

# 288

WEST CLEARVIEW DR  
CARSON CITY, NV 89701

## DEVELOPMENT LAND AVAILABLE FOR LONG-TERM GROUND LEASE

RATE | \$1/SF/YEAR  
SIZE | 4.1122 AC  
LAND SF | 179,127 SF  
ZONING | GC  
APN's | 009-153-09,  
009-153-10, 009-153-11,  
& 009-153-12



CORFAC  
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PROPERTY HIGHLIGHTS



**288 West Clearview Drive** is a long-term development land ground lease opportunity with proposed uses including commercial, mixed-use, and retail. The parcel is located in close proximity to Highway 395, Interstate 580, and Highway 50, providing direct access to South Carson, Gardnerville/Minden, the East Shore and the South Lake Tahoe region.

The property is bordered by Marriott Courtyard, Taco Bell, Wendy's and AM/PM to the east; on by Heritage Bank of Nevada and Save Mart to the south; by Galaxy Fandango Theaters and Carson Hills Luxury Apartments (370+ units) to the west and by Casino Fandango to the north.

Excellent opportunity for a developer to join the incredibly dense retail/commercial mix in close proximity to the subject property.

# PARCEL MAP

**288**  
W CLEARVIEW DR

S CARSON ST

S CURRY ST

CLEARVIEW DR

## PROPERTY FEATURES

- SIZE: 4.1122 AC
- APN's: 009-153-09, 009-153-10, 009-153-11, & 009-153-12
- All utilities located adjacent to the property.
- Located in close proximity to Hwy 50, I-395, and I-580 and one-half block from South Carson Street.



AREA MAP

288 W CLEARVIEW DR POPULATION



3 miles  
28,112

5 miles  
61,693



Lowe's

US 395

Tires LES SCHWAB

Applebee's

DISCOUNT TIRE

SOUTHGATE CENTER

Burlington

SUPERCUTS KOHL'S

Raley's SUBWAY ROSS

Olive Garden BIG LOTS! McDonald's JCPenney

Casino Fandango

Marriott

TACO BELL

Wendy's

ARCO

GALAXY THEATRES

288 W CLEARVIEW DR

Heritage Bank of Nevada

Save Mart

ANYTIME FITNESS

Chevron

Chick-fil-A

Panera BREAD

COSTCO WHOLESALE

Carron Laner

TO LAKE TAHOE 50

INTERSTATE 580

INTERSTATE 580

KOONTZ LN

CLEARVIEW DR



# **CARSON CITY & NORTHERN NEVADA** MARKET OVERVIEW

Carson City, Nevada, which is the capital city named after Kit Carson and one of the nation's most business-friendly states, excels in areas like taxes, electricity costs, workers' compensation, low crime rates, right-to-work policies, and state minimum wage. The city's historical ties include its connection with the Virginia and Truckee Railroad. In 1969, Ormsby County merged with Carson City, creating the Consolidated Municipality of Carson City and extending its city limits to the California state line in Lake Tahoe.

Carson City boasts one of the most diversified and balanced economies in Nevada, with over 1,800 business establishments employing more than 27,380 people. The services sector, employing 28,500, is the largest single employment category, followed by government (state and local) with over 11,500 employees. Retail trade ranks as the third-largest employer, with manufacturing following closely.

Key employers in the area include Carson Tahoe Hospital (1,000+ employees), Western Nevada Community College (400+ employees), and Fandango Casino (300+ employees). Carson City is also home to notable employers such as Walmart Stores, Inc., Chromalloy Nevada, Environmental Professional, Costco, Harley Davidson Credit Corp., Southwest Gas Corp., and Sierra Surgery & Imaging, LLC.

Northern Nevada has drawn innovative companies, including Apple and Tesla. Apple is in the process of constructing a \$1 billion, 300-acre data center in Reno Technology Park, primarily serving iCloud and internet services. Additionally, they've established a \$4 million warehouse in Downtown Reno to support logistics.

Since 2014, Tesla has operated a Gigafactory in the region, producing more battery power than all other car companies combined, with over 7,000 employees. Tesla's vision includes making it one of the world's largest buildings, fully powered by renewable energy.



# PERMITTED USES AT SITE WITH DIVERSE ZONING POTENTIAL

Per City of Carson Zoning. [CLICK HERE](#) for Full List of Allowed Uses.

## AGRICULTURAL/ANIMAL/FARMING

- Animal hospital
- Farmers market\*

## COMMUNITY AND CULTURAL FACILITIES

- Golf course and driving range\*
- Youth recreation facility\*
- Ballroom
- Archery range
- Sports arena

## EDUCATIONAL FACILITIES

- Schools (K—12, college, or university)\*

## HEALTHCARE FACILITIES

- Hospital\*

## MANUFACTURING AND PROCESSING

- Bookbinding
- Lithographer, screen printer
- Assembly
- Cabinet shop (manufacturing)\*

## OFFICE AND PROFESSIONAL SERVICES

- Assayer
- Express office
- Display designer
- Sign painting and lettering
- Ambulance service and garage\*
- Bus line office, service, & garage\*
- Utility substation\*
- Parcel delivery service, branch

## RECREATION

- Sport playing field
- Nightclub
- Hotel, residence\*

## RESIDENTIAL

- Congregate care housing/senior citizen home\*
- Mobile Home park\*

## RETAIL

- Auction sales
- Second-hand business, thrift store, & pawn shop
- Tire sales, repair, and mounting
- Automobile pawn/automobile sales\*\*
- Welding supplies and gases\*

## SPECIALIZED SERVICES

- Tattoo and piercing studio
- Facial cosmetic shading
- Taxidermist

## STORAGE DISTRIBUTION AND WAREHOUSING

- Warehouse
- Personal storage

## OTHER

- Plumbing, heating equipment & supplies
- Recycling collection center\*
- Crematorium, cemetery, mausoleum, sarcophagus, crypt\*
- Equipment rental (outside storage)\*

*\*Per Carson City code, these are Conditional Uses in the GC District which require approval of a Special Use Permit.*

*\*\*Per Carson City code, this is an accessory permitted use incidental to primary permitted uses in the GC District.*



# 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 and over 1.5 million square feet of warehouse in Reno/Sparks.



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.



# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	5%	7.4%	6.6% - 7.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	0.711%	NO	NO	NO	.09%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4	< 9.9%	NO

SOURCE : NVENERGY

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