

MONTE VISTA VILLAGE

*for lease*

3,409 SF AVAILABLE | DEMISABLE TO ±1,704 SF



FOR LEASE | COMMERCIAL OPPORTUNITY

RESERVED FOR 9660 | RESERVED FOR 9660 | RESERVED FOR 9660

**9660 S MCCARRAN BLVD**

RENO, NEVADA | COMMERCIAL OPPORTUNITY

**CHASE**  
INTERNATIONAL  
COMMERCIAL



# Offering Summary

## PROPERTY INFORMATION

**Address:** 9660 South McCarran Blvd  
Reno, NV 89523

**Available Space:** 3,409 SF

**Demisable:** ±1,704 SF

**Lease Rate:** \$1.86/SF/Month

**Lease Type:** NNN

**APN:** 400-130-03

**Zoning:** SPD

**Lot Size:** 0.35 Acres

Commercial Dedicated Parking

Per the City of Reno Development Services this parcel is part of a Specific Plan District (SPD) which has specific permitted uses and setback requirements.

# PROPERTY OVERVIEW

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- CURRENTLY PARTIALLY BUILD OUT AS A SALON
- CAN BE USED AS PROFESSIONAL OFFICE OR SALON SPACE
  - PLUMBING IN PLACE FOR SALON/MEDICAL USE
- DEDICATED PARKING
- FIVE PRIVATE OFFICES
  - RECEPTION + WAITING AREA
  - LARGE OPEN WORKSPACE
  - BREAKROOM + WASHER/DRYER HOOKUPS
  - WALK-IN SHOWER + MULTIPLE RESTROOMS
  - LVP FLOORING

## IDEAL USES

- SALON/BEAUTY
- MED SPA/WELLNESS
- THERAPY/COUNSELING
- PROFESSIONAL OFFICE
- BOUTIQUE SERVICES

THE EXISTING PLUMBING AND LAYOUT MAKE IT ESPECIALLY ATTRACTIVE FOR PERSONAL CARE AND WELLNESS USERS.





## Property Summary

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Chase International is pleased to present a turnkey **3,409 square foot office or salon space for lease** located at **9660 South McCarran Boulevard in Reno, Nevada**. This flexible commercial space offers a professional layout ideal for office, medical, wellness, or salon uses.

The property features multiple private offices, an open work area, reception desk, kitchen/breakroom, and plumbing infrastructure suitable for salon or specialty service users. The interior includes LVP flooring throughout and large windows providing natural light.

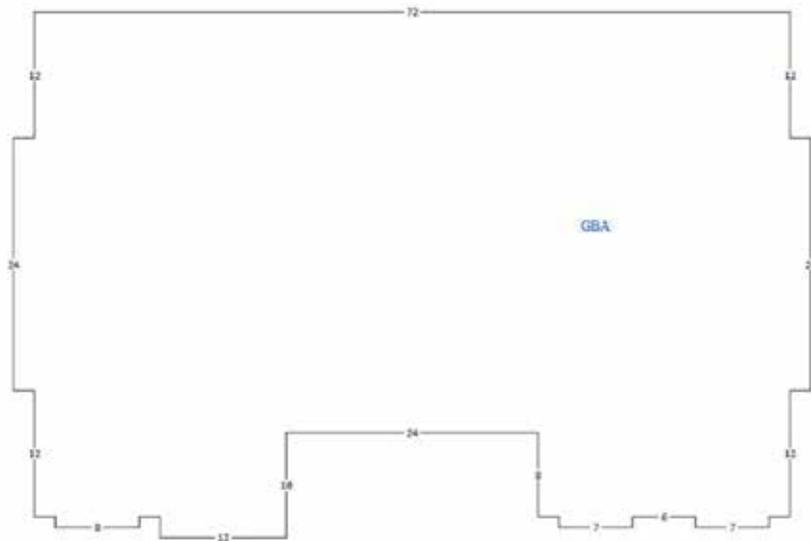
Located along the South McCarran corridor, this property offers strong visibility, convenient accessibility, and a professional setting within one of Reno's key arterial corridors.

**The unit is immediately available and ready for tenant occupancy.**

# Location

9660 South McCarran Boulevard is situated along a prime arterial corridor in Reno, offering strong access to surrounding residential neighborhoods, retail, and services. South McCarran Boulevard serves as a primary circulation route connecting residential neighborhoods with major retail and employment centers throughout the region.

The property benefits from easy access, nearby residential communities, and convenient proximity to restaurants, services, and retail amenities.





# Demographic Summary

The surrounding trade area offers strong residential density and stable household income levels. Within a 5-mile radius the population exceeds 186,000 residents, with continued projected growth through 2029.

The area also demonstrates strong homeownership characteristics, with **median home values approaching \$500,000**, indicating an established residential base that supports local service businesses and professional offices.

