

Offering Memorandum

Net-Leased Retail Investment Opportunity



LOGIC



1125-1145 N. McCarran Blvd., Sparks, NV 89431

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1125-1145 N. McCarran Blvd.
Sparks, NV 89431

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Investment Team



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Property Overview
Property Details
Investment Highlights

01
Executive Summary



Offering Snapshot



\$5,100,000
Offering Price



± 10,884 SF
Total Square Footage



\$302,875
NOI



5.94%
CAP Rate

Property Overview

The offering includes a two-tenant, freestanding retail building with a dedicated drive-through, currently occupied by Baskin-Robbins and Domino's Pizza on a triple-net basis. The property is complemented by an adjacent drive-up retail strip serving a mix of medical and neighborhood-oriented retail users.

The property fronts North McCarran Boulevard, providing strong visibility, direct ingress/egress, and exposure to consistent traffic counts. A shared pylon sign further enhances tenant visibility and brand presence along the corridor.



Property Details



Location

1125-1145 N. McCarran Blvd.
Sparks, NV 89431



Property Size

• ±10,884-SF



Occupancy

• 100%



Zoning

• Mixed-Use
Development (MUD)



Number of Buildings

• 2



Investment Highlights



\$5,100,000
Sale Price



5.94%
CAP Rate



\$302,875
Net Operating Income



Tenant Mix
QSR
Medical
Neighborhood-oriented retail

05

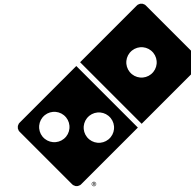
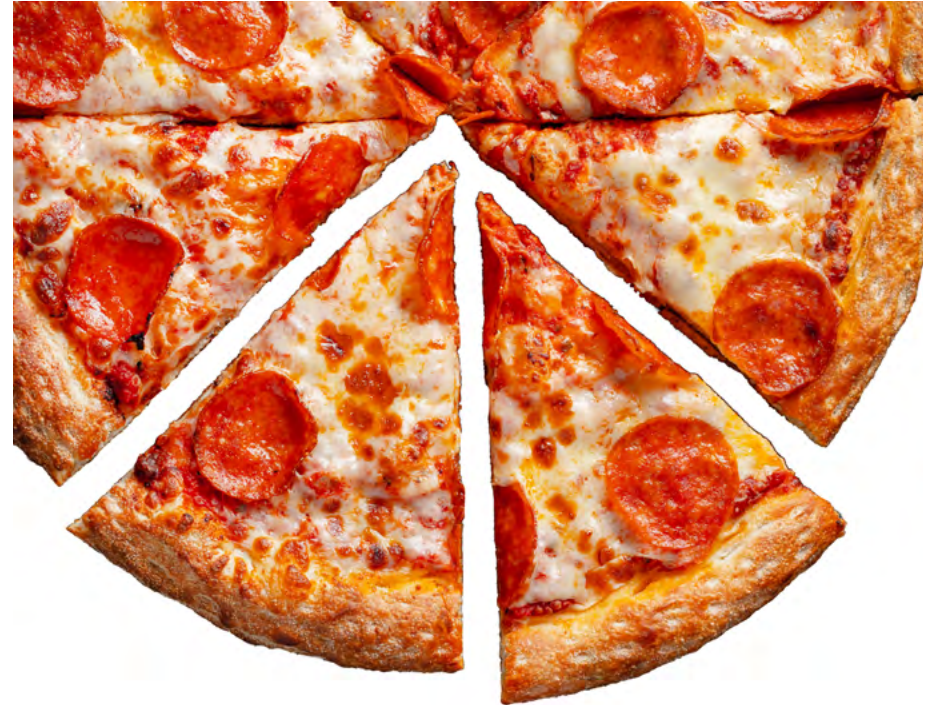
Tenant Profiles





Suite Square Footage:	Suite 115 ± 1,344
Initial Occupancy:	12/1/08
Number of Locations:	7,800 world wide
Company Website:	baskinrobbins.com

