

**224**

**Silver Lake Rd**

RENO, NV 89508

**RESTAURANT & RETAIL  
INLINE SPACE  
NOW PRE LEASING**

**Lease Rate | NEGOTIABLE**

**Lease Type | NNN**

**Suite Sizes | 1,562 SF - 6,248 SF**

**Zoning | GC**



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**CORFAC**  
INTERNATIONAL

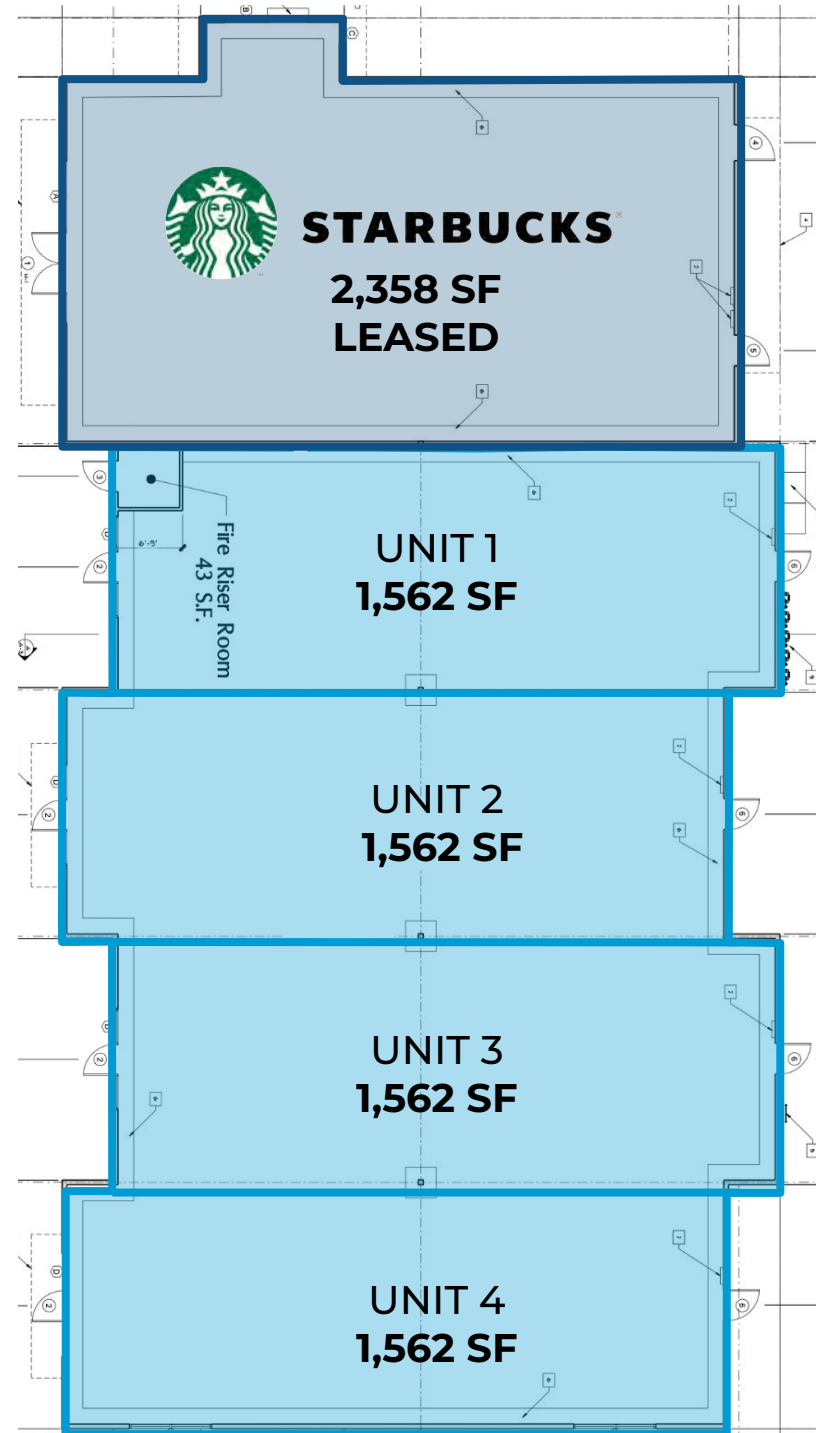
## SUITE **AVAILABILITY**



**LEASED**



**AVAILABLE FOR RETAIL OR  
RESTAURANT SPACE**





PRELIMINARY SITE PLAN



LIVING STONES CHURCHES



SILVER LAKE RD



1,562 SF

1,562 SF

1,562 SF

1,562 SF

N RED ROCK RD





## ABOUT THE **PROPERTY**

### Retail, Office & Restaurant Spaces from 1,562± SF Available

- Currently under construction
- Freeway Visibility, directly off the Red Rock Road Exit
- Medically Parked
- GC General Commercial Zoning allows for an extensive list of uses



### 5 Mile Radius Demographics

INCOME	NORTH VALLEYS HOUSEHOLDS
\$0 - \$15,000	746 (5.2%)
\$15,000 - \$24,999	878 (6.1%)
\$25,000 - \$34,999	865 (6.0%)
\$35,000 - \$49,999	1,707 (11.9%)
\$50,000 - \$74,999	3,652 (25.5%)
\$75,000 - \$99,999	2,642 (18.4%)
\$100,000 - \$149,999	677 (4.7%)
\$150,000 +	469 ( 3.3%)

