

NEW MULTI-TENANT RETAIL BUILDING  
NEXT TO THE NEW RENO PANASONIC HQ  
UNDER CONSTRUCTION

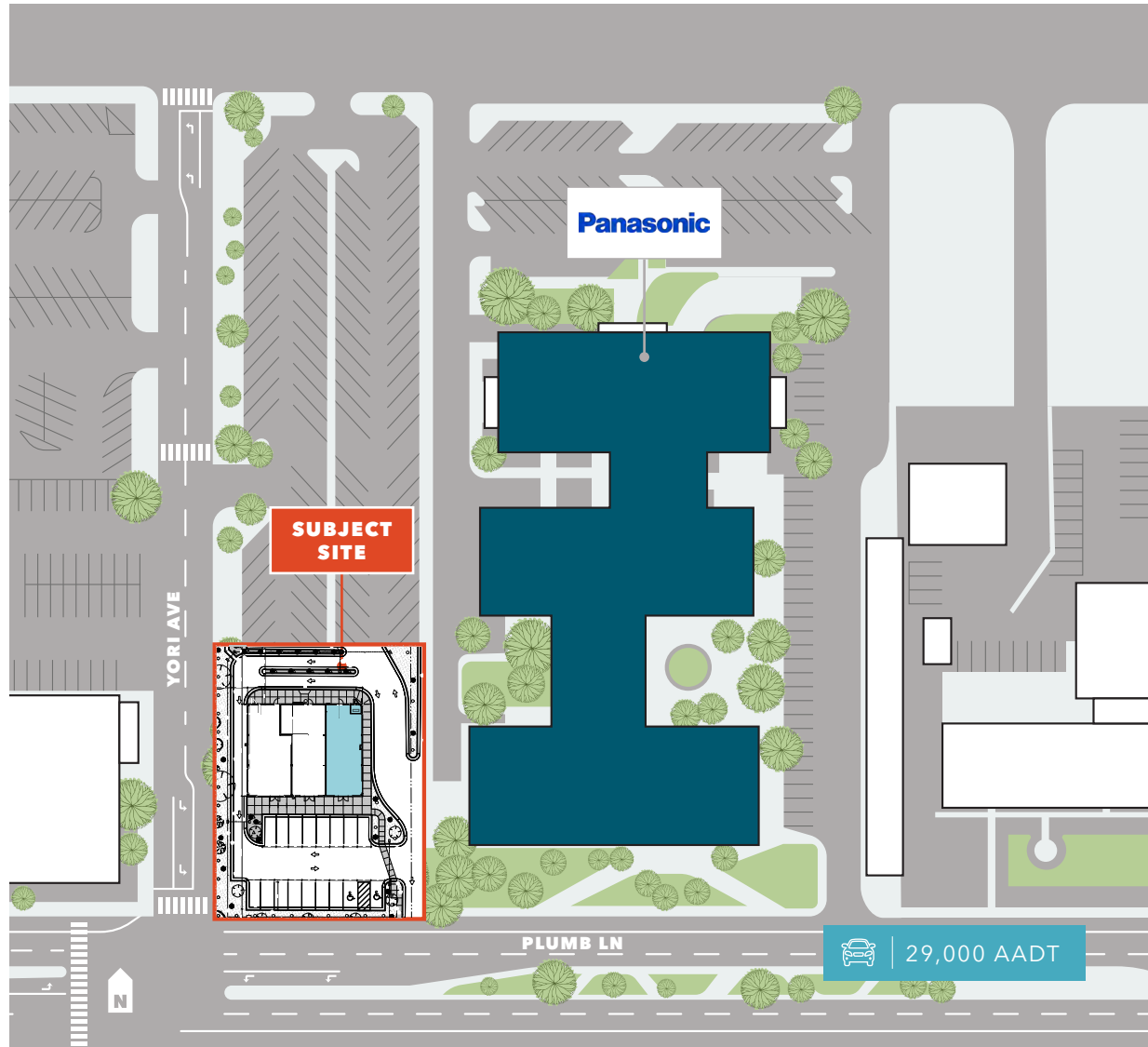


# PLUMB LANE RETAIL DEVELOPMENT SITE

FOR LEASE

# Plumb Lane Retail Development

645 E PLUMB LANE, RENO, NV 89431



## Retail Space Available

**PLANNED, NEW CONSTRUCTION** multi-tenant retail building

**AVAILABLE SPACE** ±1,400 SF **NEW** construction

TI allowance offered

**DELIVERY** planned for Q2 2024

**CO-TENANT** Chop Shop, Wing Stop

**LOCATED** in the same parking lot as the new Panasonic headquarters with 300-500 people on site daily

### TRAFFIC COUNTS

S Virginia Street 24,100 AADT

