

760 Moran St

RENO, NV 89502

MULTIFAMILY
INVESTMENT
FOR SALE



CORFAC
INTERNATIONAL

GERRIT HILLEBRAND, CCIM

SENIOR VICE PRESIDENT
775.850.3066 **DIRECT**
ghillebrand@dicksoncg.com
S.186721



760



4,224
Square Feet



0.160
Acres

SALE PRICE | \$1,285,000

ZONING | MF14
MULTIFAMILY (14 UNITS/AC)

LAND SIZE | 0.160 AC

APN | 013-103-06

About the Property

- Unit Mix: 6 x 1/1 & 1 x 2/1
- Fully occupied
- All units have been renovated
- Onsite laundry room
- Each unit has private storage in laundry room

AREA MAP



Renown
HEALTH

KIRMAN AVE

MILL ST

PICKETT PARK

RYLAND ST

RYLAND ST

STEWART ST

760
Moran St

MORAN ST

KIRMAN AVE

BALLENTYNA WAY

STEWART ST

ROBERTS ST



AREA MAP

DOWNTOWN RENO



LOCUST ST

STEWART ST

KIRMAN AVE

ROBERTS ST

760
MORAN DR

Reno Dental
Associates

MORAN ST



PARCEL MAP

MORAN ST

760
MORAN ST





PHOTOS



Demographics



Primary Traffic Counts (24 hrs.)
Kirman Dr - 1,800




Units in 1 Mile radius
19,207+

760
Moran St

5 MILES

3 MILES

1 MILE

	1 Mile	3 Miles	5 Miles
Population	19,207	133,685	246,676
Average Household Income	\$77,056	\$85,529	\$100,143
Households	9,963	60,040	106,189
Population Growth Rate 2023-2028	1.42%	0.68%	0.68%



**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%



GERRIT HILLEBRAND, CCIM

SENIOR VICE PRESIDENT
775.850.3066 **DIRECT**
ghillebrand@dicksoncg.com
S.186721



**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | **775.850.3100** | dicksoncg.com

