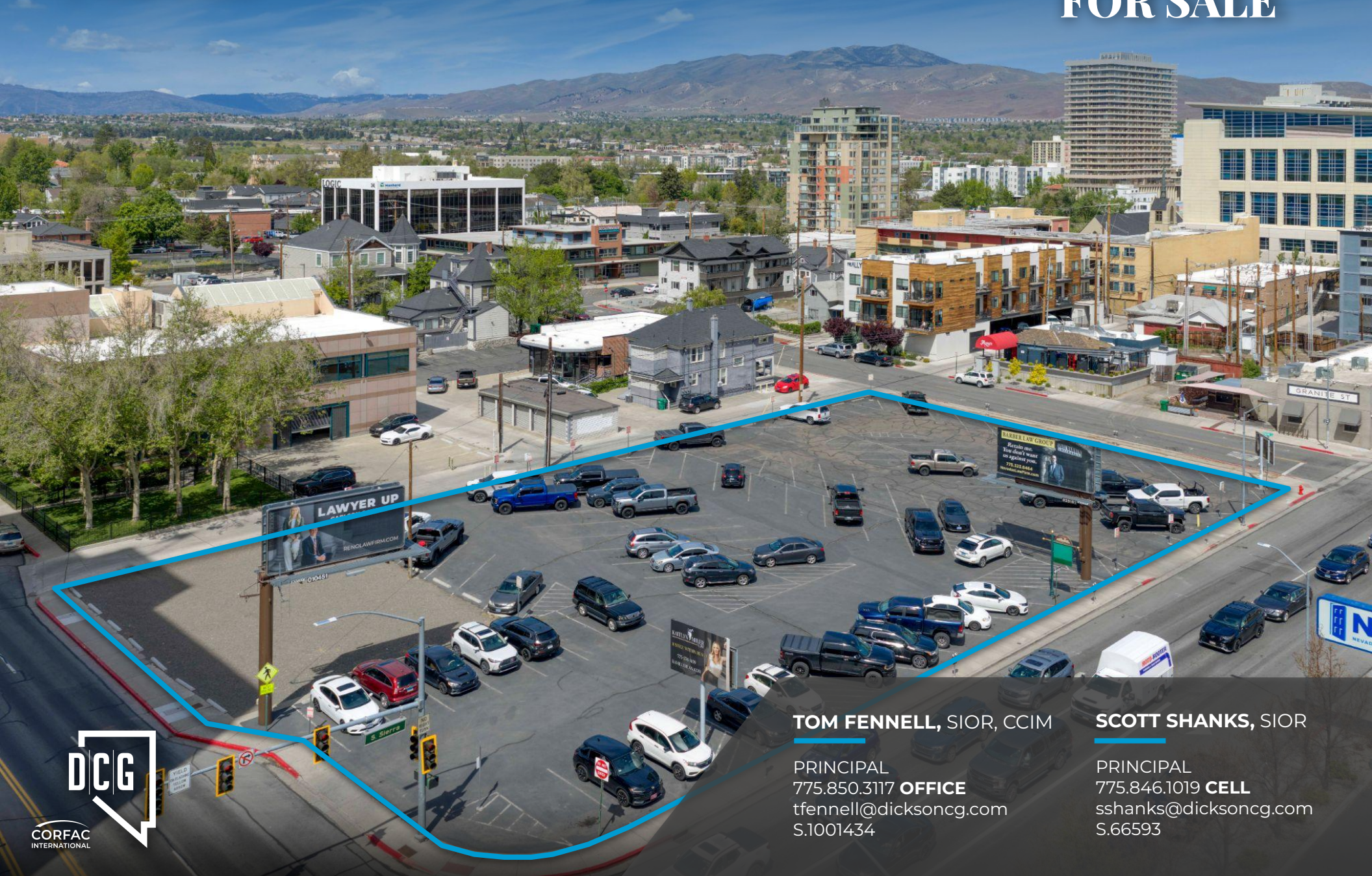


0, 115, 135 & 315 W Liberty St

RENO, NV 89501

4 PARCELS DOWNTOWN FOR SALE



CORFAC
INTERNATIONAL

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0, 115, 135 & 315 W Liberty St

RENO, NV 89501



4 PARCELS

0.816 AC
Acres

SALE PRICE | \$5,400,000

LAND SIZE | 0.816 AC

APN's | 011-164-04, 08, 09 & 19

ZONING | Various

See Zoning Table Below

ZONING TABLE

Property Highlights

- Development opportunity in premiere Downtown Location
- Currently used as an employee parking lot in the center of downtown and midtown Reno
- Approximately **\$5,300** in monthly gross revenue from parking and billboard income
- Adjacent to multiple professional office towers and NV Museum of Art



