

# 760

**Moran St**  
RENO, NV 89502

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



**CORFAC**  
INTERNATIONAL

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# 760



**4,224**  
Square Feet



**0.160**  
Acres

**SALE PRICE | \$1,085,000**

**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
- All units have been renovated
- Onsite laundry room
- Each unit has private storage in laundry room
- New electrical subpanels in all seven units

AREA MAP



Renown  
HEALTH

MILL ST  
PICKETT PARK

RYLAND ST

RYLAND ST

STEWART ST

760  
Moran St

MORAN ST

KORMAN AVE

BALLENTYNE WAY

STEWART ST

ROBERTS ST



AREA MAP



DOWNTOWN RENO



LOCUST ST

STEWART ST

KIRMAN AVE

ROBERTS ST

760  
MORAN DR

Reno Dental  
Associates

MORAN ST



PARCEL MAP

MORAN ST

760  
MORAN ST





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%

## 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:

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



## FORMAT

STATE OF  
NEVADA

switch



## INSURANCE



# AMERCO



**snc** SIERRA  
NEVADA  
CORPORATION



HEALTH



**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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