Plumb Lane 29,000 AADT

Kietzke Lane 23,100 AADT

I-580/US-395 182,000 AADT

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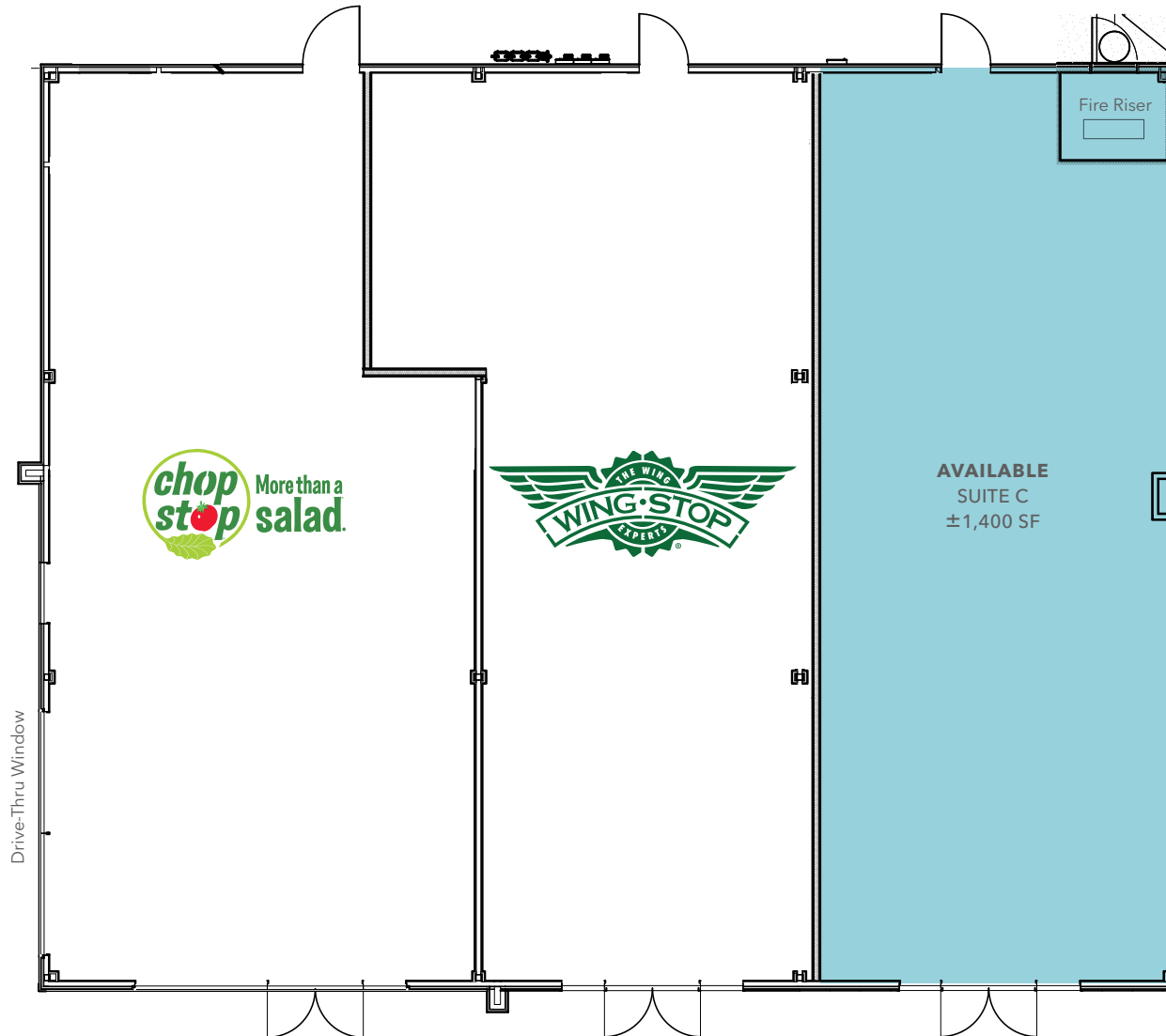


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## Site Plan



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## Location Overview



### LESS THAN 1 MILE

From MidTown and the Reno Tahoe International Airport. This site provides excellent access to amenities, main thoroughfares, as well as public transportation.



