

804 Mill St
RENO, NV 89502

**OFFICE
FOR SALE**



UR UNIVERSAL
RETIREMENT
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804



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CORFAC
INTERNATIONAL

804 Mill St

RENO, NV 89502



ABOUT THE PROPERTY

- Freestanding professional office building located in the Downtown submarket near Renown hospital
- Layout includes a reception/waiting area, break room, conference room, four private offices and a finished basement office with separate exterior access. First floor total 1,472 SF, with an additional 1,472 SF in the finished basement office.
- Monument signage in front of the property
- 600 square foot, 3 bay detached garage and onsite parking spaces



Sale Price | \$800,000
Building Size | 3,544 SF
Year Built | 1936
Zoning | MU
MIXED-USED URBAN
APN | 012-143-53

PARCEL MAP

804
Mill St



MILL ST



AREA MAP

WEST VIEW

804 Mill St
POPULATION



3 miles
67,972

5 miles
158,312



Renown
REGIONAL MEDICAL CENTER

GSR GRAND
SIERRA RESORT AND CASINO

VC
WCHHEALTH

804
Mill St

LOCUST ST

MILL ST

N

AREA MAP

NORTHEAST VIEW



RENO CITY HALL
ONE EAST FIRST STREET

DOWNTOWN

RENO EVENTS CENTER

R
RENAISSANCE
HOTELS



10 TORR
DISTILLERY AND BREWERY



804
Mill St

MILL ST

LOCUST ST



EXTERIOR PHOTOS



DCG

**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

RI - 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



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.



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

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

– U.S. Census Bureau (2025)

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

– US News (2024)



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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