Baskin-Robbins is the world's largest chain of ice cream specialty shops, famous for its iconic "31 flavors" concept that encourages guests to try a new treat every day of the month. The company specializes in a diverse range of frozen desserts, including premium ice cream, custom ice cream cakes, sundaes, and refreshing milkshakes. Operating under the Inspire Brands portfolio, the business relies on a global franchising model with thousands of locations spanning across nearly 50 countries. Beyond just serving sweets, the brand focuses on creating a joyful customer experience through its signature pink spoons and a commitment to continuous flavor innovation.



Suite Square Footage:	Suite 113 ± 1,344
Initial Occupancy:	6/1/14
Number of Locations:	21,750 world wide
Company Website:	dominos.com

Domino's Pizza is the world's largest pizza chain, operating a vast global network of more than 21,000 company-owned and franchise locations across 90 international markets. The company is a pioneer in the delivery and carryout industry, leveraging a vertically integrated supply chain and a robust digital ecosystem that processes the majority of its sales through online channels. Headquartered in Ann Arbor, Michigan, the brand remains focused on its "Hungry for MORE" strategy, which prioritizes operational excellence, technological innovation, and continuous menu expansion to maintain its market-leading position.



Absolute Dental

Suite Square Footage:	Suite 105,107,109,111 ± 5444 SF Total
Initial Occupancy:	7/1/12
Number of Locations:	50
Company Website:	absolutedental.com/nevada/reno/

Absolute Dental is Nevada's largest branded Dental Service Organization (DSO), operating more than 50 locations that provide comprehensive oral healthcare to communities in both Northern and Southern Nevada. The company offers a full spectrum of dental services under one roof, including general dentistry, pediatric care, orthodontics, oral surgery, and emergency dental treatments. By utilizing advanced dental technology and offering flexible payment options like their Smile Saver program, the business focuses on making high-quality, patient-centered care accessible and affordable for families across the state.



INSTANT SMOG

Suite Square Footage:	Suite 103 ± 1,344
Initial Occupancy:	4/1/14
Number of Locations:	5
Company Website:	instantsmogreno.com

Instant Smog is a specialized automotive service provider with five locations in the Reno and Sparks area, focused on delivering fast and professional emissions testing for gasoline-powered vehicles. The company offers a "no-appointment" drive-thru model designed to complete smog checks in under five minutes, catering to both light-duty passenger cars and heavy-duty RVs. In addition to testing, they simplify the vehicle renewal process by providing on-site Nevada DMV registration services, allowing customers to receive their stickers immediately after a passing test.



GRAMPY'S

Suite Square Footage:	Suite 101 ± 1,408
Initial Occupancy:	5/1/24
Number of Locations:	2

Grampy's is a local neighborhood bar and gaming lounge that provides a casual, friendly atmosphere for residents in the Reno and Sparks area. The establishment features a selection of bar snacks and cold beverages alongside a variety of video poker and slot machines for patrons to enjoy. With multiple locations throughout the region, it is known for being a convenient spot to unwind, socialize, and participate in casual gaming.





✈ Airports

Reno-Tahoe International Airport

🛍 Retail

TRACTOR SUPPLY CO. food maxx
O'Reilly AUTO PARTS Applebee's
Papa Loca Firehouse Subs
Auto Zone FIREHOUSE SUBS

