZE AVAILABLE

3,000 SF

PAD A



Current Construction

600 E PLUMB LN

LOCATION OVERVIEW



LESS THAN 1 MILE

From MidTown and the Reno Tahoe International Airport. This site provides excellent access to amenities, main thoroughfares, as well as public transportation.



FRONTAGE ON PLUMB LANE

Visible to a highly trafficked street, with an average of over 29,000 cars per day.



RENO EXPERIENCE DISTRICT

Just two blocks west is the new RED development. Featuring 1,300 luxury apartment homes, 70,000+ SF of retail space, 170-key hotel, two-acre park, and 382,000 SF of custom office space in the tech campus.



CONVENIENT
LOCATION
NEAR MAJOR
THOROUGHFARES



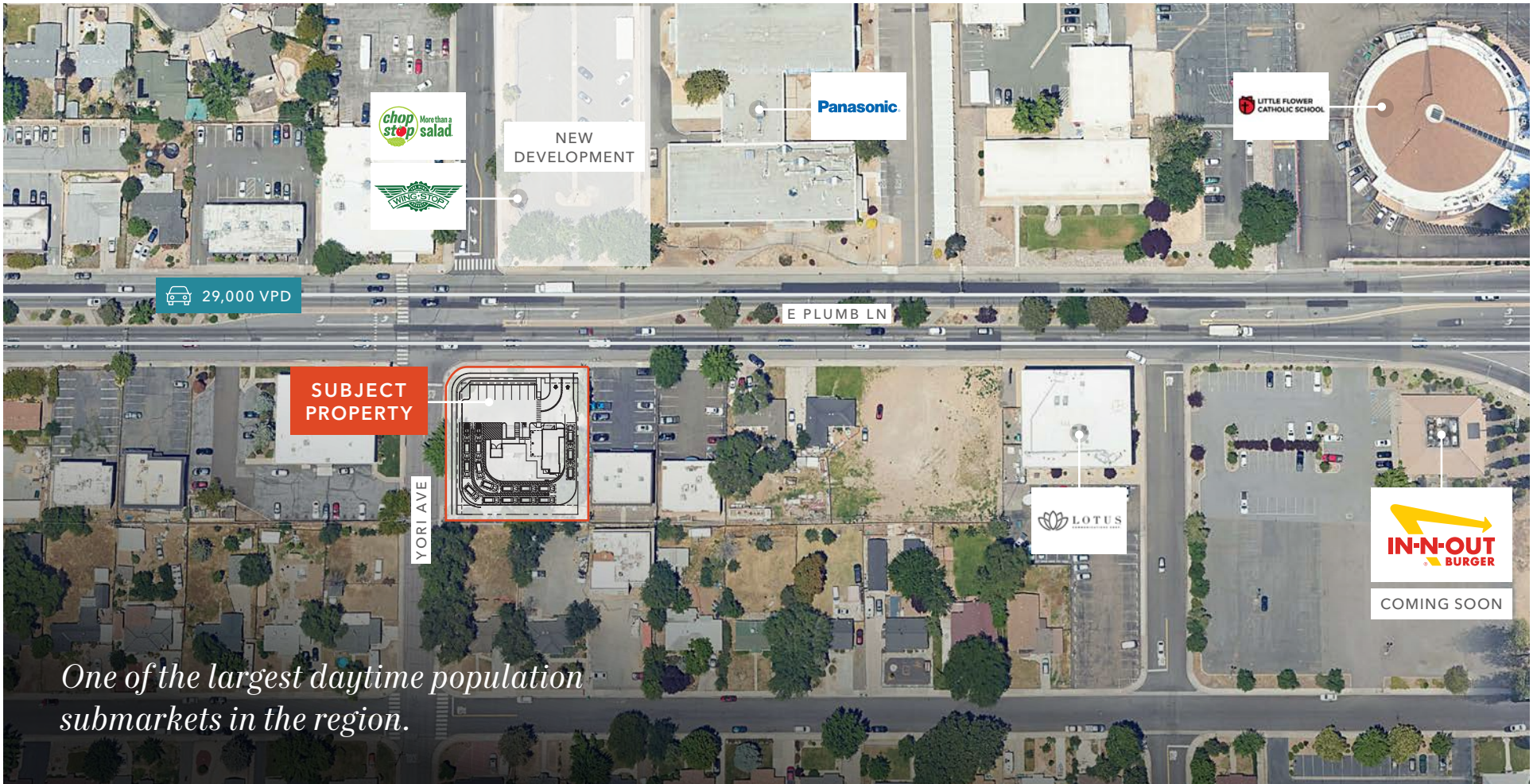
DRIVE THRU FAST
FOOD, COFFEE,
& GAS STATION C
STORE SITE



LARGE
WORKFORCE; HIGH
TRAFFIC COUNTS



OPPORTUNITY
IN HIGHLY
TRAFFICKED
CORRIDOR



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	19,912	106,763	217,111
2020 CENSUS	21,945	116,030	235,216
2023 ESTIMATED	23,527	117,037	237,242
2028 PROJECTED	24,349	117,638	238,766

