



Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
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FOR SALE

403 & 421 HILL ST

RENO, 89509



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PORTFOLIO OVERVIEW

STREET COMMERCIAL REAL ESTATE

This offering consists of a two-property portfolio totaling 7,746 square feet of office space in Reno's Downtown submarket. The portfolio presents a unique owner-user and multi-tenant investment opportunity, providing flexibility for businesses seeking occupancy while also benefiting from income-producing tenants. Its central downtown location offers strong accessibility and proximity to key business, retail, and service amenities.



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.

PROPERTY HIGHLIGHTS

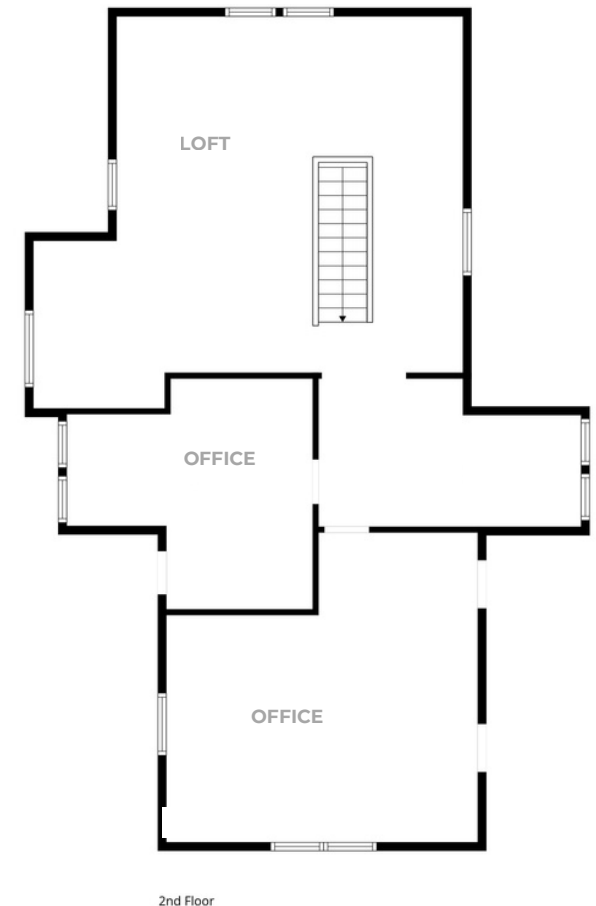
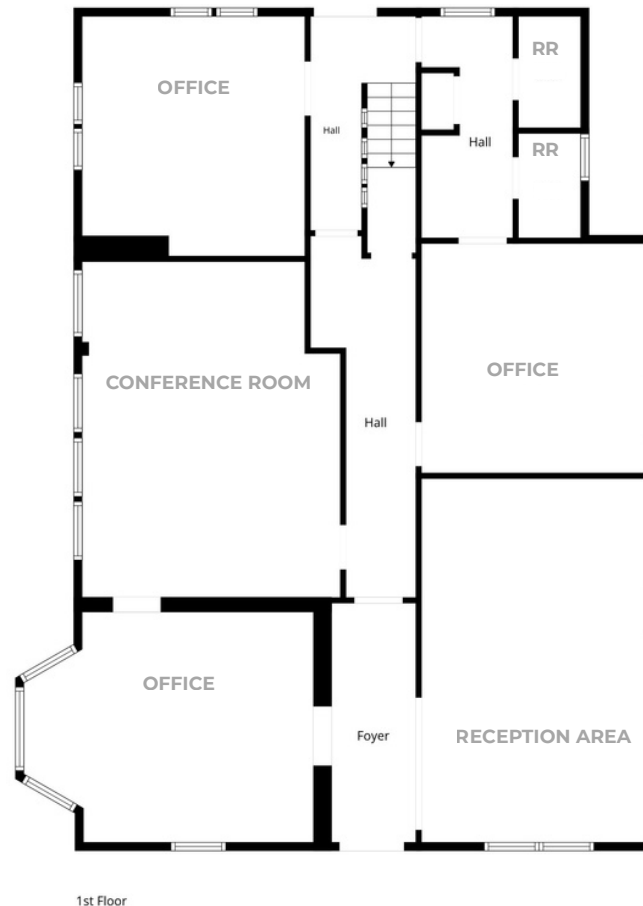
STREET COMMERCIAL REAL ESTATE

