

# 6745

**Sierra Center  
Pkwy**  
Reno, NV 89511



**Credit Union Branch**

**SALE - LEASEBACK**



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**CORFAC**  
INTERNATIONAL

# 6745

## Sierra Center Pkwy

Reno, NV 89511



**Sale Price** | \$2,400,000

**NOI Y1** | \$156,120

**Cap Rate Y1** | 6.5%

**Building Size** | 5,204 gross SF

**Parcel Size** | 1.94 AC

**Zoning** | MS

Mixed-Use Suburban

**APN** | 025-561-22

**Sale Type** | Seller Leaseback

**Lease Type** | NNN

**Lease Rate** | \$2.50/sf/mos

**Lease Term** | Negotiable

### ABOUT THE PROPERTY

- Situated at the entrance to Sierra Town Center home to Target, Famous Footwear and multiple retailers and Sierra Corp Center home to Microsoft, Ormat Tech, UES, Nature's Baker/Mars, the GSA and Nevada Department of Wildlife.
- Parcel is located within 1 mile radius to various national-tenant anchored shopping centers and within 1 mile to Interstate 580.
- Three ATM & Teller Window Drive-Thrus
- Built in 2005



S VIRGINIA  
STADT 23,070

SIERRA CENTER PKWY

1.94 AC



AREA MAP  
NORTHWEST

DOWNTOWN

COMMONS SHOPPING CENTER







S VIRGINIA  
ST  
SIERRA CENTER PKWY

CAMPUS WAY



6745  
SIERRA CENTER PKWY



AREA MAP  
SOUTHEAST



DUTCH BROS

3RD SHOT  
PICKLEBALL

Consign  
Furniture

Famous  
Footwear

TARGET

HIS WORD  
PARABLE  
CHRISTIAN STORE  
Clubz!  
In-Home Tutoring Services  
CLUB PILATES

NAIL  
FORUM  
TEA  
LEAF  
OSTEO  
STRONG  
GameStop  
PHO  
RESTAURANT

SIERRA TOWN CENTER

6745  
SIERRA CENTER PKWY

SIERRA CENTER PKWY

the  
Cup

S VIRGINIA  
STADT 23,070

N







# TENANT PROFILE



## GREATER NEVADA CREDIT UNION

Greater Nevada Credit Union (GNCU) is a member-owned financial cooperative focused on enhancing the financial well-being of its members and Nevada communities. It offers a wide range of financial services, including personal and business banking, loans, and investment services. GNCU also emphasizes community impact and financial education.

## COMPANY PROFILE

Private Company: **Greater Nevada Credit Union**

Co. Headquarters: **Carson City, NV**

No. of Locations: **15**



# Demographics



Primary Traffic Counts (24 hrs.)  
**S VIRGINIA ST - 23,070**



Units in 1 Mile radius  
**3,378+**

**6745**  
**SIERRA CENTER PKWY**

**1 MILE**

**3 MILES**

**5 MILES**

|                                  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------|-----------|-----------|-----------|
| Population                       | 7,613     | 71,492    | 163,242   |
| Average Household Income         | \$112,085 | \$108,906 | \$129,980 |
| Households                       | 3,378     | 30,726    | 71,898    |
| Total Businesses                 | 1,453     | 4,844     | 10,975    |
| Population Growth Rate 2023-2028 | 1.68%     | 0.64%     | 0.78%     |

# 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

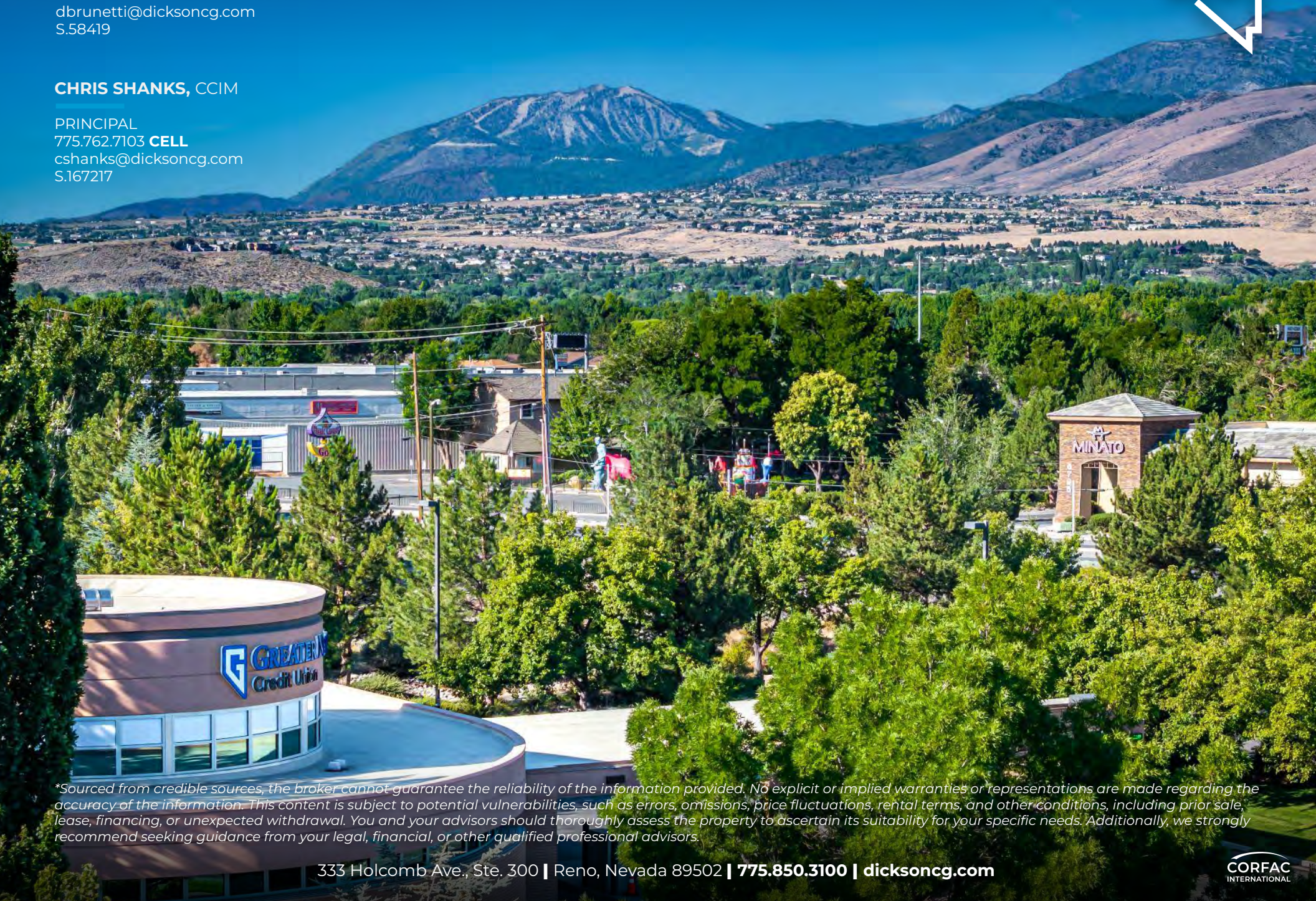
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