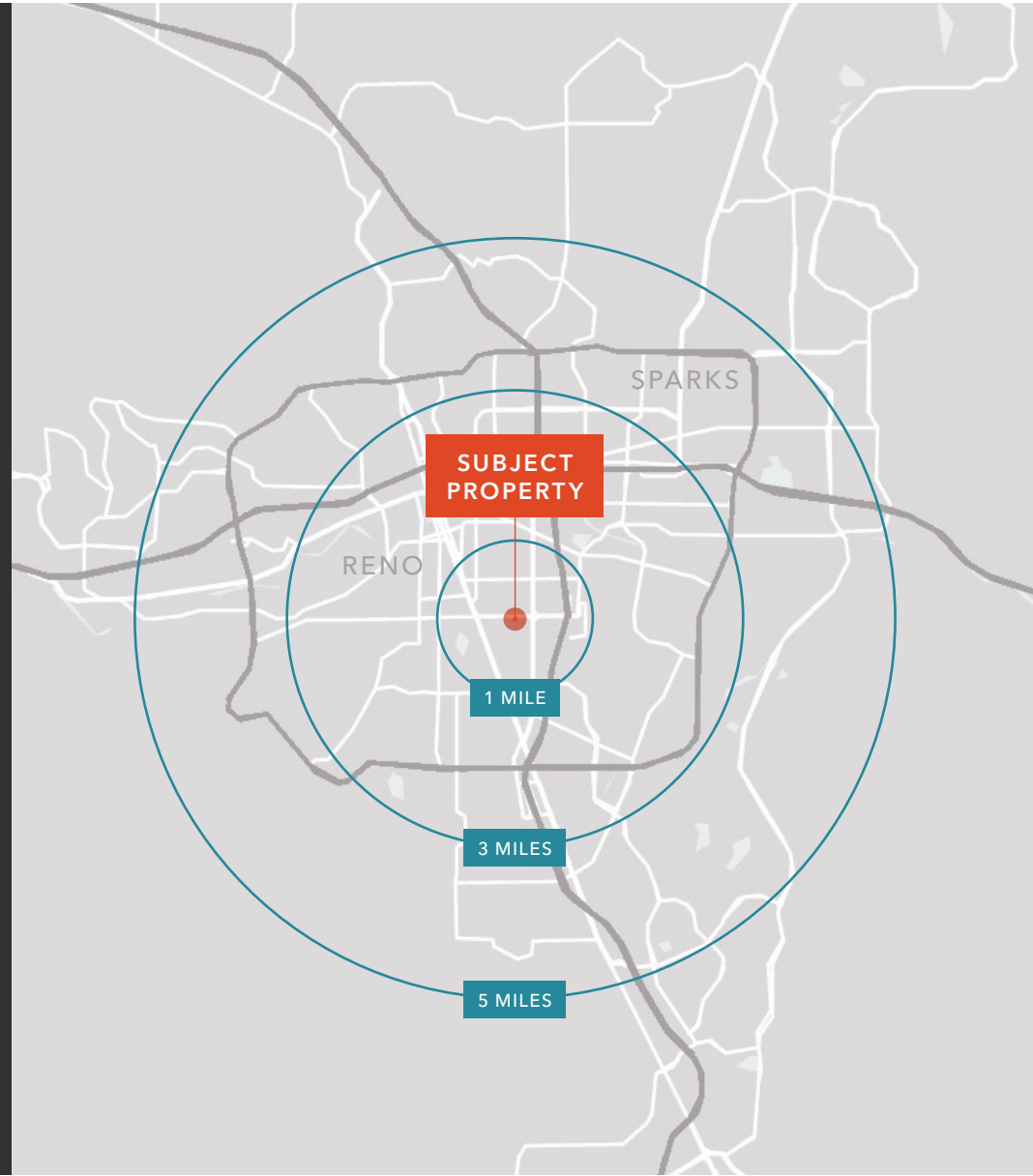
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.2	38.4	38.1
% FEMALE	46.7%	47.6%	48.8%
% MALE	53.3%	52.4%	51.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN	\$60,753	\$68,078	\$75,525
2028 MEDIAN PROJECTED	\$60,890	\$68,190	\$75,979
2023 AVERAGE	\$82,201	\$97,244	\$109,782
2028 AVERAGE PROJECTED	\$87,225	\$105,267	\$118,875

Data Source: ©2023, Sites USA



Northern Nevada Overview

Nevada is centrally located to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.