### FRONTAGE ON PLUMB LANE

Visible to a highly trafficked street, with an average of over 29,000 cars per day.



### RENO EXPERIENCE DISTRICT

Just two blocks west is the new RED development. Featuring 1,300 luxury apartment homes, 70,000+ SF of retail space, 170-key hotel, two-acre park, and 382,000 SF of custom office space in the tech campus.



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Panasonic Energy of North America is expanding to its new Reno headquarter campus at 645 E Plumb Lane, the building just east of subject site.

PENA, the division of Panasonic that produces lithium-ion batteries at the Tesla Gigafactory will move its headquarters to 645 E Plumb Lane. This 94,483 square foot Reno campus is being renovated to include state-of-the-art engineering labs, employee recruitment and training facilities, and other support functions.

PENA will have anywhere from 300-500 employees onsite daily. This is Reno's largest single-company office lease and will bring high traffic to the center because of its proximity on the same lot.



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# Panasonic

“

**Our new facility in Reno underscores our commitment to evolving and growing to stay at the forefront of the mobility market. Investing in innovation and workforce initiatives in the local community supports our mission of creating a future powered by sustainable energy.**

”

**- ALLAN SWAN, PRESIDENT, PENA**

→ PANASONIC PRESS RELEASE

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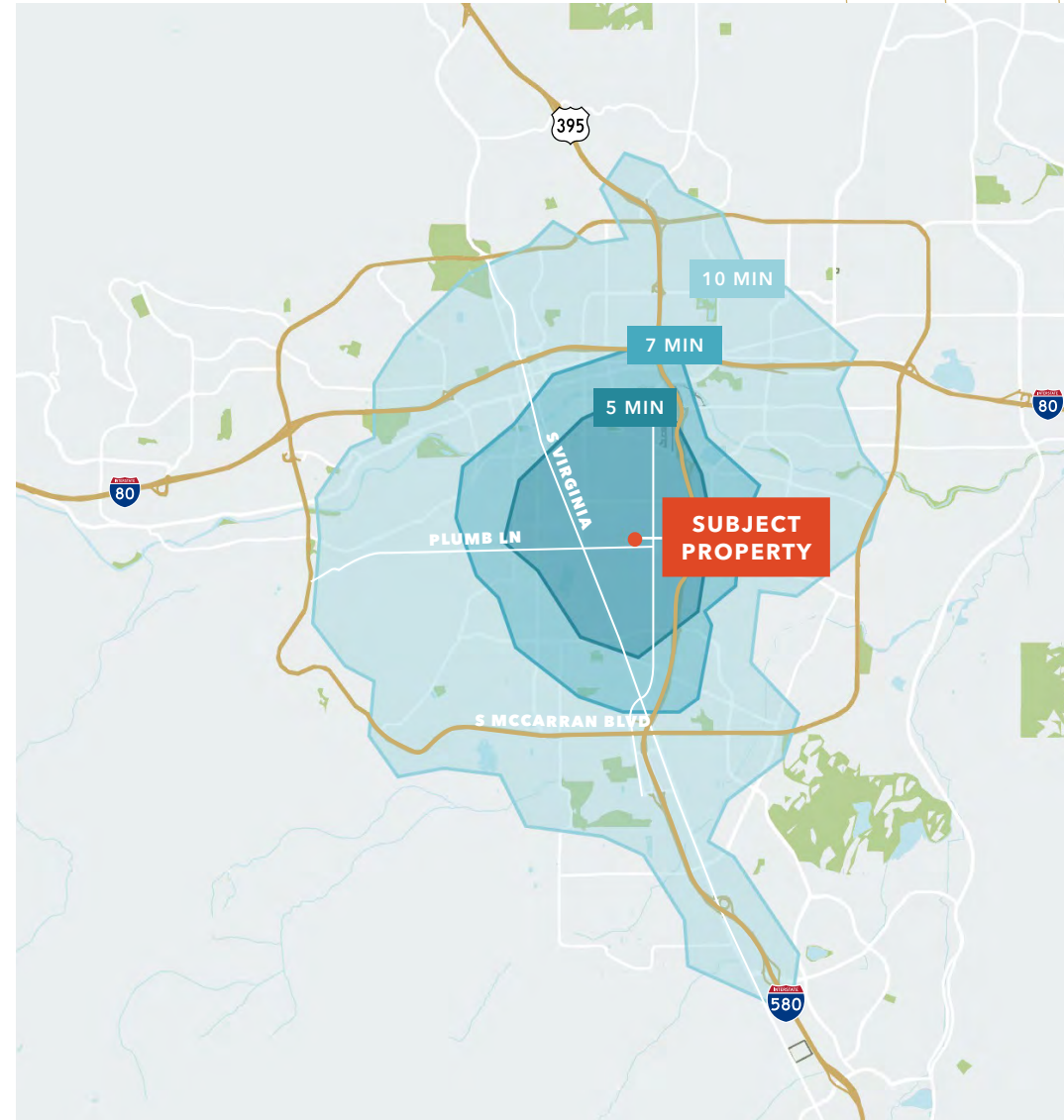
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## Demographics