### Population by Gender:



Male: **40,054**  
**51.4%**



Female: **37,828**  
**48.6%**

**Average Household Income:** \$91,522

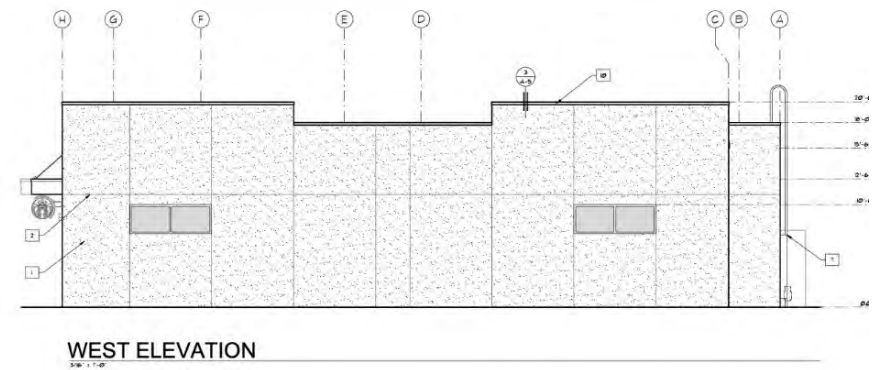
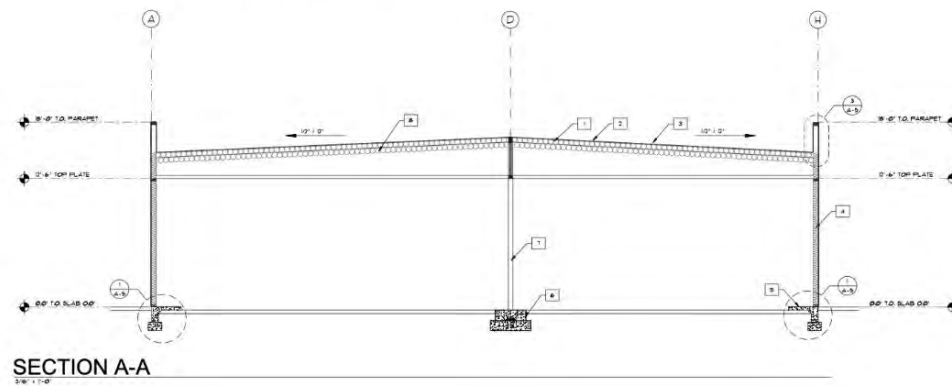
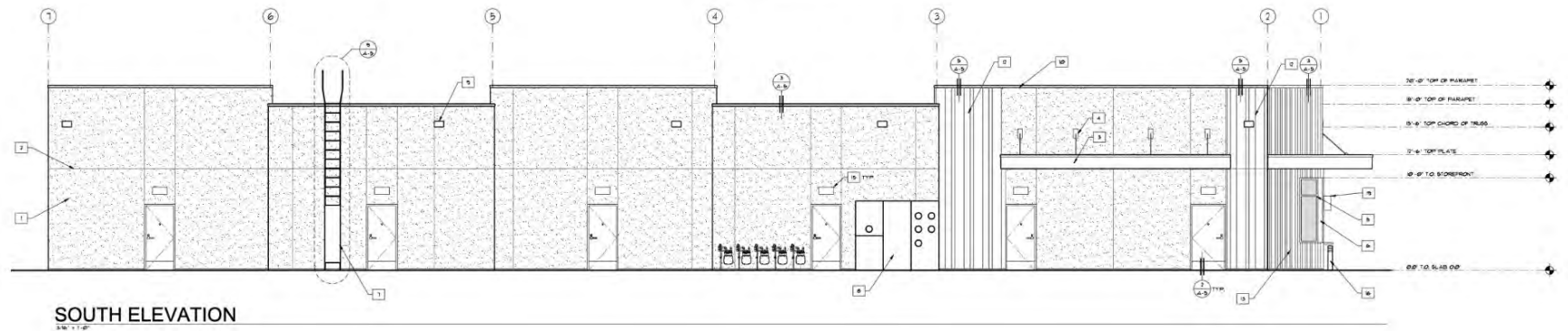
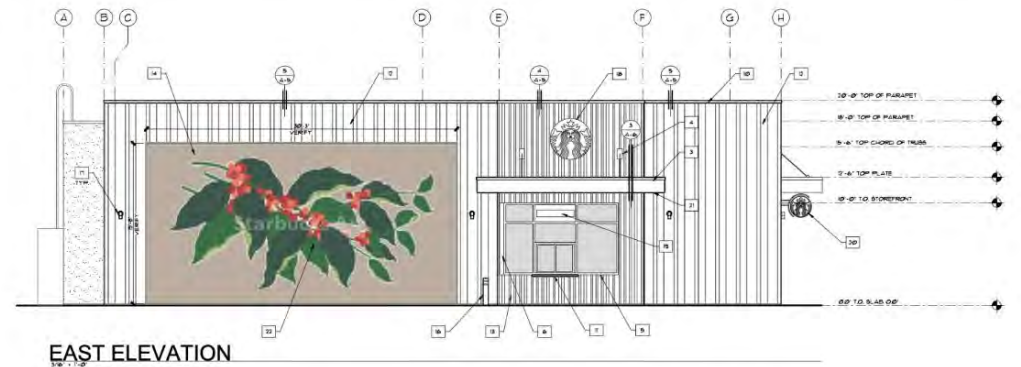
**Median Household Income:** \$76,014

