

FOR LEASE

PANDA CROSSING

145 HILLCREST DR



Retail
PRODUCT TYPE



±697-4,001 SF
AVAILABLE SIZE



NNN
LEASE TYPE



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NAI Alliance

FOR LEASE

PANDA CROSSING

145 HILLCREST DR



Center Description

Panda Crossing is a vibrant retail center located off S Virginia St in the heart of Reno, near the new RED Development and MidTown Reno. The center features a diverse mix of local and national tenants, including restaurants, retail shops, and service providers, attracting consistent traffic. Positioned on a highly visible and busy thoroughfare with easy access to nearby neighborhoods, the property benefits from excellent visibility and convenient on-site parking.

1999-C offers a professional lobby entrance, multi-office buildout, break room, storage, and restroom.

1999-D offers open space and restrooms.

145-A is currently set up as a nail salon.

Note: All available spaces are contiguous.

Space Available

Address	145 Hillcrest Dr, Reno, NV 89509
Suite	145 A, 1999 C, and 1999 D
Available SF	±697, ±1,257, and ±2,047, totaling to ±4,001 contiguous
Lease Rate	Call Broker
Lease Type	NNN
Parking	±67 Parking Spots
APN	019-051-18
Year Built	1954/1956
Zoning	MU - Mixed Use Urban