Population growth projections and household expansion further reinforce the long-term demand for neighborhood commercial services within the South McCarran corridor.

## Demographics at a Glance

<b>Population (5 Mile)</b>	186,198
<b>Households</b>	78,458
<b>Median Income (3 Mile)</b>	\$71,143
<b>Growth</b>	5%+ projected

S. MCCARRAN BLVD.



# AREA MAP

395

Golden Valley

Sun Valley

PANTHER VALLEY

BUS  
395

NORTHWEST  
RENO

Reno

Sparks

80



**SUBJECT PROPERTY**

Mogul

80

Mayberry-Highland  
Park

Reno-Tahoe  
International  
Airport



659

BUS  
395

Hidden Valley

MIRA LOMA

659

REGIONAL MAP

# EXPONENTIAL GROWTH

## NEVADA HAS EMERGED AS ONE OF THE FASTEST-GROWING STATES IN THE COUNTRY

Located at the heart of the 11 western states, Nevada offers unparalleled access to key markets, reaching over 60 million consumers within a two-day transit across these states. The state is known for its business-friendly environment, with no corporate income tax, personal income tax, inventory tax, unitary tax, estate tax, inheritance tax, franchise tax, or special tangible gift tax.

Reno boasts exceptional transportation infrastructure and market reach, making it a hub for top-tier brands like Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco, and CDW, which have established warehousing, distribution, and fulfillment operations in the area. The region has also attracted major industrial and technology giants such as Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch, in particular, have each invested \$1 billion into the Reno economy.

Northern Nevada offers an exceptional quality of life. Within just 30 minutes, you can transition from the energy of the city to the serenity of Lake Tahoe. The state provides endless recreational opportunities, including skiing, fishing, boating, hiking, mountain biking, and off-roading, among many others.



# WHY NORTHERN NEVADA?

## Current Population Washoe County:

514,000

## Reno Business and Gaming

When people think of Reno, they think of gambling. However, over the last couple of decades, Reno and Sparks have become much more than just gaming cities. With many prominent corporations residing in the area, INC Magazine rated Reno as the sixth best spot to do business for a mid-sized city.

## Additional Advantages of Doing Business in Nevada:

- Stockholders, directors and officers need not live or hold meetings in Nevada
- Directors need not be stockholders
- Officers and directors of a Nevada Corporation can be protected from personal liability for lawful acts of the corporation
- Nevada corporation may purchase, hold, sell or transfer shares of its own stock

## US Best States for Doing Business:

State of Nevada ranked #9 Chief Executives' annual survey asked over 600 CEOs to grade each state on the following criteria:

- Taxation & Regulation
- Workforce Quality
- Living Environment

## Regions largest non-gaming employers:

1. Washoe County School District
2. University of Nevada, Reno
3. Washoe County
4. Renown Medical
5. International Game Technology

## Reno-Sparks Largest Industry Sectors:

1. Wholesale Trade, transportation & Utilities
2. Leisure & Hospitality
3. Accommodation and Food Service
4. Government
5. Professional & Business Services
6. Educational and Health Services
7. Retail Trade
8. Goods Producing
9. Local Government
10. Casino Hotels

## Demographics 5-mile

Population	186,198
Avg. Household Income	\$142,505
Total Households	78,458

## Cost of Living

Area	Avg. Home Price	Avg. Apartment Rent
Reno	\$580,000	\$1,850/mo
Sparks	\$575,000	\$1,700/mo
Carson Valley	\$565,000	\$1,250/mo