TRANSPORTATION



Airports

McCarran Int'l Airport
Reno-Tahoe Int'l Airport



Highways

I-80 corridor
US-395 corridor
US-50 corridor
US-95 corridor



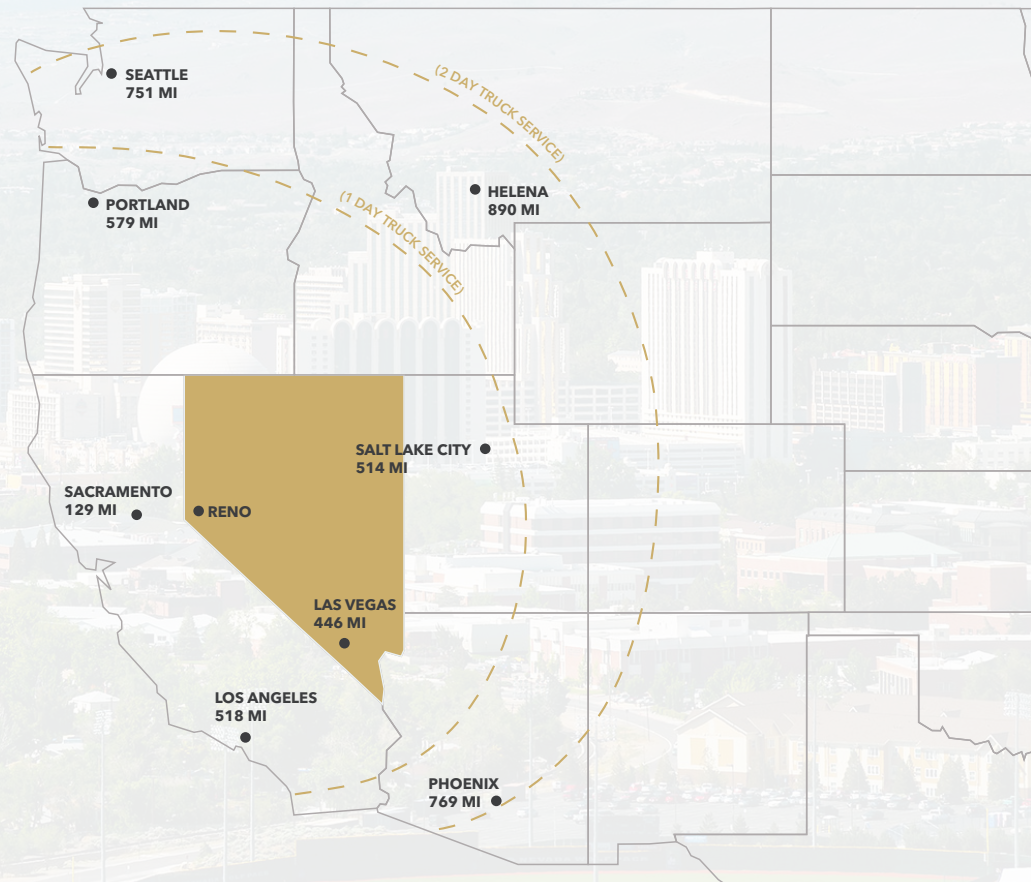
Railroads

Transcontinental Railroad



Logistics & Distribution

One or two day trucking service from Nevada to major markets with more than 50 carrier services available.



Location Highlights

Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 western states.

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology,

Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



Nearby Attractions

DOWNTOWN RENO

Named the #1 US Smallest City for 2020, with over 5,000,000 travelers visiting each year. Attending events such as the Reno Rodeo, Hot August Nights, Reno Vibrations and more.

Reno has come into its own with a robust mix of heavy hitters who have set up shop in this tech-savvy city, and a burgeoning arts community now takes to the streets with murals, sculptures, and installation art.



LAKE TAHOE

With Lake Tahoe less than 25 miles from Downtown Reno, it's just a short drive for residents and visitors in Northern Nevada.

