

# 760 Moran St

RENO, NV 89502

MULTIFAMILY  
**INVESTMENT**  
**FOR SALE**



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CORFAC  
INTERNATIONAL



# 760



**4,224**  
Square Feet



**0.160**  
Acres

**SALE PRICE | \$1,350,000**

**ZONING | MF14**  
MULTIFAMILY (14 UNITS/AC)

**LAND SIZE | 0.160 AC**

**APN | 013-103-06**

### About the Property

- Unit Mix: 6 x 1/1 & 1 x 2/1
- Fully occupied
- All units have been renovated
- Onsite laundry room
- Low expense ratio

AREA MAP



**Renown**  
HEALTH

KIRMAN AVE

MILL ST

PICKETT PARK

RYLAND ST

RYLAND ST

STEWART ST

**760**  
Moran St



MORAN ST

KIRMAN AVE

BALLENTYNA WAY

STEWART ST

ROBERTS ST



# AREA MAP

## DOWNTOWN RENO



LOCUST ST

STEWART ST

KIRMAN AVE

ROBERTS ST

2495  
DICKERSON RD

Reno Dental  
Associates

MORAN ST

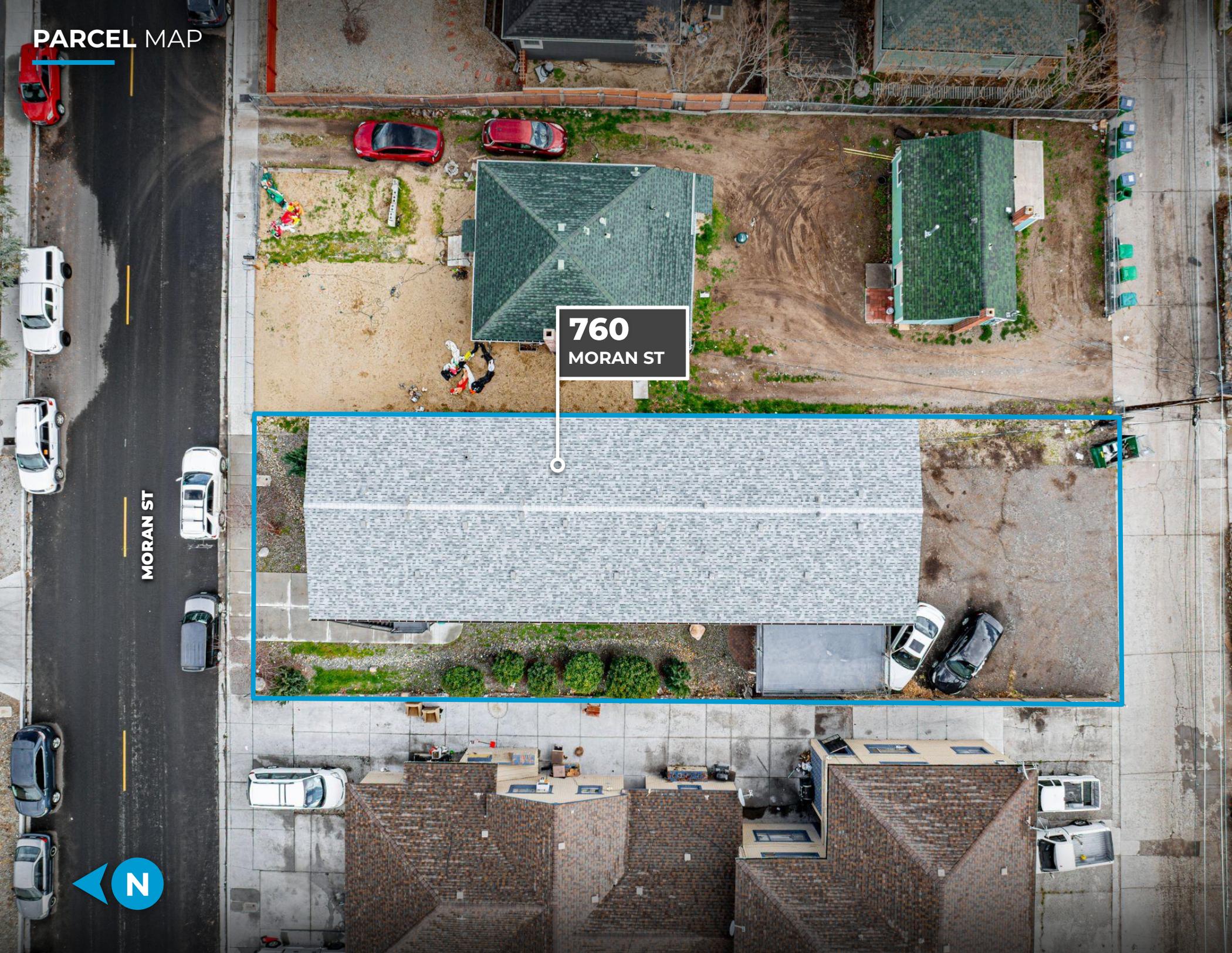


PARCEL MAP

MORAN ST

760  
MORAN ST

N





PHOTOS



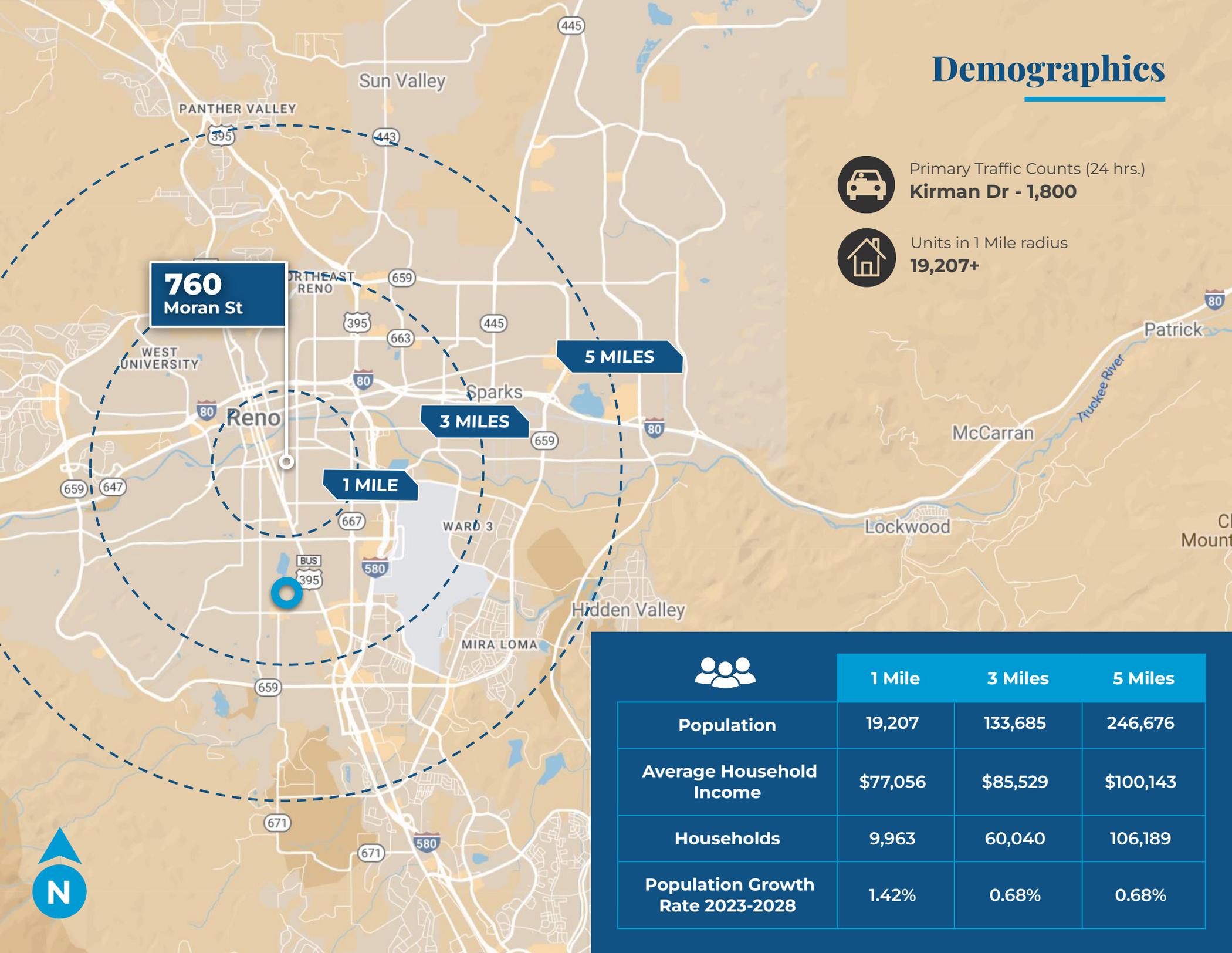
# Demographics



Primary Traffic Counts (24 hrs.)  
**Kirman Dr - 1,800**



Units in 1 Mile radius  
**19,207+**



**760**  
Moran St

**5 MILES**

**3 MILES**

**1 MILE**

	1 Mile	3 Miles	5 Miles
Population	19,207	133,685	246,676
Average Household Income	\$77,056	\$85,529	\$100,143
Households	9,963	60,040	106,189
Population Growth Rate 2023-2028	1.42%	0.68%	0.68%

**YOUR  
COMPETITIVE  
ADVANTAGE**

**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

RI - 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



**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.



**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

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

– U.S. Census Bureau (2025)

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

– US News (2024)



**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

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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