Center Info

SUBJECT



WELLS FARGO

KLAIC ANIMAL






±697–4,001 SF
AVAILABLE SF


NNN
LEASE TYPE


Immediately
AVAILABLE

 **25,900 CPD**
S VIRGINIA ST

 **119,927**
3 MILE POPULATION

 **\$57,753**
3 MILE NET WORTH

 **\$59,964**
3 MILE AVERAGE HOUSE
HOLD INCOME

Street Frontage

 **±427'**
HILLCREST DR

 **±194 FT**
VIRGINIA ST

Exemplary Tenants



Canine Design - Midtown LLC
Reno's Premier Dog Grooming Salon



Aerial Map + Property Highlights



±697-4,001 SF

AVAILABLE SF



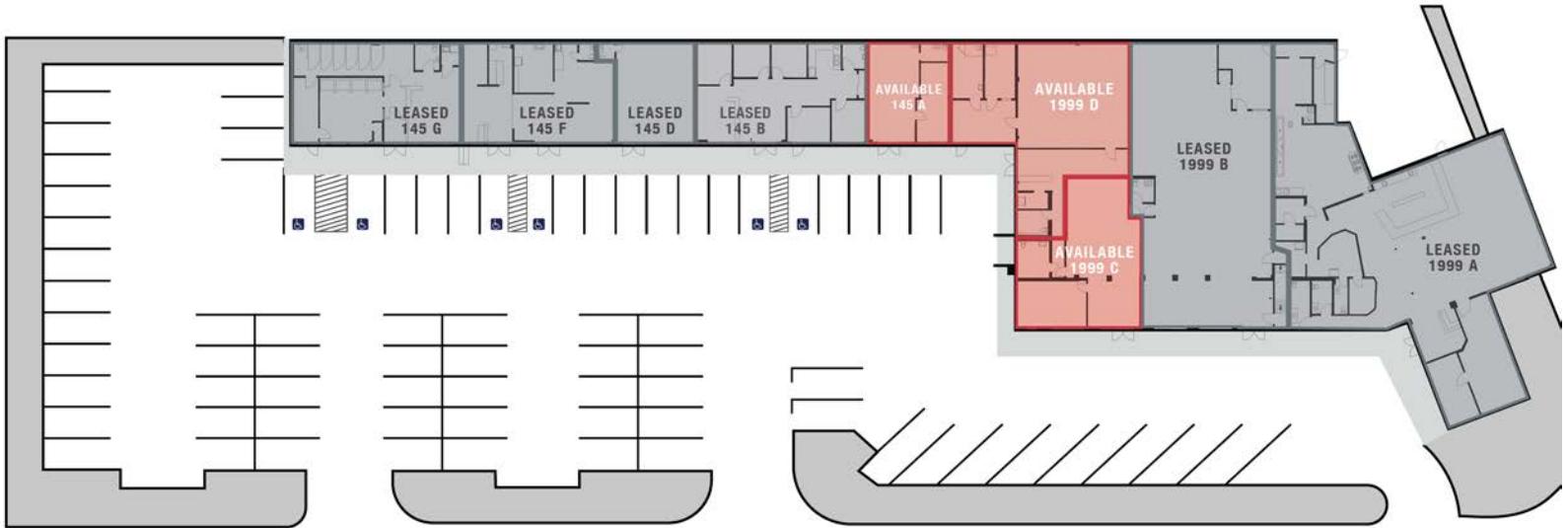
NNN

LEASE TYPE



Immediately

AVAILABLE



Hillcrest Dr	Suite	Tenant	Square Footage
145 Hillcrest Dr	A	Available	±697 SF
145 Hillcrest Dr	B	LaborMax Staffing	±1,452 SF
145 Hillcrest Dr	D	Exclusive Barber Shop	±702 SF
145 Hillcrest Dr	F	Luminous Salon	±1,266 SF
145 Hillcrest Dr	G	Canine Design	±1,438 SF

S Virginia St	Suite	Tenant	Square Footage
1999 S Virginia St	A	Tokyo Sushi	±4,519 SF
1999 S Virginia St	B	Casa De Oro	±3,293 SF
1999 S Virginia St	C	Available	±1,257 SF
1999 S Virginia St	D	Available	±2,047 SF



±697–4,001 SF

AVAILABLE SF



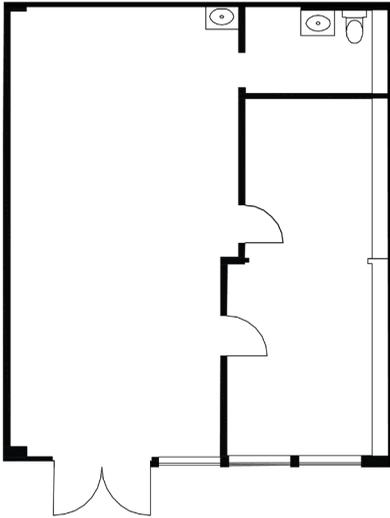
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LEASE TYPE

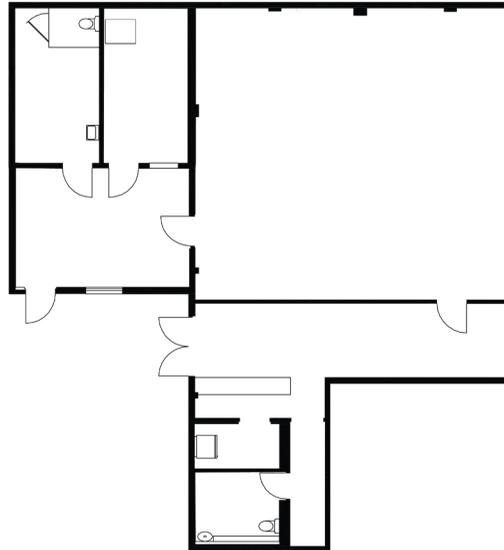


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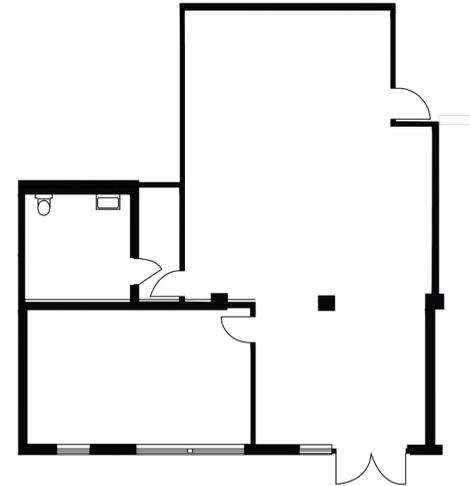
AVAILABLE