🏨 Hotels / Casinos

GSR

🛍 Retail

McCarran Plaza

McDonald's NEVADA STATE BANK
Pizza Hut BAPU CASH Batteries + Bulbs

SUBJECT

± 10,884 SF

🏨 Hotels / Casinos

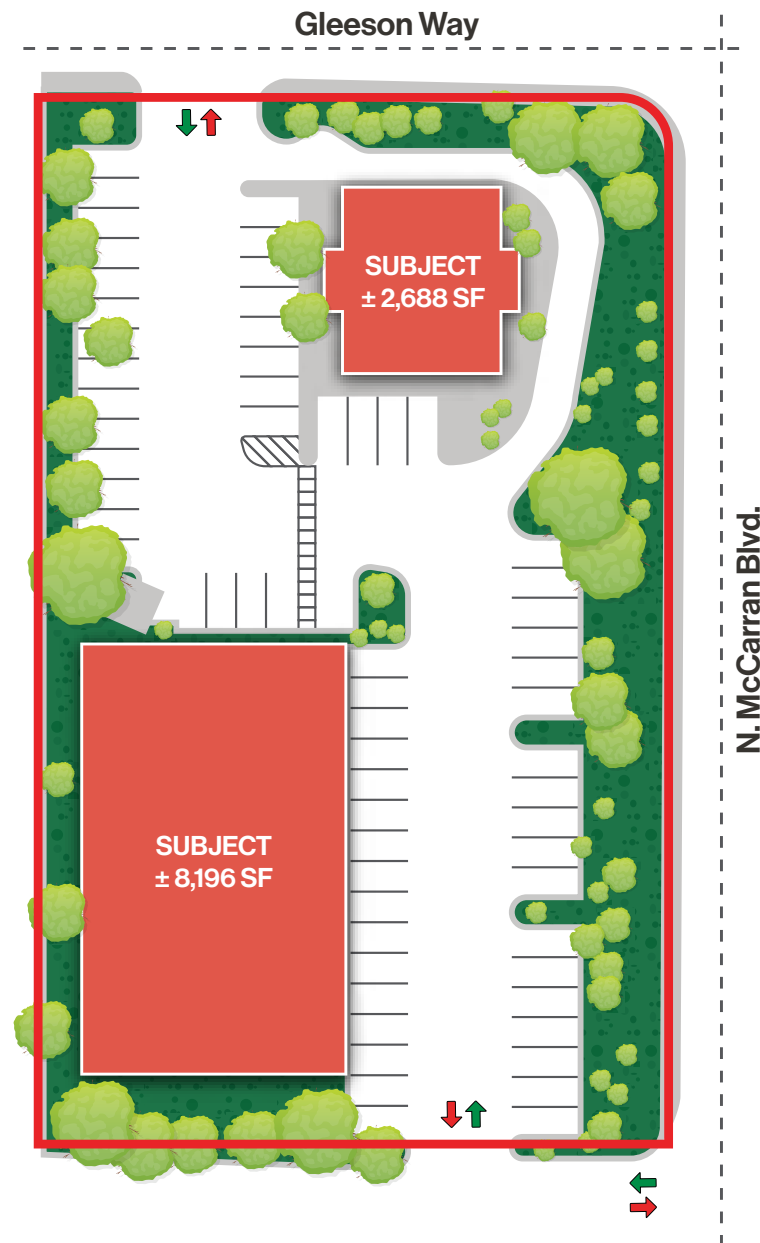
Nugget CASINO RESORT

Downtown Reno

E. Prater Way // 14,700 CPD

N. McCarran Blvd. // 42,500 CPD

Gleason Way





Contact the broker for financials
included in the supplemental package



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Market Overview



Important Statistics

5-Mile Radius



213,512

Total Population



288,153

Daytime Population



11,537

Number of Businesses



0.7%

2025-2030 Population Growth



165,396

Total Employees



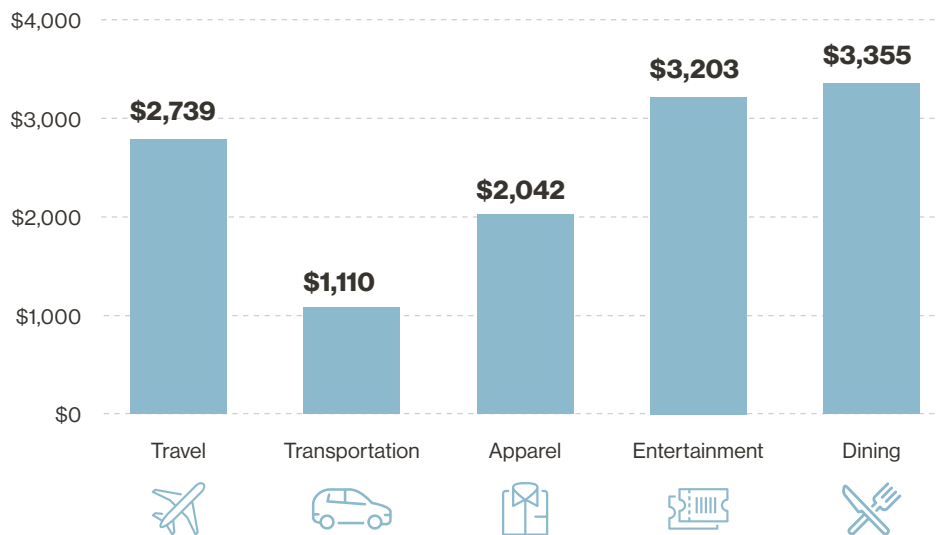
\$471,228

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	3,239	83,766	207,318
2025 Population	3,098	84,947	213,512
2030 Population	3,063	86,721	221,020
Annual Growth 2020 - 2025	-0.84%	0.27%	0.56%
Annual Growth 2025 - 2030	-0.23%	0.41%	0.69%

Income

2025 Average Household Income	\$70,127	\$90,401	\$91,845
2030 Average Household Income	\$81,252	\$100,421	\$102,372
2025 Per Capita Income	\$36,021	\$36,531	\$38,096
2030 Per Capita Income	\$41,947	\$41,067	\$42,905

Households

2020 Total Households	1,657	32,870	84,379
2025 Total Households	1,648	34,253	88,405