<b>POPULATION</b>	5 min		7 min		10 min	
2023 Est. Population	40,841		54,817		103,976	
2028 Proj. Population	42,746		57,247		108,663	
2023 Med. Age	35.6		37.7		37.8	
Daytime Population	9,100		11,259		20,704	
<b>HOUSEHOLDS</b>	5 min		7 min		10 min	
2023 Est. HH	17,566		24,367		45,298	
2028 Proj. HH	18,648		25,808		47,977	
Proj. Annual Growth (2023-2028)	1,082	1.2%	1,441	1.2%	2,680	1.2%
Avg. HH Size	2.3		2.2		2.2	
<b>INCOME</b>	5 min		7 min		10 min	
2023 Est. Avg. HH Income	\$76,977		\$86,205		\$92,287	
2028 Proj. Avg. HH Income	\$77,483		\$86,946		\$92,902	
2023 Est. Med. HH Income	\$57,607		\$61,850		\$64,591	
2028 Proj. Med. HH Income	\$59,504		\$63,561		\$66,396	
2023 Est. Per Capita Income	\$33,290		\$38,581		\$40,528	
<b>CONSUMER EXPENDITURE</b>	5 min		7 min		10 min	
Annual HH Expenditure	\$1.02 B		\$1.53 B		\$2.98 B	
Annual Retail Expenditure	\$477.66 M		\$713.92 M		\$1.39 B	
Monthly HH Expenditure	\$4,837		\$5,217		\$5,480	
Monthly Retail Expenditure	\$2,266		\$2,442		\$2,564	

DATA SOURCE: SITES USA



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## Northern Nevada Overview

Nevada is centrally located to major markets with easy access to the following cities: San Francisco, Sacramento, Portland, Boise, Salt Lake City, Phoenix, and Los Angeles.

