

FOR LEASE

770-780 SMITHRIDGE DRIVE



Flex Industrial
PRODUCT TYPE



±1,800–2,600 SF
SIZE



Reno
LOCATION



Dan Oster SIOR
Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR



Derek Carroll SIOR, CCIM
Director
(775) 225 4105
dcarroll@naalliance.com
NRED N°: BS.0145531



Simon Solaegui
Research Analyst
(775) 225 4326
ssolaegui@naalliance.com
NRED N°: S.202228

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

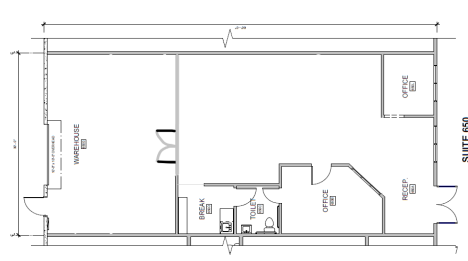
Address	770-780 Smithridge Dr Reno, NV 89502
Available SF	±1,800 - ±2,600 SF
Lease Rate	\$1.25/SF
Lease Type	NNN
OPEX	\$0.44/SF/Mo
APN	025 021 20
Year Built	1997
Zoning	MUCC - Mixed Use Community Commercial



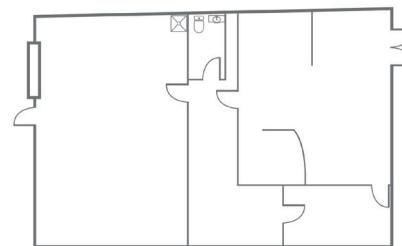
FOR LEASE

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


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



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$71,189

MEDIAN
HOUSEHOLD
INCOME



\$46,667

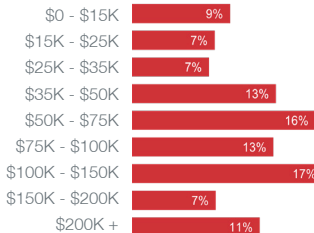
PER CAPITA
INCOME



\$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



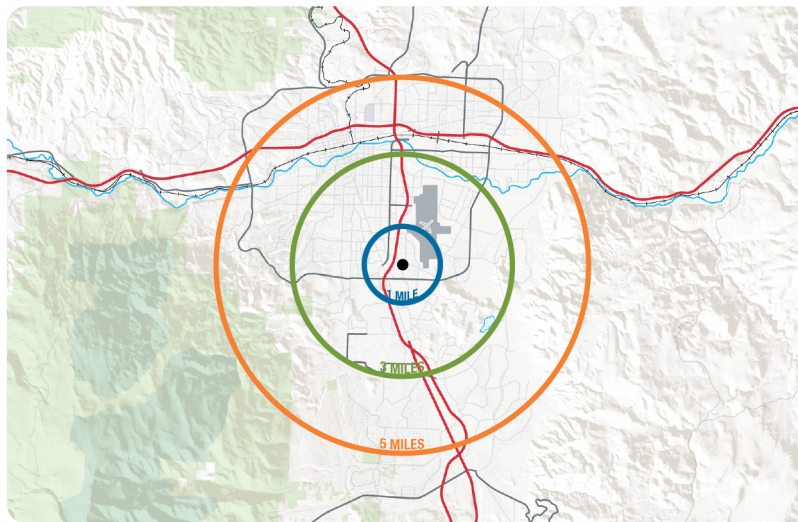
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



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  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 Mao

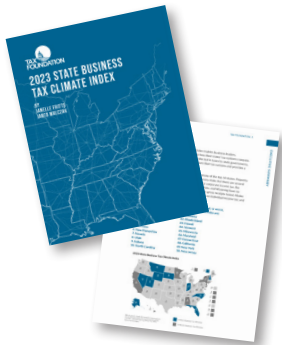

Flex Industrial
PRODUCT TYPE


±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

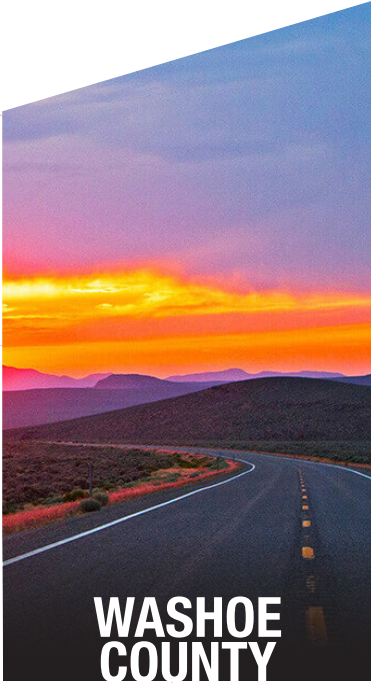
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

FOR LEASE

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

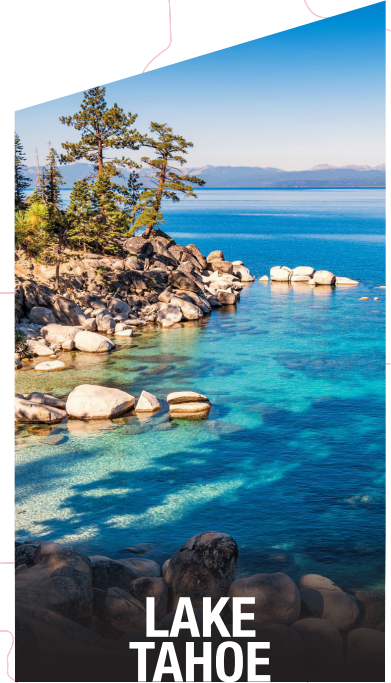
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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

FOR LEASE

770-780 SMITHRIDGE DRIVE



Dan Oster SIOR

Sr. Vice President / Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR



Derek Carroll SIOR, CCIM

Director
(775) 225 4105
dcarroll@naalliance.com
NRED N°: BS.0145531



Simon Solaegui

Research Analyst
(775) 225 4326
ssolaegui@naalliance.com
NRED N°: S.202228

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NA Alliance