**Per Capita Income:** \$31,055

**Total Population:** 47,253

**Total Households:** 14,335

# SITE ELEVATIONS











# NEW & PLANNED RESIDENTIAL DEVELOPMENTS NORTH

TRAINCREST  
LIFESTYLE HOMES  
2,900 UNITS

COLD SPRINGS 14  
LIFESTYLE HOMES  
42 UNITS

WOODLAND VILLAGE  
WOODLAND VILLAGE NORTH LLC  
2,028 UNITS

WOODLAND VILLAGE TOWN CENTER  
WOODLAND VILLAGE NORTH LLC  
111 UNITS

SILVER STAR RANCH  
DANIEL DOUGLASS  
1,600 UNITS

STONEGATE SF BALANCE  
PROPERTY OWNERS GROUP LLC  
2,905 UNITS

COLD SPRINGS

SILVER HILLS  
LIFESTYLE HOMES  
1,872 UNITS

STONEGATE MULTIFAMILY  
PROPERTY OWNERS GROUP LLC  
1,215 UNITS

VILLAGE PARKWAY  
LIFESTYLE HOMES  
423 UNITS

WHITE LAKE  
VISTAS  
LIFESTYLE HOMES  
324 UNITS

EVANS RANCH PUD  
LIFESTYLE HOMES  
5,679 UNITS

STONEGATE PHASE 1A  
HEINZ RANCH LAND CO.,  
LLC  
670 UNITS

NEWLY DEVELOPED  
300 UNIT  
MULTIFAMILY

REDROCK &  
SILVERLAKE RD







**PRADO RANCH  
NORTH  
LENNAR HOMES  
490 UNITS**

**LEMMON VALLEY HEIGHTS  
JDS GROUP LLC  
206 UNITS**

**NORTH VALLEY ESTATES UNIT I & II  
JENUANE COMMUNITIES  
186 UNITS**

**COMMONWEALTH SENIOR HOUSING  
COMMONWEALTH SENIOR HOUSING CORP  
168 UNITS**

**PRADO RANCH  
MULTIFAMILY  
LANSING-ARCUS, LLC  
528 UNITS**

**NORTH PEAK  
APARTMENTS  
EGRS INC  
328 UNITS**

**LEMMON DRIVE ESTATES  
CHARLES BUTH  
98 UNITS**

**SPARKS**

**RENO**

**PRADO RANCH  
SINGLE-FAMILY  
LANSING-ARCUS, LLC  
176 UNITS**

**ANCHOR POINTE  
DR HORTON  
619 UNITS**

**GRANDVIEW TERRACE  
HERO LAND HOLDINGS LLC  
18 UNITS**

**NORTH VALLEY ESTATES  
UNIT III  
JENUANE COMMUNITIES  
66 UNITS**

**ARROYO CROSSING  
RENO ARROYO  
CROSSINGS LLC  
237 UNITS**

**VISTA ENCLAVE  
THE BATES COMPANY  
130 UNITS**

**LAKES AT SKY VISTA PKWY  
CHARLES BUTH  
768 UNITS**

**STONEFIELD  
LENNAR HOMES  
651 UNITS**

**SILVER VISTA VILLAGE  
PARADISO  
COMMUNITIES  
194 UNITS**

**STEAD 40 PHASE 1  
SINGLE-FAMILY  
DR HORTON  
59 UNITS**

**SILVER DOLLAR ESTATES  
AREA 4  
DR HORTON  
99 UNITS**

**STEAD 240  
LADERA NORTH VALLEY  
LLC  
600 UNITS**

**REGENCY PARK II  
REGENCY PARK  
HOMES INC  
204 UNITS**

**STEAD 40 PHASE 1  
TOWNHOUSES  
DR HORTON  
120 UNITS**

**STEAD 40 PHASE 2  
DR HORTON  
68 UNITS**

**ECHEVERRIA PEAVINE  
PROPERTY  
PEAVINE INVESTORS LLC.  
1,866 UNITS**

**ECHO AVE  
MULTIFAMILY  
MICHAEL BARNES  
59 UNITS**

**224  
SILVERLAKE RD**







# LOCAL EMPLOYERS



Primary Traffic Counts (24 hrs.)



20,500

Marmot



SPARKS

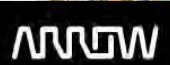
JCPenney



SALLY BEAUTY



amazon



224  
SILVERLAKE RD

NEWLY DEVELOPED  
300 UNIT  
MULTIFAMILY





# 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**

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.

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.



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.



# WHY RENO?

## LIVABILITY FACTORS



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 87 PARKS

With over 3,800 Acres of public recreational land within the city



### 18 SKI RESORTS

Within 1 hour



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



## ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large  
City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality  
of Life in the U.S. in 2022-2023"**

*According to usnews.com*

**"Reno the #2 market for companies relocating  
from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



# 15

MINUTES  
COMMUTE TIME



# 35

MINUTES  
TO TRUCKEE



# 50

MINUTES  
TO LAKE TAHOE



# 3

HOURS  
TO BAY AREA



# 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%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO





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