### TRANSPORTATION



#### AIRPORTS

McCarran Int'l Airport  
Reno-Tahoe Int'l Airport



#### HIGHWAYS

I-80 corridor  
US-395 corridor  
US-50 corridor  
US-95 corridor



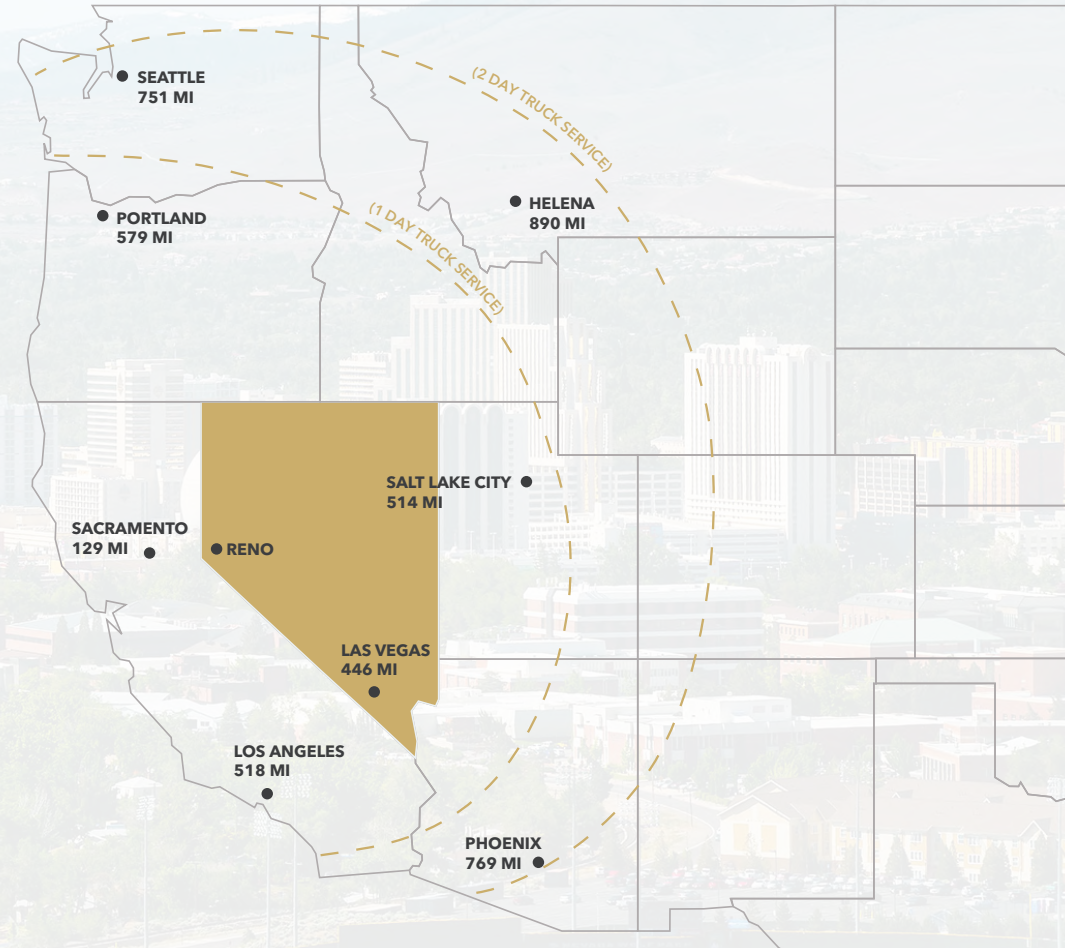
#### RAILROADS

Transcontinental Railroad



#### LOGISTICS & DISTRIBUTION

One or two day trucking service from Nevada to major markets with more than 50 carrier services available.



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2.0%

2019-2024 1-MILE  
PROJECTED GROWTH

1.9%

2019-2024 3-MILE  
PROJECTED GROWTH

1.9%

2019-2024 5-MILE  
PROJECTED GROWTH

37

2019 3-MILE  
AVERAGE AGE



## RENO'S ECONOMY

The City of Reno continues to rebound from the effects of the Great Recession. Property values are increasing, the population is growing, and Reno has been named one of the ten most livable mid-sized cities in the United States for 2014. While Reno's economy for most of the 20th century was primarily centered on gaming and entertainment, it is now diversifying into a much broader base which spans healthcare, entrepreneurial startups, and technology-based industries.

Reno has been nicknamed "The Biggest Little City in the World" and it's true. Our unique quality of life contributes to the city's economic vitality. Reno residents have access to first-class entertainment, dining, and recreational opportunities all within view of the snow-covered Sierra Nevada mountains which rise to the west. The Truckee River runs through the heart of downtown and Lake Tahoe is a mere 30 minutes away. Reno is home to outstanding institutions of higher learning, including the Tier 1 University of Nevada and the internationally-

recognized Desert Research Institute; a Triple-A baseball park; an urban Whitewater Kayak Park; and a number of industrial giants, including Microsoft Licensing, International Gaming Technology, and Lincoln Electric. Every August, Reno is also a gateway to the Burning Man Festival, a week-long art event based on radical self expression and reliance in the Black Rock Desert.

