

# 350

## Gold Ranch Rd

Verdi NV 89439



# RETAIL FOR LEASE

### QUICK-SERVICE F&B LOCATED INSIDE THE GOLD RANCH CASINO



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**CORFAC  
INTERNATIONAL**



# 350



## ABOUT THE PROPERTY

- Quick-service food and beverage space suitable for grab-and-go or fast casual concepts.
- Neighboring tenants include Sinclair, Port of Subs, Jack in the Box, and CallLotto. Area benefits from rapidly growing residential development, supported by the new Quilici housing community.
- Located within the Gold Ranch Casino along the I-80 corridor serving both local and regional demand.
- FF&E can be included or removed depending on tenant requirements.
- Positioned within an established casino with consistent on-site traffic.
- Plumbing access available within the suite, with restrooms located just outside the space within the casino near the entrance.



**Lease Rate** | Negotiable  
| Full Service Lease  
**Available Space** | 1,134 SF  
**APN** | 038-861-01

PARCEL MAP

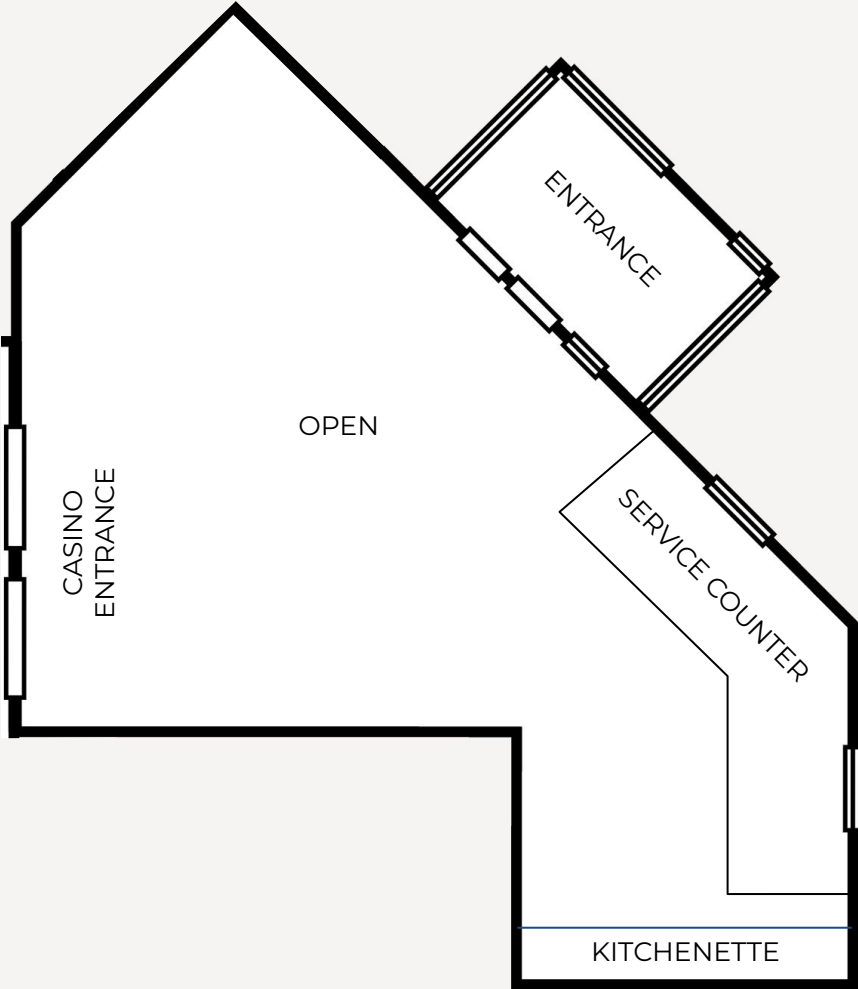
I-80- 40,500 ADT



350  
GOLD RANCH RD

**GOLD RANCH**  
CASINO • VERDI





PHOTOS



# AREA MAP

## NORTHEAST VIEW



VERDI

POWER **PS**SONIC  
TRUSTED BATTERY SOLUTIONS

MASONITE

**DAIKIN** patagonia

**Cabela's**  
WORLD'S FOREMOST OUTFITTER

**BOOMTOWN**  
CASINO HOTEL  
RENO, NV



**QUILCI**  
BY TOLL BROTHERS  
NEW HOME  
DEVELOPMENT  
±1,200 HOMES &  
±180 MULTIFAMILY

**350**  
GOLD RANCH RD



I-80- 40,500 ADT

**GOLD RANCH**  
CASINO • VERDI

**Jack**  
in the box

**PORT**  
OF SUBS

**Sinclair**



# AREA MAP

## NORTHWEST VIEW



 **VERDI EXECUTIVE**  
RV & BOAT STORAGE



I-80 40-500 ADT

**CALIFORNIA**  
STATE LOTTERY  
AT GOLD RANCH



**Stremmel**  
AUCTIONS



**GOLD RANCH**  
CASINO & RV RESORT

TRUCKEE RIVER

**350**  
GOLD RANCH RD



**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA A Smart Choice for Growth**

**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's**  
DATA & TECH  
Growth Frontier



**22** MINUTES  
Commute Time



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



**Business Assistance Programs**



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

**Opportunity Zones**

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

**Qualified Opportunity Zone investments offer:**



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

**Nevada Tax Climate**

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



**NORTHERN NEVADA TOP COMPANIES**

**5.4M SF**  
Tesla Gigafactory

**1.3M SF**  
7.2M SF Planned  
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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