PARCEL MAP

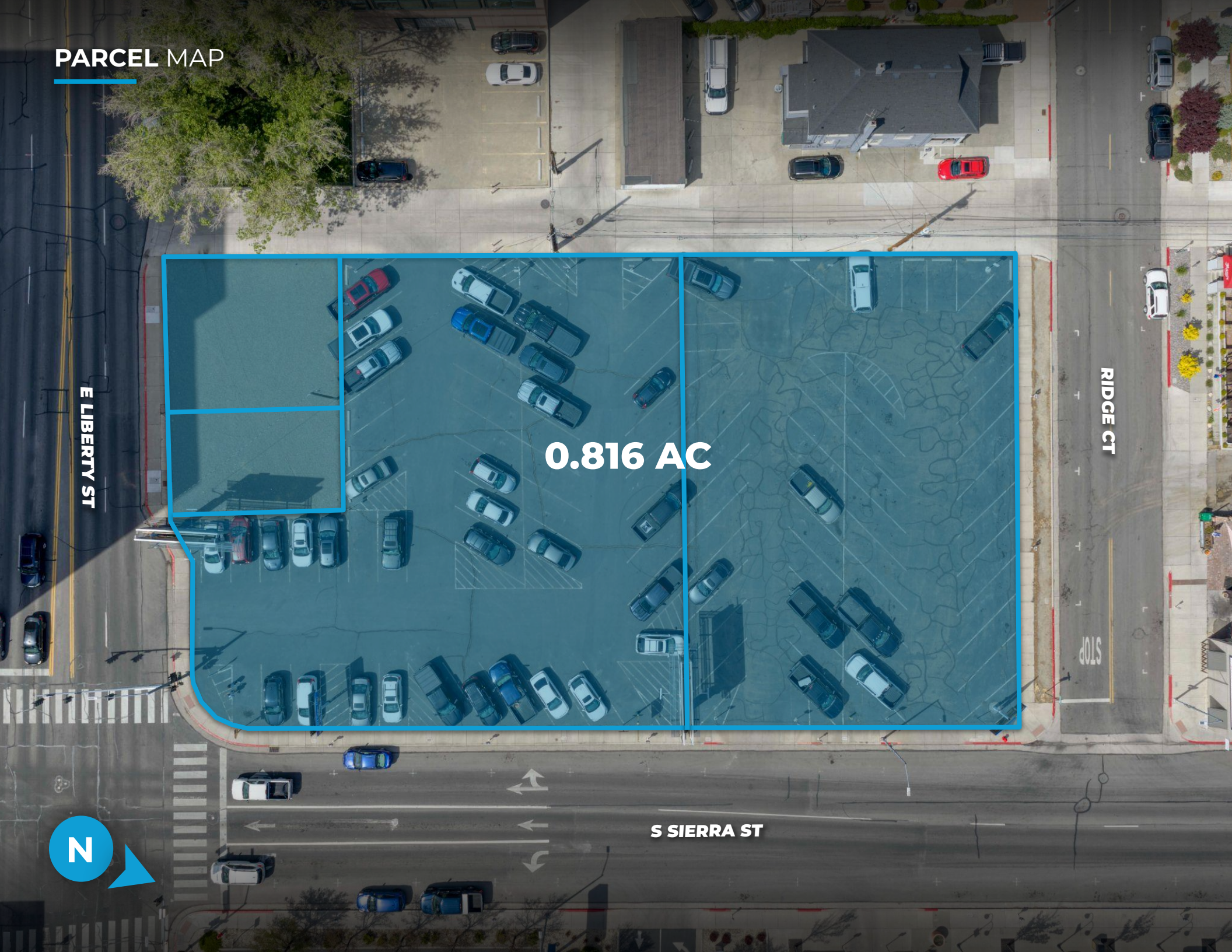
E LIBERTY ST

RIDGE CT

0.816 AC

S SIERRA ST

N





RENO CITY HALL
ONE EAST FIRST STREET



R
RENAISSANCE
RENO DOWNTOWN HOTEL



wild river
GRILLE



RENO MUNICIPAL COURT
& SPECIALTY COURTS

the Basement
RENO x NV

patagonia



WPH
WASHOE PUBLIC HOUSE

Royce
BURGER BAR
RENO x NV

PIONEER
CENTER

La Famiglia

DOPO
pizza & pasta

SUBJECT
PROPERTY

HILL ST

RIDGE CT

S SIERRA ST

W LIBERTY ST





BRUCE R. THOMPSON
COURTHOUSE