Today, Reno is pioneering an economic future as one of the United States' clean energy, technology, and entrepreneurial leaders. Our region is home to 13 geothermal companies and a number of advanced manufacturers. Reno was recently cited by the Kauffman Foundation as the country's "most consistent standout" for startups. And with Nevada's designation as one of six national test sites for Unmanned Aerial Systems, there is an emerging concentration of aviation, research-and-development, and high-tech industries.

Reno's economy is principally based in the trade and service sector, with approximately 65% of the work force employed in these occupations. Although gaming and other recreational activities represent a

significant portion of the growing economy and assessed valuation, the City is experiencing gradual diversification of its business base with the expansion of distribution, warehousing, and manufacturing facilities. Approximately 25% of the workforce is employed in the fields of construction, manufacturing, transportation, communications, public utilities, and finance related services.

The Reno area is serviced by two major highways. Union Pacific railroad and a number of trucking and airline carriers make it possible to ship from Reno to 80% of the 11 western states on a next-day basis.

Nevada has no corporate or personal income tax, and is a right-to-work state. These factors have contributed to the State's tremendous growth in the 1990's and into the 2000's. In 2005, Inc. magazine named Reno No. 1 on its list of the "Best Places to Do Business in America," based on job growth figures among 274 metropolitan areas.

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## Nearby Attractions

### **DOWNTOWN RENO**

Named the #1 US Smallest City for 2020, with over 5,000,000 travelers visiting each year. Attending events such as the Reno Rodeo, Hot August Nights, Reno Vibrations and more.

Reno has come into its own with a robust mix of heavy hitters who have set up shop in this tech-savvy city, and a burgeoning arts community now takes to the streets with murals, sculptures, and installation art.



### **LAKE TAHOE**

With Lake Tahoe less than 25 miles from Downtown Reno, it's just a short drive for residents and visitors in Northern Nevada.

Tahoe is a summer and winter sweet spot for Northern Nevada's offering paddle boarding, kayaking, hiking, and fishing, in the summer months, while the surrounding mountains are a winter playhouse for snowboarding, skiing, snowshoeing, and tubing.

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## UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno (UNR) is a public land-grant Research University, founded in 1874. Comprised of 11 separate colleges and schools, the University offers over 145 Tier-1 degree programs and averages over 17,000 students annually.

The University of Nevada, Reno is the flagship institution of Northern Nevada. The campus is located just north of Downtown Reno overlooking the Truckee Meadows and downtown casinos.



**N** University of Nevada, Reno



## THE NEON LINE

The Reno Neon Line District has emerged as a new submarket as developers purchase, build, and re-develop land and properties in Downtown Reno.

Reno's Neon Line is a half mile long ribbon of dynamic street scape. It features art installations, other sculptures, and its array of bright lights.

## THE GREAT RENO BALLOON RACE

Each year Reno hosts the world's largest free hot-air ballooning event. For four days in early September, the skies are filled with a rainbow of hot-air balloons, with over 100 each year. It's been given the award of Best Special Event in Northern Nevada with an average of 120,000 spectators attending each year.



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## Grow Your Buisness Here

**3<sup>RD</sup>**

### **MOST ENTREPRENEUR FRIENDLY STATE**

Small Business & Entrepreneurship Council in 2019

**7<sup>TH</sup>**

### **MOST BUSINESS FRIENDLY TAX CLIMATE**

Tax Foundation for 2021

**6<sup>TH</sup>**

### **BEST STATE FOR BUSINESS**

CNBC in 2020



### **FAVORABLE TAX CLIMATE**

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



### **TRUCK SERVICE**

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



### **COMPETITIVE COMMERCIAL UTILITY RATES**

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



### **NEVADA BUSINESS TAX INCENTIVES**

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



### **SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL INCENTIVES**

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-Based employment



### **OPPORTUNITY ZONE TAX BENEFITS**

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas

The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income



### **GREEN BUILDING ABATEMENTS**

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.