2030 Total Households	1,638	35,394	92,487

Housing

2025 Total Housing Units	1,840	36,015	94,740
2025 Owner Occupied Housing Units	26.1%	48.5%	44.0%
2025 Renter Occupied Housing Units	73.8%	51.5%	56.0%
2025 Vacant Housing Units	10.4%	4.9%	6.7%
2030 Total Housing Units	1,845	37,439	99,143
2030 Owner Occupied Housing Units	462	17,254	40,916
2030 Renter Occupied Housing Units	1,176	18,140	51,571
2030 Vacant Housing Units	207	2,045	6,656

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8_{MM}

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel


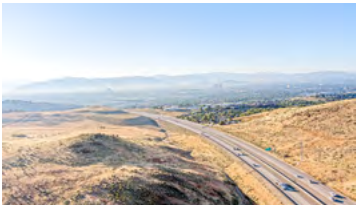




Top Projects 2025 Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 <p>Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p>Status of Project: In Progress Estimated Completion: 2028</p>	\$1.6B
2	 <p>I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p>Status of Project: Start of 2026 Estimated Completion: 2027</p>	\$275MM
3	 <p>Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p>Status of Project: In Progress Estimated Completion: 2027</p>	\$4.2B
4	 <p>UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p>Status of Project: In Progress Estimated Completion: Fall 2025</p>	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