Tahoe is a summer and winter sweet spot for Northern Nevada's offering paddle boarding, kayaking, hiking, and fishing, in the summer months, while the surrounding mountains are a winter playhouse for snowboarding, skiing, snowshoeing, and tubing.

UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno (UNR) is a public land-grant Research University, founded in 1874. Comprised of 11 separate colleges and schools, the University offers over 145 Tier-1 degree programs and averages over 17,000 students annually.

The University of Nevada, Reno is the flagship institution of Northern Nevada. The campus is located just north of Downtown Reno overlooking the Truckee Meadows and downtown casinos.



N University of Nevada, Reno



THE NEON LINE

The Reno Neon Line District has emerged as a new submarket as developers purchase, build, and re-develop land and properties in Downtown Reno.

Reno's Neon Line is a half mile long ribbon of dynamic street scape. It features art installations, other sculptures, and its array of bright lights.

THE GREAT RENO BALLOON RACE

Each year Reno hosts the world's largest free hot-air ballooning event. For four days in early September, the skies are filled with a rainbow of hot-air balloons, with over 100 each year. It's been given the award of Best Special Event in Northern Nevada with an average of 120,000 spectators attending each year.



Grow Your Buisness Here

3RD

MOST ENTREPRENEUR FRIENDLY STATE

Small Business & Entrepreneurship Council in 2019

7TH

MOST BUSINESS FRIENDLY TAX CLIMATE

Tax Foundation for 2021

6TH

BEST STATE FOR BUSINESS

CNBC in 2020



FAVORABLE TAX CLIMATE

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



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



COMPETITIVE COMMERCIAL UTILITY RATES

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



NEVADA BUSINESS TAX INCENTIVES

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL INCENTIVES

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-Based employment.



OPPORTUNITY ZONE TAX BENEFITS

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas.

The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.



GREEN BUILDING ABATEMENTS

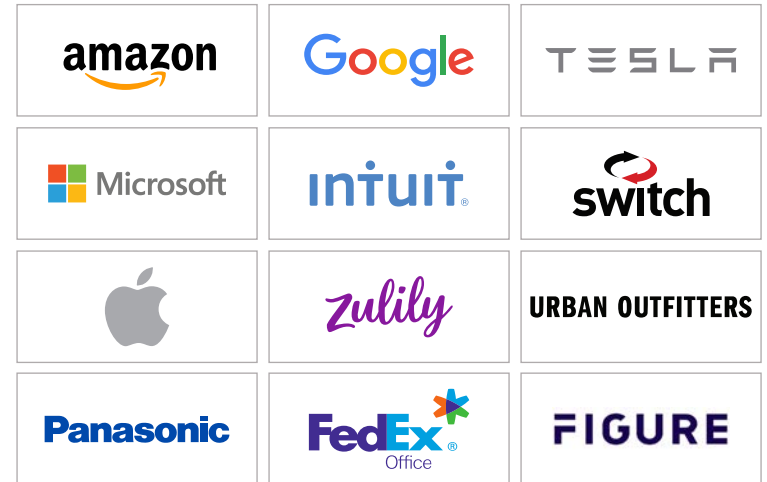
Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.

Relocated & Expanded Companies

2020

Company	Industry	Jobs	From	To	Headquarters
AeroSafe Global	Manufacturing	50	NY	Sparks	
Affinity Development Group	Other	200	CA	Reno	
Ai2	Technology Ecosystem	10	CA	Reno	X
American Battery Technology Company	Manufacturing	100	CA	Fernley	X
American Highway Company	Manufacturing	80	CA	Fernley	X
Atlantic Packaging	Logistics, Distribution	10	NC	Reno	
Centerline Structural Innovations Inc	Technology Ecosystem	20	NV	Reno	X
Cold Co Logistics	Logistics, Distribution	50	IL	Reno	
Crystal Creek Logistics	E-Commerce Fullfillment	50	WA	Reno	
DayaMed	Health, Medical	100	INT	Reno	X
Discover Podium	Technology Ecosystem	10	NV	Reno	
HMI Cardinal	Manufacturing	150	KY	Verdi	
Homestory Doors	Manufacturing	40	CA	Reno	X
JY Chemical	Manufacturing	45	INT	MH	
Lasko Products	Logistics, Distribution	35	PA	Reno	
Makita	Logistics, Distribution	85	GA	Reno	
Mary Kay	Logistics, Distribution	50	CA	Reno	
PlusPlus	Technology Ecosystem	20	CA	Reno	
RNOX - Launch and cohort	Tech Accelerator	10	NV	Reno	
SnapDesk	Technology Ecosystem	10	NV	Reno	
Starbrook Modular	Manufacturing	100	CA	Reno	X
SureClinical	Technology Ecosystem	20	CA	Reno	X
The Balm	Manufacturing	200	CA	Reno	X
Think Stack	Technology Ecosystem	100	MD	Reno	