Discovery
Terry Lee Wells Nevada Discovery Museum

usbank

Churrasco
BRAZILIAN STEAKHOUSE

MEXCAL
TACOS. TEQUILA

BROTHERS
BARBECUE

sticks

Two Chicks

Great Full
Gardens
CAFE & BAKERY

STARBUCKS
COFFEE

Peg's
Specialty
Ham n Eggs

OLD WORLD
COFFEE LAB

Full belly dell
Coffee Co
Reno, NV

NSB
NEVADA STATE BANK

SUBJECT
PROPERTY

NEVADA MUSEUM OF ART

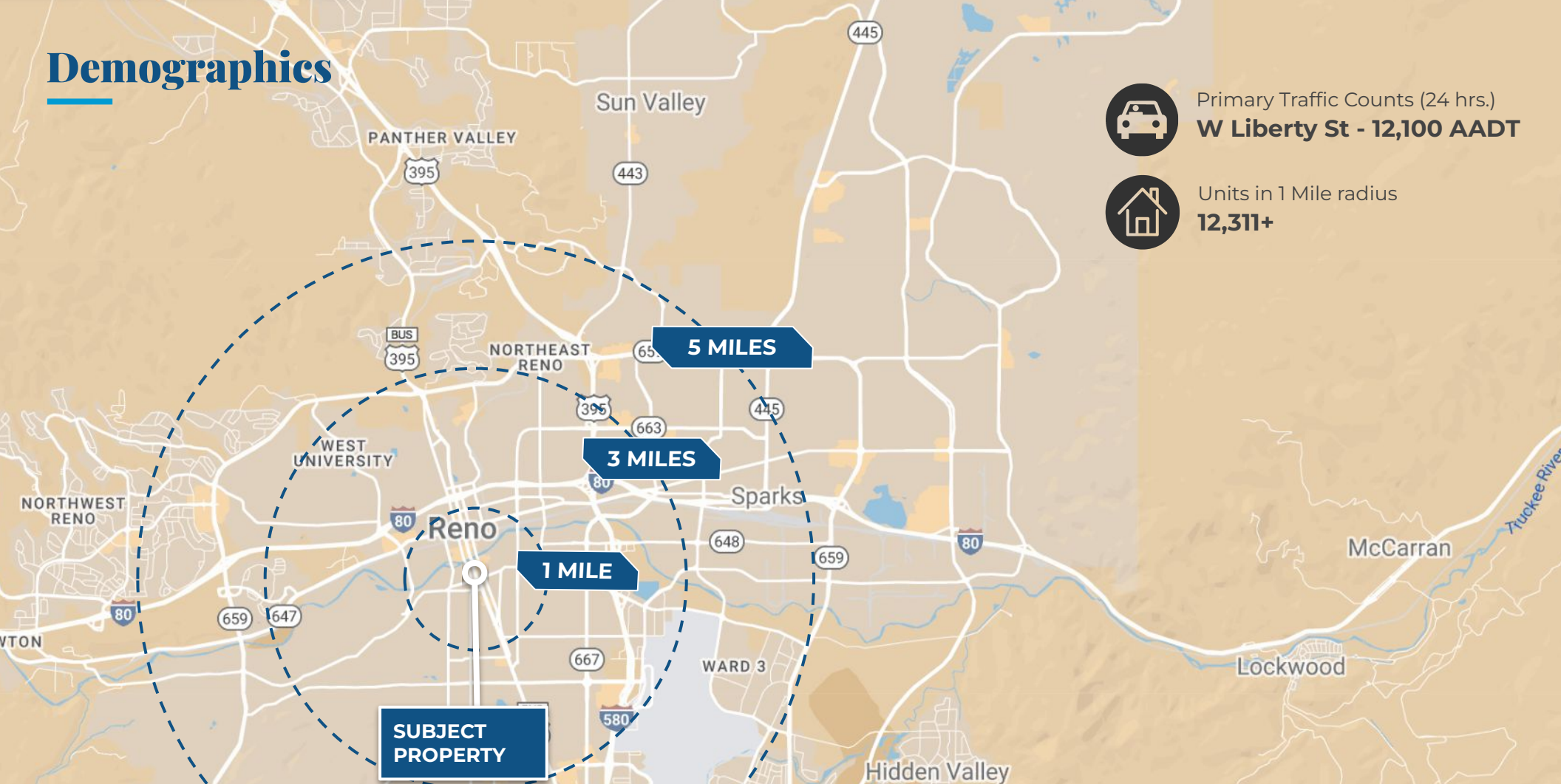
W LIBERTY ST

S SIERRA ST

RIDGE ST



Demographics



Primary Traffic Counts (24 hrs.)