## Sales Tax Rate

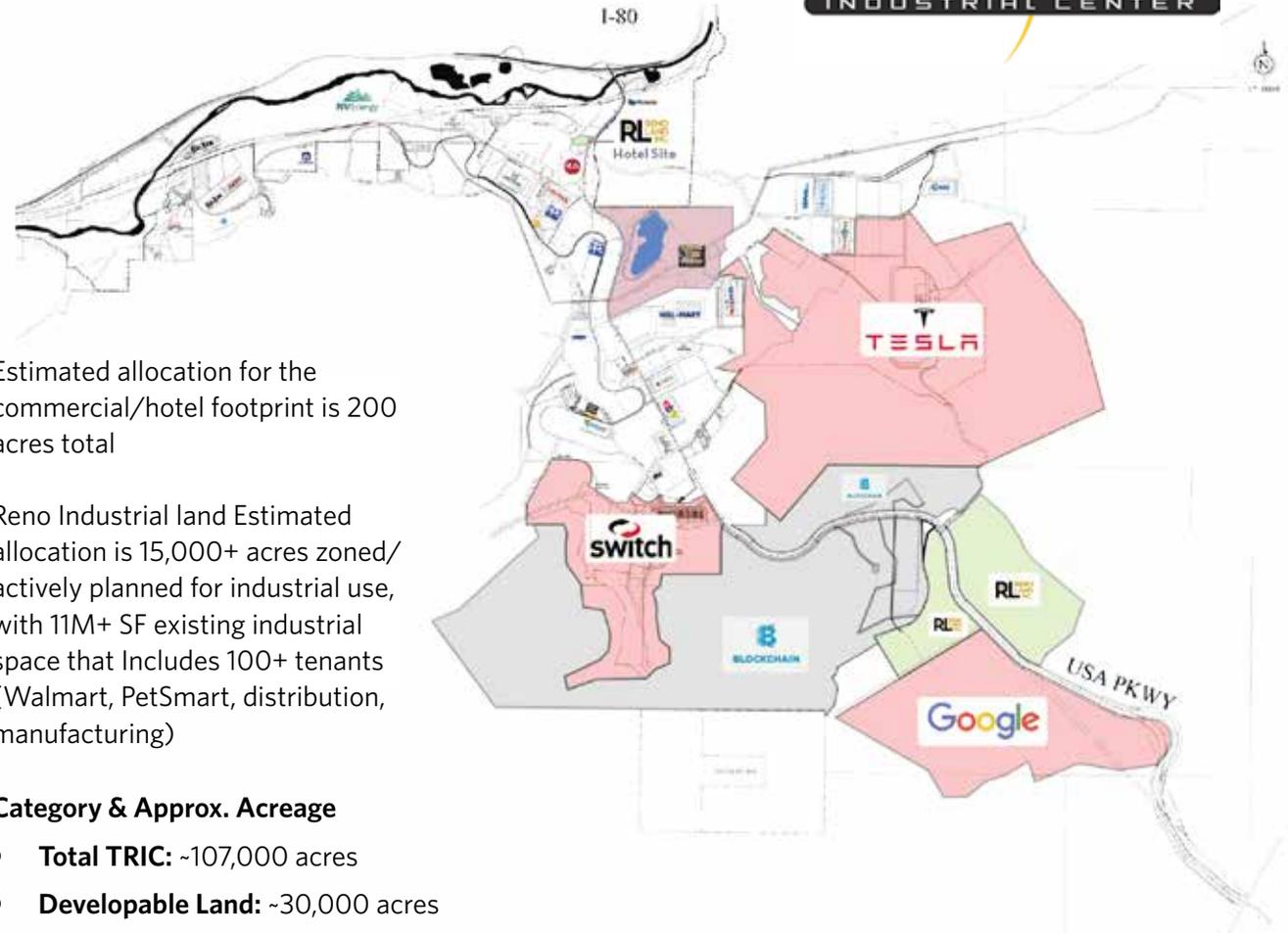
Carson County	7.6
Churchill County	7.6
Clark County	8.375
Douglas County	7.1
Lyon County	7.1
Storey County	7.6
Washoe County	8.265

# TAHOE RENO INDUSTRIAL CENTER



The Tahoe Reno Industrial Center (TRIC) is a nationally recognized industrial hub and one of the largest master-planned industrial parks in the United States, encompassing more than 100,000 acres in Storey County, Nevada. Ideally situated along the Interstate 80 corridor via USA Parkway, the center provides efficient connectivity to Northern California, the Bay Area, and key Western distribution markets.

TRIC has attracted a dynamic roster of industry leaders, including Tesla, Google, and Switch, establishing the region as a powerhouse for advanced manufacturing, logistics, and data infrastructure. Supported by Nevada's pro-business climate, competitive tax advantages, and proximity to the Reno-Sparks labor pool, TRIC continues to experience robust absorption and institutional investment, reinforcing its position as a critical driver of economic growth in Northern Nevada.



Estimated allocation for the commercial/hotel footprint is 200 acres total

Reno Industrial land Estimated allocation is 15,000+ acres zoned/actively planned for industrial use, with 11M+ SF existing industrial space that includes 100+ tenants (Walmart, PetSmart, distribution, manufacturing)

### Category & Approx. Acreage

- **Total TRIC:** ~107,000 acres
- **Developable Land:** ~30,000 acres
- **Industrial (zoned/active):** ~15,000+ acres
- **Blockchains (largest holding):** ~67,000 acres
- **Tesla (Gigafactory + expansion):** ~3,000± acres\*
- **Switch (data center campus):** ~2,000 acres
- **Google:** ~1,200 acres
- **Hotel/Commercial:** ~100-200 acres (limited)

- Tesla** - 3,000 acres
- Switch** - 2,000 acres
- Google** - 1,210 acres
- Blockchain** - 67,000 acres
- Vantage Data Centers** - 137 acres

# AREA PROFILE

## The Biggest Little Start up Community

Northern Nevada is less traffic and more trails. Less smog and more slopes. It's a place where you can walk out of your office to a world-class whitewater park, attend a top-tier university, dine at award-winning restaurants and be part of a vibrant community. "[Northern Nevada] is now a city of sustenance as well as indulgence." - *The New York Times*

Northern Nevada is a very desirable area for all outdoor lovers. Being located at the base of the Sierra Nevada mountain range brings the "Biggest Little City" a lot of perks. One of them being, Lake Tahoe! A quick 30 minute to one hour drive, and you are at the northern shore of Tahoe and can begin to experience all the activities that this beautiful area has to offer.