PROMINENT EMPLOYERS IN THE RENO | SPARKS AREA



- 10.8% MANAGEMENT/BUSINESS
- 18.2% PROFESSIONAL/RELATED
- 23.0% SERVICE
- 22.7% SALES/OFFICE
- 8.1% CONSTRUCTION
- 17.1% PRODUCTION/TRANSPORTATION

Key Industries in the Reno-Sparks- Lake Tahoe Area



TECHNOLOGY

Named "Silicon Bridge" for its proximity to San Francisco (about 218 miles), the Reno metro area has emerged as a capital of big tech investments. Many of the tech giants, such as Apple, Google, Tesla, & Microsoft moving to the Reno-Sparks area, creating many new opportunities for jobs, business, and the economy.



ADVANCED MANUFACTURING

The Greater Reno-Sparks-Tahoe region's economic growth in recent years can be attributed to the manufacturing industry.



DISTRIBUTION, LOGISTICS & E-COMMERCE

With an expansive network of transportation services, warehousing, and fulfillment outsourcing, businesses large and small have established themselves in Greater Reno-Sparks-Lake Tahoe to take advantage of these services and gain quick, affordable access to the 11 western states that include over 60 million customers reachable in one day's truck drive.



BACK OFFICE, OFFICE SUPPORT

Back office operations provides critical and essential functions in every company. Data processing, accounting, payroll, human resources, IT services, regulatory compliance, and cyber-security are just a few of these functions and centered around optimizing processes, improve efficiencies, reducing costs and mitigating potential areas of risk.



RENEWABLE ENERGY

Renewable energy is an important and integral part of the energy industry in Nevada. Mainstream energy companies in Nevada utilize geothermal, solar, biofuels, wind, and hydropower. Ormat, a recognized leader in geothermal energy and Fulcrum Sierra Biofuels which is building a facility in Storey County that will generate transportation fuel from MSW are located in Northern Nevada.



FINANCIAL SERVICE

Financial services and transactions have evolved dramatically to look nothing like the traditional "brick and mortar" banks or loan office services of past generations. Innovations in mobile banking, artificial intelligence (AI) and blockchain are transforming the financial services sector.



AEROSPACE & DEFENSE

The aerospace and defense industry in Northern Nevada is home to a number of private and public sector businesses at the leading edge of research and technology, including almost 70 years in aerospace flight testing. Projects like "Dream Chaser®" and the "International Space Station" have significant ties to our region through research by Sierra Nevada Corporation.



HEALTH & MEDICAL

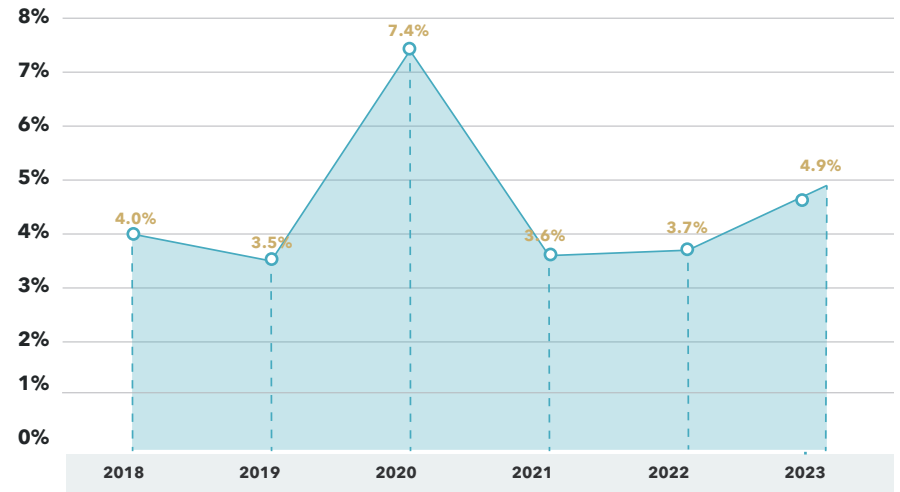
Companies such as Charles River Laboratories which is dedicated to developing safe and effective drug therapies and newcomers like Grand Rounds, MOBE, DayaMed and Presidio Medical are located here in the Greater Reno-Tahoe-Sparks.

