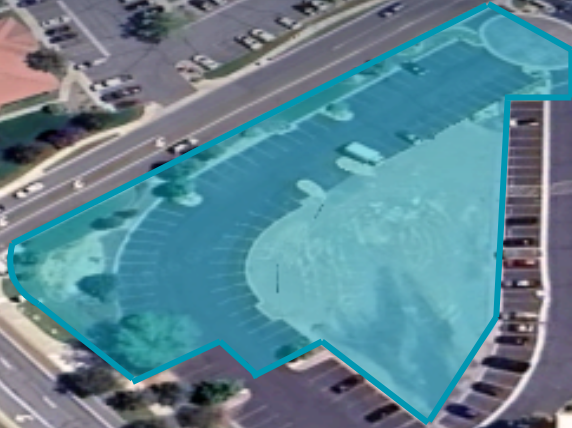


FOR LEASE

0 SANDHILL RD

RENO, 89521

Street Commercial Real Estate
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PROPERTY HIGHLIGHTS

0 SANDHILL RD

- APN: 163-281-01
- 1.166 AC (50,791 SF)
- Zoning: Planned Development (PD)
- Pad-Ready Site
- Paved Parking Lot (~60 Parking Spots)
- Utilities Located at Site

Site Advantages

- Pad-ready, reduces entitlement risk
- Existing parking field means lower development costs
- Strong surrounding employment base
- Clean PUD protects long-term value
- Flexible layout for incoming tenants



TARGET TENANTS

0 SANDHILL DR



OPTION 1- RETAIL

- Casual Dining Restaurants
- Coffee Shops
- Fitness / boutique gym
- Childcare / education
- Service retail



OPTION 2- PROFESSIONAL OFFICE

- Law firms, finance, tech, engineering
- Banks/Credit Unions
- Works well for 2-3 story development
- Clean, low-impact use
- Specialty Medical

LOCATION HIGHLIGHTS

SOUTH RENO SUBMARKET

South Reno stands out as one of the region's most competitive office and retail submarkets, driven by strong population growth and consistent retailer demand. Vacancy is exceptionally tight, highlighting both healthy tenant performance and limited available supply.

With a diverse 3.5 million-square-foot inventory and rising rents now averaging \$2.30/SF, the area continues to attract national and regional brands. Paired with minimal new construction, these fundamentals position South Reno for sustained long-term retail strength.

South Meadows continues to see:

- Increasing average lease rates across submarkets
- Growth in flex / office users → daytime demand
- Limited new office and retail supply within business park environments



Downtown Reno

Reno-Tahoe International Airport

Meadowood Mall

I-580
119,000 CPD

S Virginia St
17,900 CPD

I-580
119,000 CPD

Double R Blvd
14,700 CPD

O Sandhill Rd

Sandhill Rd

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney or other professional advisor.

REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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STREET COMMERCIAL REAL ESTATE



Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

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