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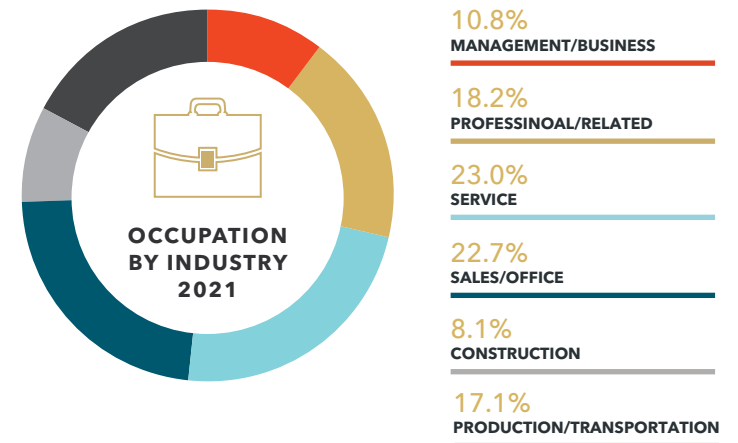
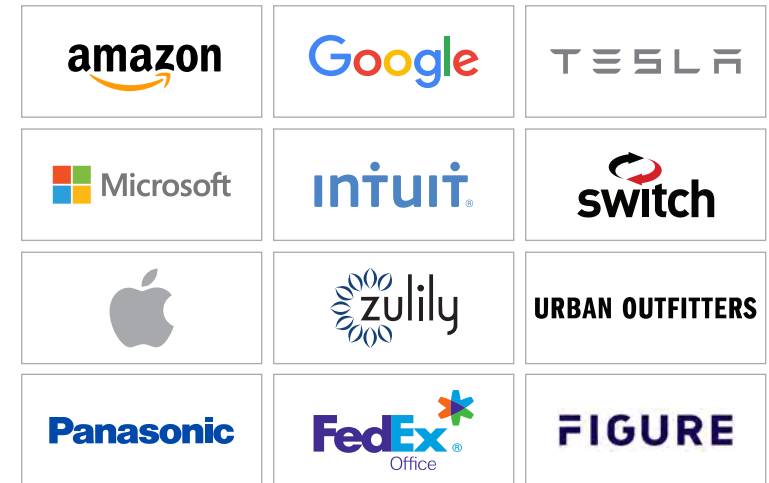
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## Relocated & Expanded Companies

### 2020

Company	Industry	Jobs	From	To	Headquarters
AeroSafe Global	Manufacturing	50	NY	Sparks	
Affinity Development Group	Other	200	CA	Reno	
Ai2	Technology Ecosystem	10	CA	Reno	X
American Battery Technology Company	Manufacturing	100	CA	Fernley	X
American Highway Company	Manufacturing	80	CA	Fernley	X
Atlantic Packaging	Logistics, Distribution	10	NC	Reno	
Centerline Structural Innovations Inc	Technology Ecosystem	20	NV	Reno	X
Cold Co Logistics	Logistics, Distribution	50	IL	Reno	
Crystal Creek Logistics	E-Commerce Fullfillment	50	WA	Reno	
DayaMed	Health, Medical	100	INT	Reno	X
Discover Podium	Technology Ecosystem	10	NV	Reno	
HMI Cardinal	Manufacturing	150	KY	Verdi	
Homestory Doors	Manufacturing	40	CA	Reno	X
JY Chemical	Manufacturing	45	INT	MH	
Lasko Products	Logistics, Distribution	35	PA	Reno	
Makita	Logistics, Distribution	85	GA	Reno	
Mary Kay	Logistics, Distribution	50	CA	Reno	
PlusPlus	Technology Ecosystem	20	CA	Reno	
RNOX - Launch and cohort	Tech Accelerator	10	NV	Reno	
SnapDesk	Technology Ecosystem	10	NV	Reno	
Starbrook Modular	Manufacturing	100	CA	Reno	X
SureClinical	Technology Ecosystem	20	CA	Reno	X
The Balm	Manufacturing	200	CA	Reno	X
Think Stack	Technology Ecosystem	100	MD	Reno	

### PROMINENT EMPLOYERS IN THE RENO | SPARKS AREA



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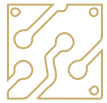


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## Key Industries in the Reno-Sparks- Lake Tahoe Area



### TECHNOLOGY

Named "Silicon Bridge" for its proximity to San Francisco (about 218 miles), the Reno metro area has emerged as a capital of big tech investments. Many of the tech giants, such as Apple, Google, Tesla, & Microsoft moving to the Reno-Sparks area, creating many new opportunities for jobs, business, and the economy.