403 Hill St

- 2,730 SF Office Building
- 5 Private Offices
- Conference Room
- 2 Restrooms
- Open Loft Area
- Dedicated Surface Parking Lot
- Owner-User Opportunity



SCAN TO VISIT
LISTING SITE

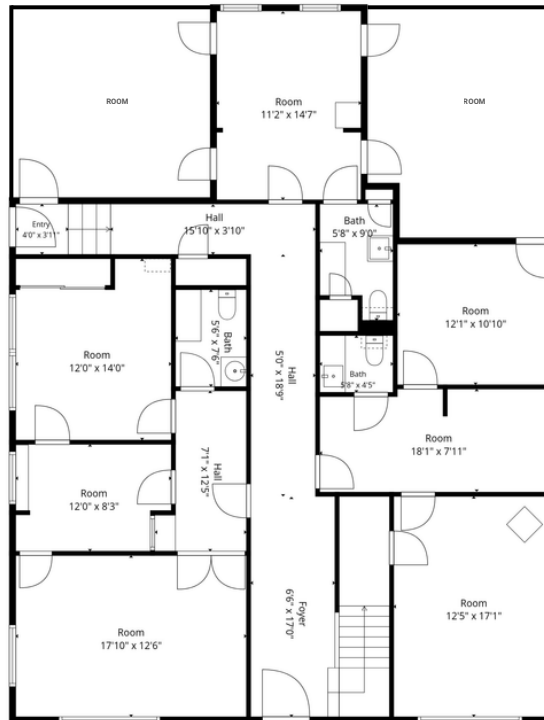


PROPERTY HIGHLIGHTS

STREET COMMERCIAL REAL ESTATE

421 Hill St

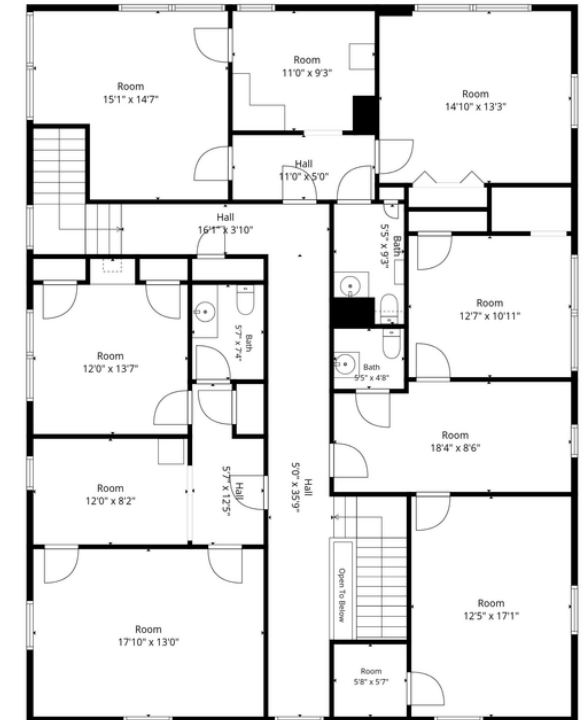
- 5,016 SF Office Building
- 6 Executive Suites
- Restroom In Each Suite
- Dedicated Surface Parking Lot
- Multitenant Investment Opportunity



1st Floor



2nd Floor



3rd Floor



SCAN TO VISIT
LISTING SITE

SITE PHOTOS

403 HILL ST



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SITE PHOTOS



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INVESTMENT HIGHLIGHTS

STREET COMMERCIAL REAL ESTATE

- **Downtown Reno Office Assets**
Well-positioned in the Hill Street corridor with quick access to Downtown, Midtown and nearby business services
- **Owner-User or Investor Fit**
Works for an owner-user looking to control occupancy, or an investor seeking a value-add office opportunity
- **Existing Office Infrastructure**
Established improvements reduce the need for a full buildout and support a faster path to occupancy
- **Visible, Professional Presence**
Street frontage, monument signage and strong curb appeal create a professional first impression
- **Upside Potential**
Opportunity to improve income through leasing strategy, rental growth and targeted capital improvements
- **Convenience**
Convenient Parking & Accessibility with on-site parking and easy access for employees and clients.

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

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