W Liberty St - 12,100 AADT



Units in 1 Mile radius
12,311+

SUBJECT PROPERTY

5 MILES

3 MILES

1 MILE

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,166	139,436	245,794
Average Household Income	\$85,635	\$89,592	\$100,492
Households	12,311	60,492	103,345
Population Growth Rate 2023-2028	1.25%	0.67%	0.69%

**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%



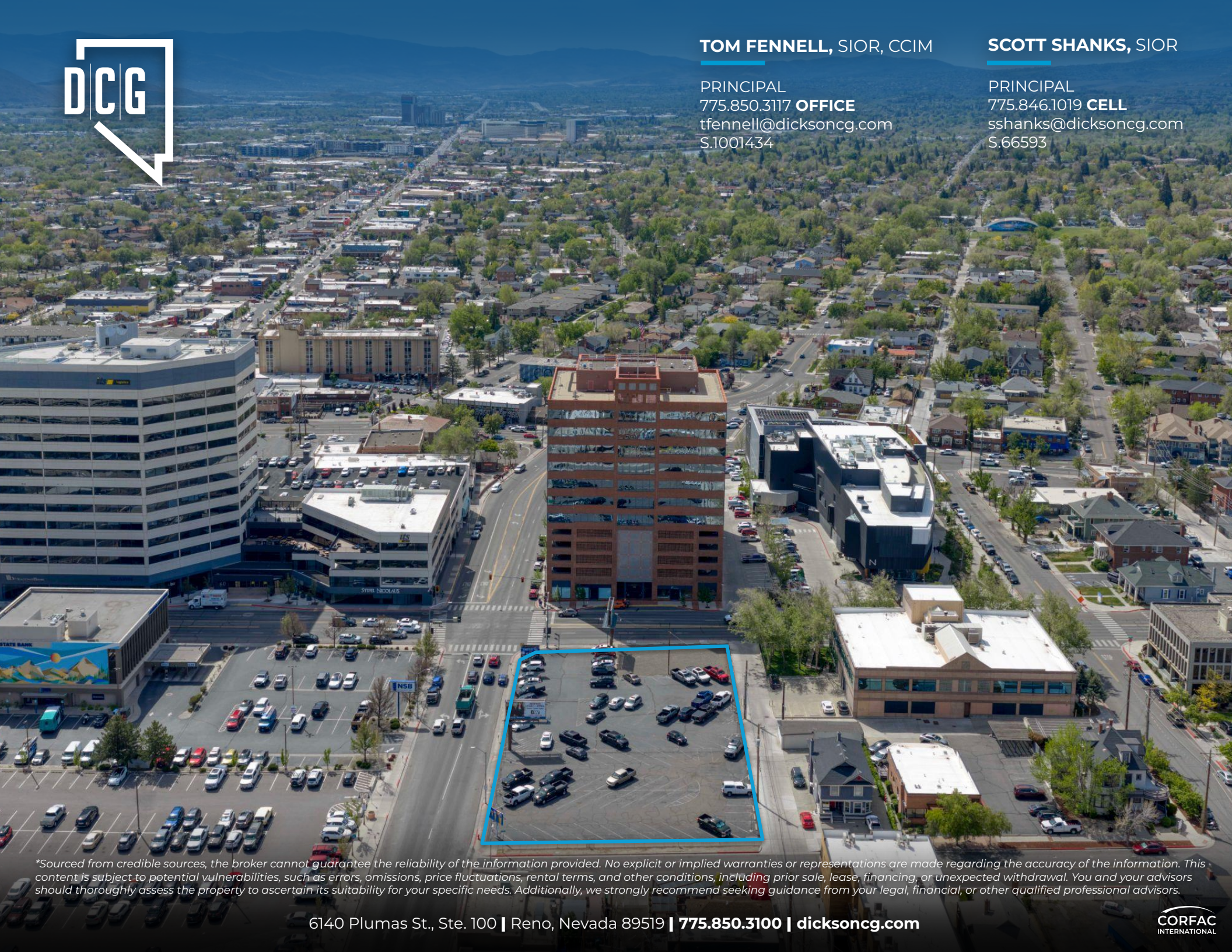


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