145 Hillcrest Dr – Suite A
±697 SF



1999 S Virginia St – Suite D
±2,047 SF



1999 S Virginia St – Suite C
±1,257 SF



±697-4,001 SF

AVAILABLE SF



NNN

LEASE TYPE



Immediately

AVAILABLE



Building Photos

NAIAlliance



±697-4,001 SF

AVAILABLE SF



NNN

LEASE TYPE



Immediately

AVAILABLE

5-MILE KEY FACTS



237,808

POPULATION



5.5%

UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$67,106

MEDIAN
HOUSEHOLD
INCOME



\$41,330

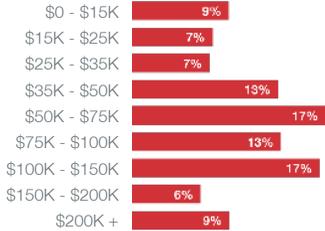
PER CAPITA
INCOME



\$88,794

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,896

BUSINESSES



185,244

EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



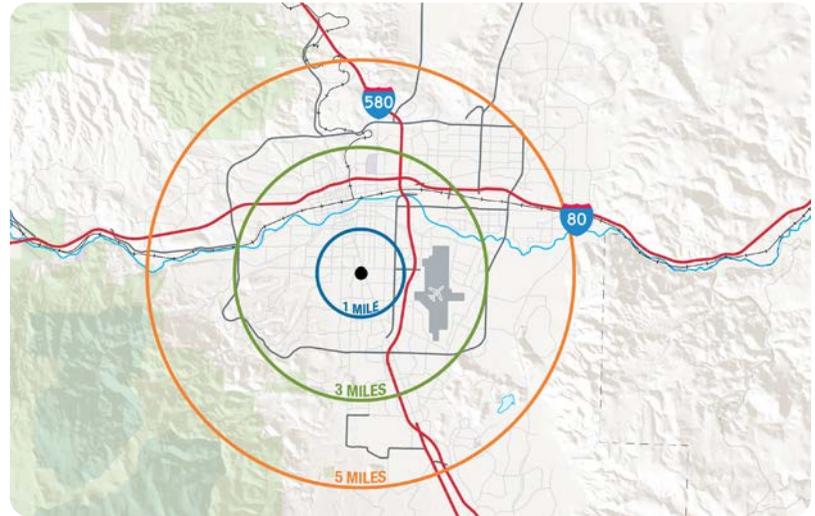
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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PANDA CROSSING

145 HILLCREST DR



S VIRGINIA ST

KIETYKE LN

PLUME LN

VETERANS MEMORIAL
ELEMENTARY SCHOOL

VAUGHN
MIDDLE SCHOOL

EARL WOOSTER
HIGH SCHOOL

Save Mart

DOLLAR TREE

Staples

McDonald's

RENO PUBLIC MARKET

SPROUTS FARMERS MARKET

Bank of America

CVS pharmacy

Jeep

SUBJECT

RED

RENO EXPERIENCE DISTRICT

TOYOTA

REI

CO-OP

SUBARU

COSTCO

WHOLESALE

UNITED STATES
POSTAL SERVICE

580



±697–4,001 SF

AVAILABLE SF



NNN

LEASE TYPE



Immediately

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

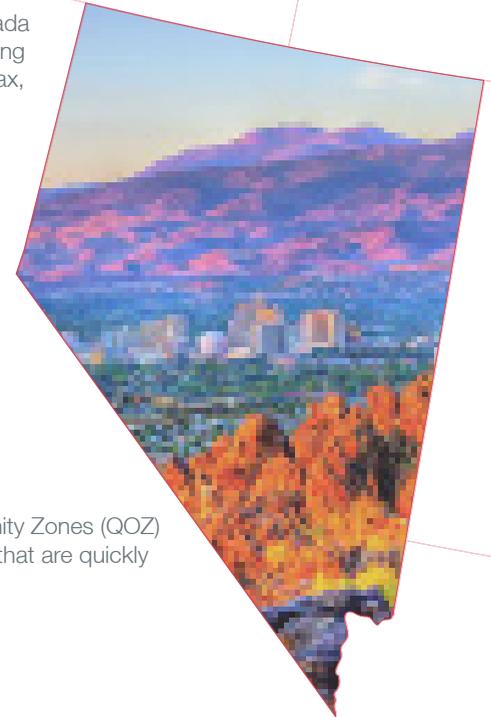
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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AVAILABLE SF