The Reno-Sparks-Lake Tahoe area has more than eighteen world-class ski resorts, sixty gaming locations, and over forty acclaimed golf courses. The glitz and glam of Las Vegas is a quick six hour drive southeast and for a big city feel, only four hours west and you have arrived in San Francisco!

## The Economy

While the Northern Nevada area was primarily centered around gaming and entertainment in the 20th century, it has now grown to be a much more diverse economy with industries such as, healthcare, entrepreneurial startups, and technology-based companies.

Today, Northern Nevada is evolving to have a future as one of the United States' clean energy, technology, and entrepreneurial leaders. Northern Nevada is serviced with two major highways, Union Pacific railroads and a number of trucking and airline carriers.

With all that access it makes it very easy to ship to 80% of the western states on a next day basis. This has caused an expansion of the distribution industry. The city is experiencing a slight change in its business base, with roughly 25% of the workforce working in the fields of construction, manufacturing, transportation, communications, and public utilities.

Companies such as Google, Tesla, Switch, Redwood Materials, Amazon and Blockchains continue to come and take advantage of all the open land Northern Nevada has to offer. This will bring thousands of employment opportunities for current residents and all future residents!

## Top Place To Retire

Northern Nevada is the perfect place to retire! You'll find top-tier health care, affordable cost of living, and socializing opportunities year-round in Nevada. Looking in on loved ones is a breeze, with easy access to Interstate-80, Highway 50, and Highway 395. Start living the good life in the Silver State!

### Northern Nevada Climate

Temperature	High	Low
Annual	67.4	35.2
January	45.5	21.8
April	64.1	33.2
July	91.2	51.4
October	69.9	34

### Distances to other Western Cities

City	Miles	Airtime
Las Vegas	441	1:00
Los Angeles	475	1:06
Phoenix	753	2:00
Portland	586	1:30
Sacramento	135	0:25
Salt Lake City	526	1:00
San Francisco	231	0:50



## A TOP TIER UNIVERSITY

The University of Nevada, Reno was ranked by U.S. News & World Report magazine in the top tier of national universities in its 2018 "Best Colleges" issue.

**1,274** instructional faculty serve our campus, guiding, instructing and mentoring our students.

**\$ 2.9 M** student budget which supports campus clubs and organizations at the University.

**90%** of graduating students are employed or in graduate school within one year of graduating.

**\$800,000,000** in new state-of-the-art facilities added since 2007.

**1<sup>ST</sup>** in the nation for online MBA program 3-year graduation rate according to U.S. News & World Report.

**150+** years and counting as the state's Land-Grant university, providing access to higher education to all Nevadans. We continue this tradition by serving citizens in every county of the Silver State.

**44%** of incoming 2017 freshmen were from culturally diverse backgrounds.

**400+** National Merit and Presidential Scholars on campus.

The University ranks in the top **20%** nationwide in the 2017 Payscale Return On Investment Report.



# NEVADA MEANS BUSINESS

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**Entered the Union:** October 31, 1864 (34th)

**Capital:** Carson City

**Origin of Name:** Spanish for “snow-covered”

**State Motto:** All for our Country

**State Nicknames:** Sagebrush, Silver State, Battle Born State

**State Song:** “Home Means Nevada”

**National Forests:** 2

**State Parks:** 24

**Famous For:** Gambling, Lake Tahoe, Reno, Las Vegas, Gold & Silver Mining, Wild Mustangs, Outdoor Recreation

- Nevada was made famous by the 1859 discovery of the Comstock Lode, the richest known U.S. silver deposit.
- Nevada is the largest gold-producing state in the nation. It is second in the world behind South Africa.
- Nevada is the gambling and entertainment capital of the United States.
- Las Vegas has more hotel rooms than any other place on earth.
- Most of the state is desert but the Sierra Nevada mountain range near Reno and the Ruby Mountains near Elko have snow for half the year.
- Nevada has more mountain ranges than any other state, with its highest point at the 13,145 foot top of Boundary Peak near the west-central border.
- About 150 couples get married in Las Vegas each day.
- In 1899 Charles Fey invented a slot machine named the Liberty Bell. In 1999 Nevada had 205,726 slot machines, one for every 10 residents.



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