

# VERDI CROSSING

**8010 & 8020  
Boomtown Garson Rd**

VERDI, NV 89439

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## RETAIL

**Ground Lease**  
2 Pads with Drive-Thru  
Availability For Each



# VERDI CROSSING

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Boomtown Garson Rd**  
VERDI, NV 89439

**Price** | Negotiable

**Parcel Size** | 1.306 AC

**Pad Sites Available for Ground Lease**

| Negotiable

**APN** | 038-882-02 & 03

## About The Property

- Located four miles from the Nevada/California border, 9 miles from Downtown Reno, 12 miles from Sparks.
- Ground Lease
- Neighboring tenants include Boomtown Casino Resort, Cabela's, Chevron and the Verdi Grillhouse & Casino.
- Square footage depending on configuration with drive thrus
- Direct access to I-80 East and West bound.
- Strong visibility from I-80



# AREA MAP

TRUCKEE  
20 MILES

**GOLD RANCH**  
CASINO • VERDI

**QUILCI**  
BY TOLL BROTHERS  
NEW HOME  
DEVELOPMENT  
±1,200 HOMES &  
±180 MULTIFAMILY

MERIDIAN 120  
SOUTH  
±550 UNITS/HOMES

**BOOMTOWN**  
CASINO HOTEL  
RENO, NV



I-80-40,500 ADT

BOOMTOWN GARSON RD

INTERSTATE  
80

**Verdi Crossing**  
8010 & 8020  
BOOMTOWN GARSON RD

VERDI

VALLEY COMMUNITY HOMES  
NEW HOME  
DEVELOPMENT  
272 HOMES

RIVER OAK  
HOMES  
180 HOMES

WEST MEADOWS  
HOMES  
342 HOMES

**DAIKIN**

**POWER SONIC**  
TRUSTED BATTERY SOLUTIONS

**Cabela's**  
WORLD'S FOREMOST OUTFITTER

**patagonia**

**MASONITE**

VERDI  
**GRILLHOUSE**  
& CASINO

THE **KALLAN**  
APARTMENTS  
242 UNITS

TRUCKEE RIVER



# AREA MAP

SPARKS  
12 MILES

RENO  
8 MILES

MOGUL

**SOMERSETT**  
The Official Website of Somerset Owners Association

HOME DEVELOPMENT  
±3,700 HOMES/UNITS

MORTENSEN RANCH  
DEVELOPMENT  
±676 HOMES/UNITS

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8010 & 8020  
BOOMTOWN GARSON RD

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**patagonia**

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TRUSTED BATTERY SOLUTIONS

VERDI  
**GRILLHOUSE & CASINO**

**Cabela's**  
WORLD'S FOREMOST OUTLET

**BOOMTOWN**  
CASINO HOTEL  
RENO, NV

**Mel's**  
THE ORIGINAL  
American Diner Since 1957

**Chevron**

MERIDIAN 120  
SOUTH  
±550 UNITS/HOMES

TRUCKEE RIVER

INTERSTATE  
80

I-80-40-500 ADT

INTERSTATE  
80

INTERSTATE  
580

INTERSTATE  
580





Units in 1 Mile radius **1,163+**



Primary Traffic Counts (24 hrs.)  
**I-80 - 39,000 ADT**

# Demographics

**Verdi Crossing**  
8010 & 8020  
BOOMTOWN GARSON RD

**1 MILE**

**3 MILES**

**5 MILES**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	1,864	9,229	28,990
<b>Average Household Income</b>	\$144,172	\$180,606	\$162,173
<b>Households</b>	1,163	4,618	12,629
<b>Total Businesses</b>	26	135	443
<b>Population Growth Rate 2023-2028</b>	6.94%	3.11%	1.48%



**NORTHERN NEVADA** A Smart Choice for Growth

**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

R1 - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's**  
DATA & TECH  
Growth Frontier



**22** MINUTES  
Commute Time



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



**Business Assistance Programs**



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

**Opportunity Zones**

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

**Qualified Opportunity Zone investments offer:**



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

**Nevada Tax Climate**

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



**NORTHERN NEVADA TOP COMPANIES**

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



AMERCO



SIERRA NEVADA CORPORATION



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



**TAX COMPARISONS**

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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