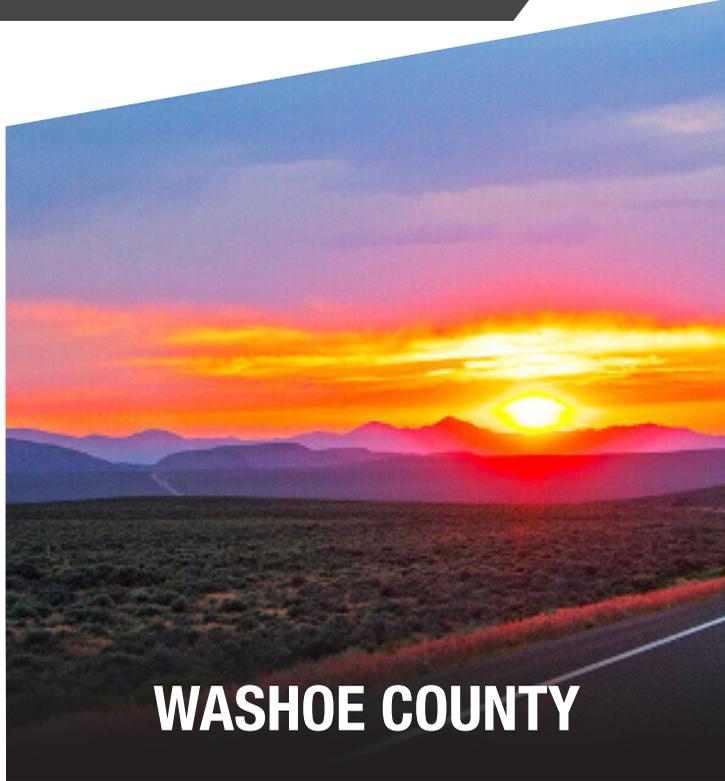
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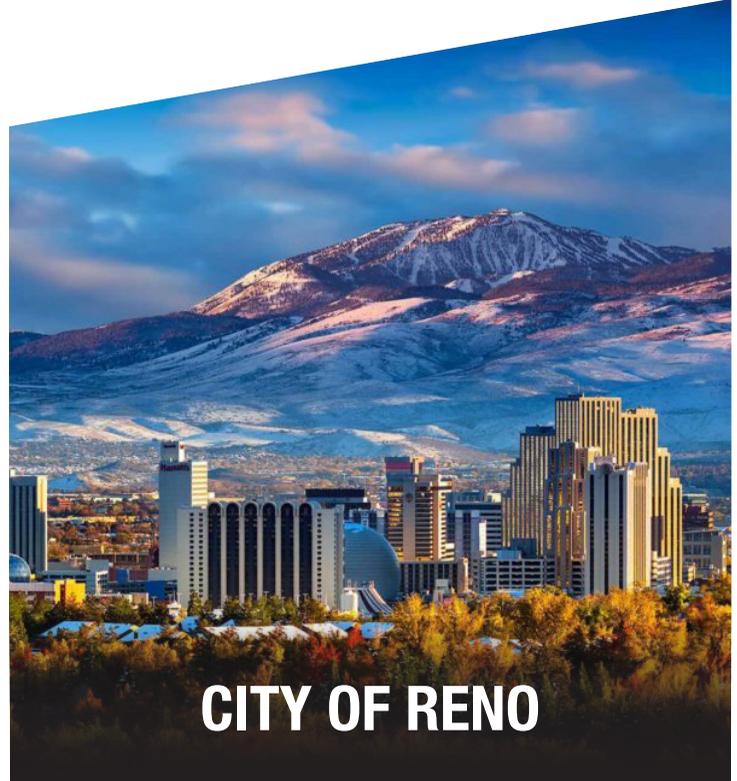
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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.

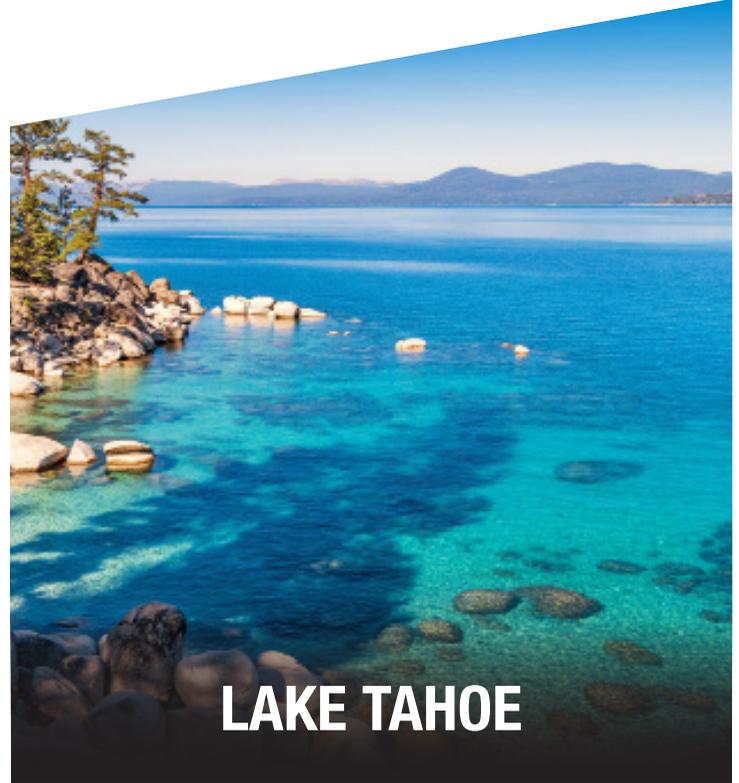
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TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world.

It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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