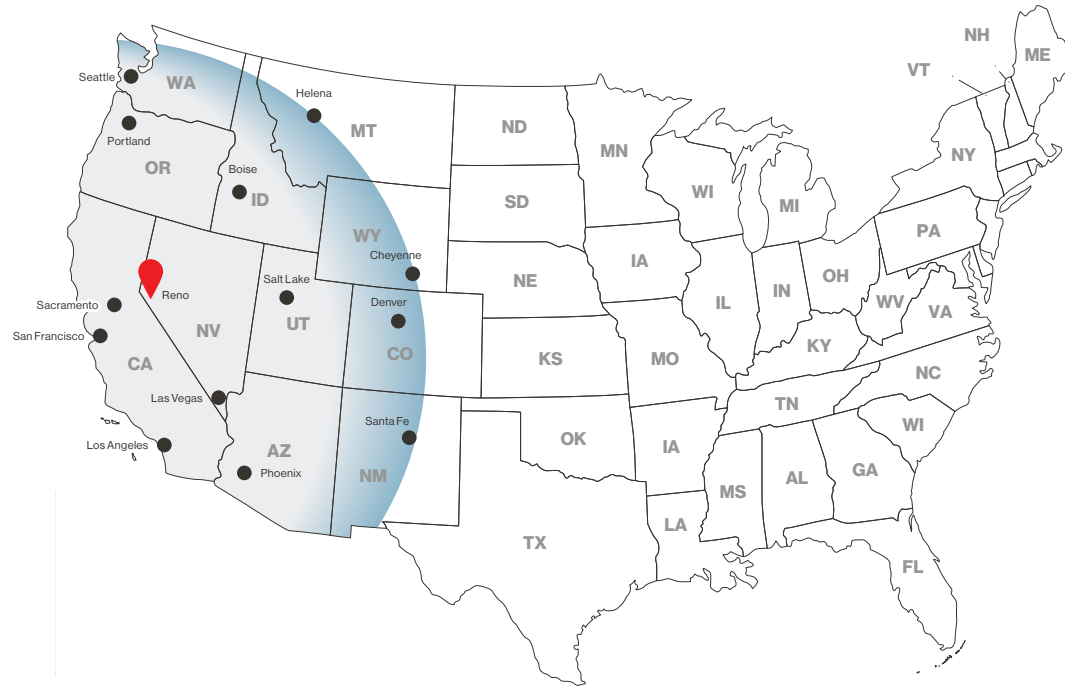
Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM Customers

1-Day Truck Service from Northern Nevada



Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

Upcoming Reno Stories

Nevada Museum of Art

The Nevada Museum of Art in Reno just completed a \$60 million expansion, adding 50,000 square feet of new galleries, classrooms, and a rooftop garden. Designed by the original architect, the addition blends seamlessly with the existing building and reflects Nevada's rugged landscape. The project strengthens the museum's role as a leading cultural and educational hub in the region.



Downtown Youth Sports Fields

Jacobs Entertainment plans to build 12 youth sports fields in downtown Reno near the J Resort, with the first four opening in summer 2026. The fields will host local and traveling soccer and lacrosse teams, addressing a long-standing shortage of flat fields in the region. The project aims to boost tourism, support local families, and further revitalize Reno's downtown Neon Line District.

Grand Sierra Resort Expansion

Grand Sierra Resort (GSR) in Reno has announced a record \$1 billion investment to transform its 140-acre property over the next decade. The plan includes a new arena, basketball facilities, Grand Bay Golf, hotel and parking expansions, and additional housing. This marks the largest private capital investment in Reno's history.



Reno Pro Soccer Stadium

Reno Pro Soccer will soon call home a new \$80 million, 6,000-seat soccer stadium on the former Jones West Ford site along Kietzke Lane. The project will anchor a new sports and entertainment district with restaurants, shops, and bars. Once complete, it will be Nevada's only soccer-specific stadium.

Pine Street Townhomes

Pine Street Townhomes, located at Pine & Sinclair in Downtown Reno, will feature 48 modern three-story homes ranging from 1,385 to 2,050 square feet. Each residence includes high-end finishes and unique garage-door-style windows that open to spacious balconies for indoor-outdoor living.



Reno City Center

Reno City Center, the redevelopment of the former Harrah's Hotel and Casino at Lake and 2nd Street, will transform the site into a vibrant mixed-use community. The project includes 530 apartments, 150,000 square feet of office space, and 78,500 square feet of retail, potentially featuring shops, restaurants, and a grocery store. Amenities will include a rooftop pool, fitness center, and park-like areas, with completion expected in two years.

Confidentiality Agreement

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Disclaimer

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