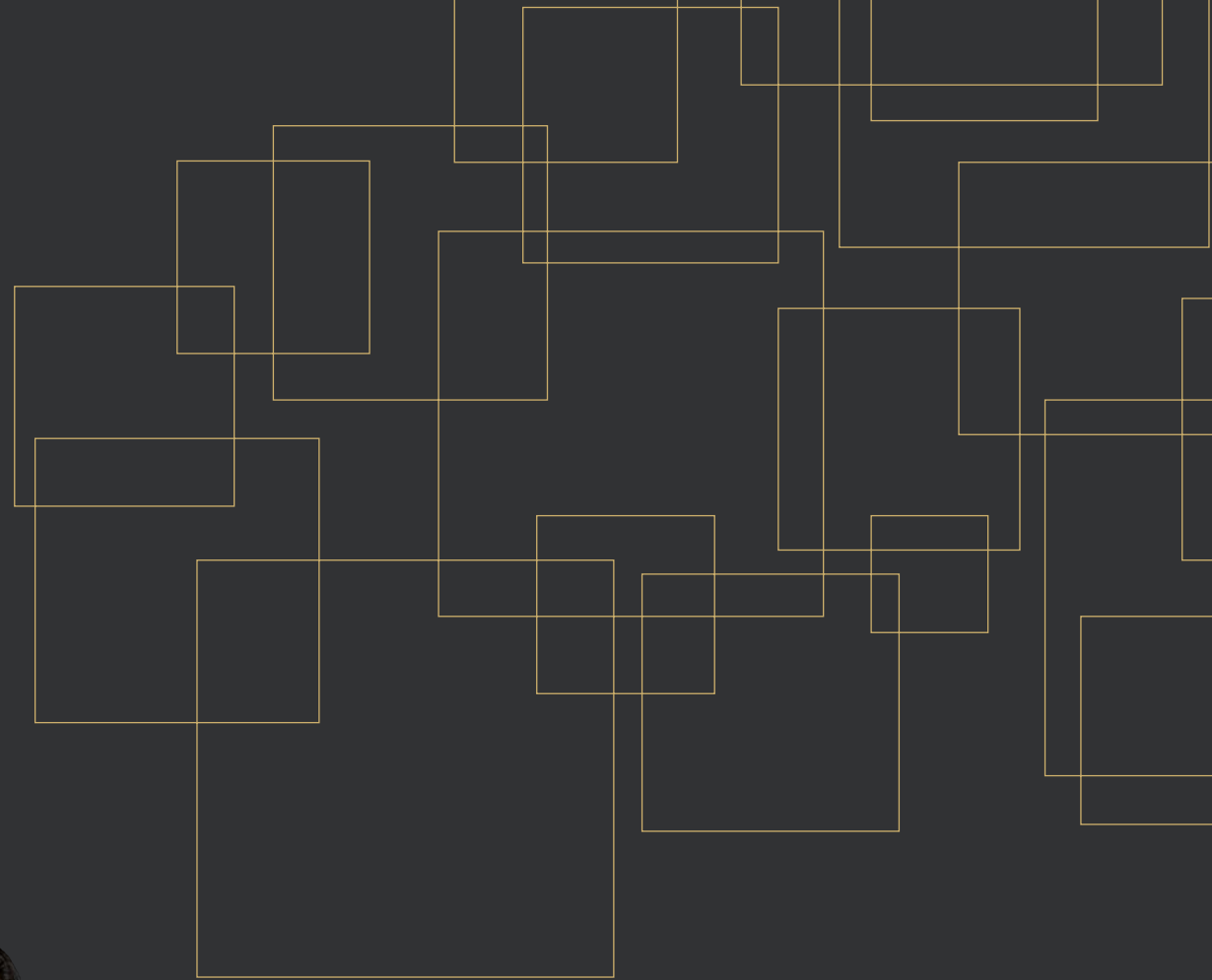
Greater Reno-Sparks-Lake Tahoe Workforce

WORKFORCE STATISTICS

Year	Labor Force	Employed	Unemployed
2023	288,814	275,600	13,214
2022	287,393	277,613	9,780
2021	279,733	268,064	11,669
2020	276,044	253,957	22,087
2019	283,244	273,699	9,545
2018	275,346	265,470	9,876

UNEMPLOYMENT RATE





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*For more information on
this property, please contact*

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