

FOR LEASE

770-780 SMITHRIDGE DRIVE

 Flex Industrial
PRODUCT TYPE

 ±1,800–2,600 SF
SIZE

 Reno
LOCATION



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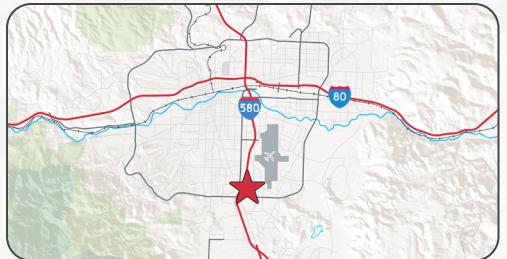


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NAI Alliance



Property Highlights

Conveniently located near the South Virginia Street and South McCarran Blvd intersection, Smithridge Business Center provides flexible accommodations for a wide variety of users. Retail, office, and light industrial users stand to benefit from the abundant parking, convenient location, and attractive design.

Property Details

Address	770-780 Smithridge Dr Reno, NV 89502
Available SF	$\pm 1,800 - \pm 2,600$ SF
Lease Rate	\$1.25/SF
Lease Type	NNN
OPEX	\$0.44/SF/Mo
APN	025 021 20
Year Built	1997
Zoning	MUCC - Mixed Use Community Commercial



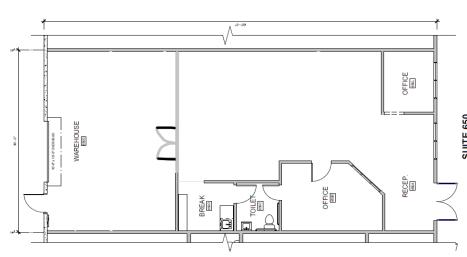
Property Highlights + Aerial Map

NAI Alliance

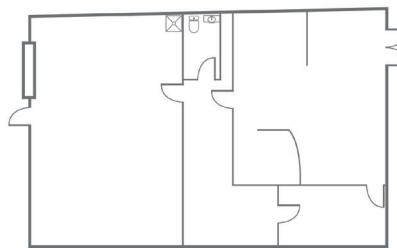
FOR LEASE

770-780 SMITHRIDGE
DRIVE

770 Smithridge Dr Suite 650



780 Smithridge Dr Suite 450



Address/Unit	Size (SF)	Available	Notes
770 Smithridge Dr Suite 650	±1,800	Immediately	Reception, Bull Pen, 2 Private Offices, Break Room, Restroom, Warehouse, 1 Roll Up Door
780 Smithridge Dr Suite 450	±2,600	Immediately	Reception/Showroom, 1 Private Office, 1 Restroom, Warehouse, 1 Roll Up Door

Overview



Flex Industrial

PRODUCT TYPE



±1,800 – 2,600

AVAILABLE SF



\$1.25

RATE



Immediately

AVAILABLE

5-MILE KEY FACTS



203,368

POPULATION



5.2%

UNEMPLOYMENT



2.2

HOUSEHOLD
SIZE (AVG.)



38

MEDIAN
AGE

5-MILE INCOME FACTS



\$71,189

MEDIAN
HOUSEHOLD
INCOME



\$46,667

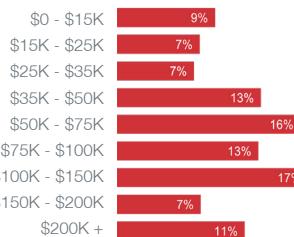
PER CAPITA
INCOME



\$96,538

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,166

BUSINESSES



172,425

EMPLOYEES

5-MILE EDUCATION FACTS



11%

NO HIGH
SCHOOL
DIPLOMA



25%

HIGH
SCHOOL
GRADUATE



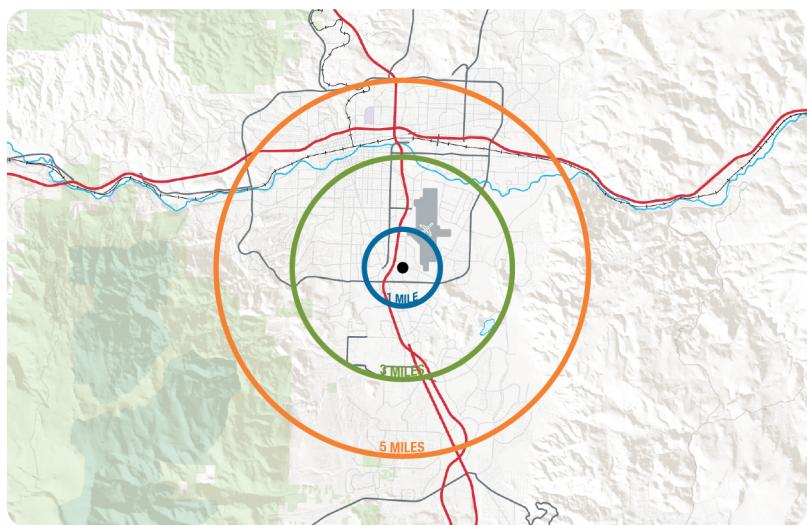
29%

SOME
COLLEGE



35%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

770-780

SMITHRIDGE
DRIVE

SUBJECT

S MCCARRAN BLVD

580

DISTANCE FROM SUBJECT

NEAREST 580 ON-RAMP	0.5 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI 7 MIN DRIVE
SOUTH RENO	2.7 MI 10 MIN DRIVE
CARSON CITY	24 MI 28 MIN DRIVE

Area Map

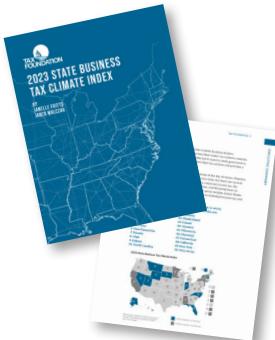

Flex Industrial
PRODUCT TYPE


±1,800 – 2,600
AVAILABLE SF


\$1.25
RATE


Immediately
AVAILABLE

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

About Nevada



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770-780

SMITHRIDGE
DRIVE



WASHOE COUNTY

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

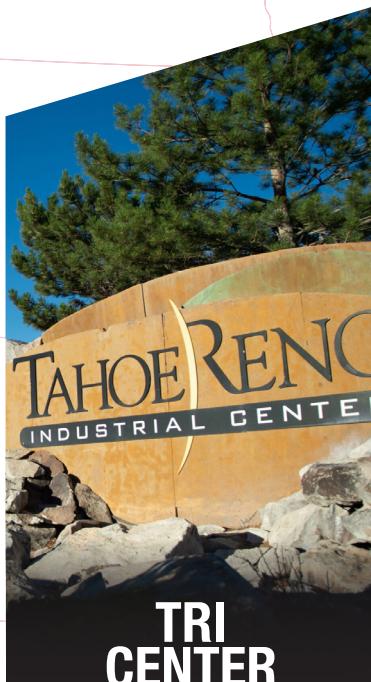
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



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.



TRI 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.

About Northern Nevada

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