### ADVANCED MANUFACTURING

The Greater Reno-Sparks-Tahoe region's economic growth in recent years can be attributed to the manufacturing industry.



### DISTRIBUTION, LOGISTICS & E-COMMERCE

With an expansive network of transportation services, warehousing, and fulfillment outsourcing, businesses large and small have established themselves in Greater Reno-Sparks-Lake Tahoe to take advantage of these services and gain quick, affordable access to the 11 western states that include over 60 million customers reachable in one day's truck drive.



### BACK OFFICE, OFFICE SUPPORT

Back office operations provides critical and essential functions in every company. Data processing, accounting, payroll, human resources, IT services, regulatory compliance, and cyber-security are just a few of these functions and centered around optimizing processes, improve efficiencies, reducing costs and mitigating potential areas of risk.



### RENEWABLE ENERGY

Renewable energy is an important and integral part of the energy industry in Nevada. Mainstream energy companies in Nevada utilize geothermal, solar, biofuels, wind, and hydropower. Ormat, a recognized leader in geothermal energy and Fulcrum Sierra Biofuels which is building a facility in Storey County that will generate transportation fuel from MSW are located in Northern Nevada.



### FINANCIAL SERVICE

Financial services and transactions have evolved dramatically to look nothing like the traditional "brick and mortar" banks or loan office services of past generations. Innovations in mobile banking, artificial intelligence (AI) and blockchain are transforming the financial services sector.



### AEROSPACE & DEFENSE

The aerospace and defense industry in Northern Nevada is home to a number of private and public sector businesses at the leading edge of research and technology, including almost 70 years in aerospace flight testing. Projects like "Dream Chaser®" and the "International Space Station" have significant ties to our region through research by Sierra Nevada Corporation.



### HEALTH & MEDICAL

Companies such as Charles River Laboratories which is dedicated to developing safe and effective drug therapies and newcomers like Grand Rounds, MOBE, DayaMed and Presidio Medical are located here in the Greater Reno-Tahoe-Sparks.

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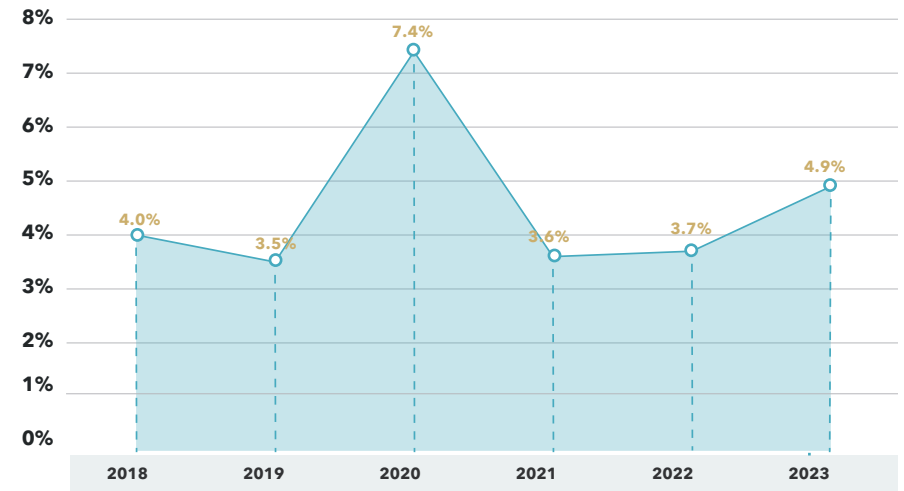
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## Greater Reno-Sparks-Lake Tahoe Workforce

### WORKFORCE STATISTICS

Year	Labor Force	Employed	Unemployed
<b>2023</b>	288,814	275,600	13,214
<b>2022</b>	287,393	277,613	9,780
<b>2021</b>	279,733	268,064	11,669
<b>2020</b>	276,044	253,957	22,087
<b>2019</b>	283,244	273,699	9,545
<b>2018</b>	275,346	265,470	9,876

### UNEMPLOYMENT RATE



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