

230

Evans Ave

SUITE 101, 201, 202

RENO, NV 89501

RETAIL FOR LEASE

3 TURNKEY RESTAURANTS

3,160 SF - 4,184,SF



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CORFAC
INTERNATIONAL

230

Evans Ave

Reno, NV 89501



Lease Rate | Negotiable

Suite 101 | ±3,591 SF

1st floor restaurant space;
designated patio area

Suite 201 | ±4,184 SF

Restaurant space, upstairs

Suite 202 | ±3,160 SF

Restaurant space, upstairs

Zoning | MD

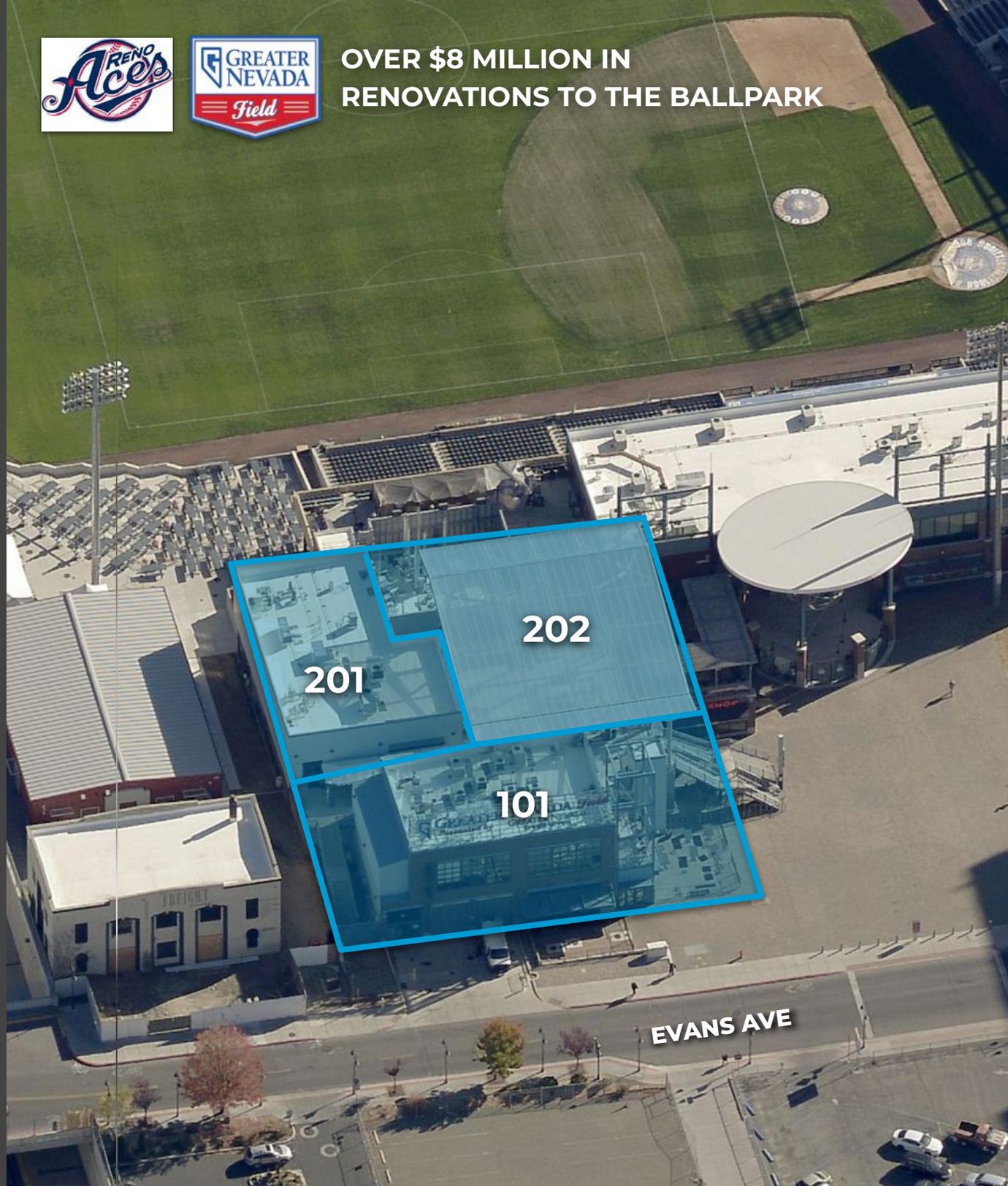
Mixed-Use Downtown
Entertainment District

ABOUT THE PROPERTY

- All existing FF&E included
- Turnkey restaurants, includes tables, chairs, fully built out bar, walk-in cooler, hoods, cooktops, ice machines, deep fryers, hoods
- Parking available across the street
- New Multifamily living with downtown offices all around



OVER \$8 MILLION IN
RENOVATIONS TO THE BALLPARK



AREA MAP

1 Mile 3 Miles 5 Miles

Population	21,011	141,227	251,696
Pop. Growth Projection 2028	23,646	147,142	257,481
Households	10,562	60,725	104,269
Average Household Income	\$67,818	\$78,047	\$90,009

R
RENAISSANCE®
RENO DOWNTOWN HOTEL

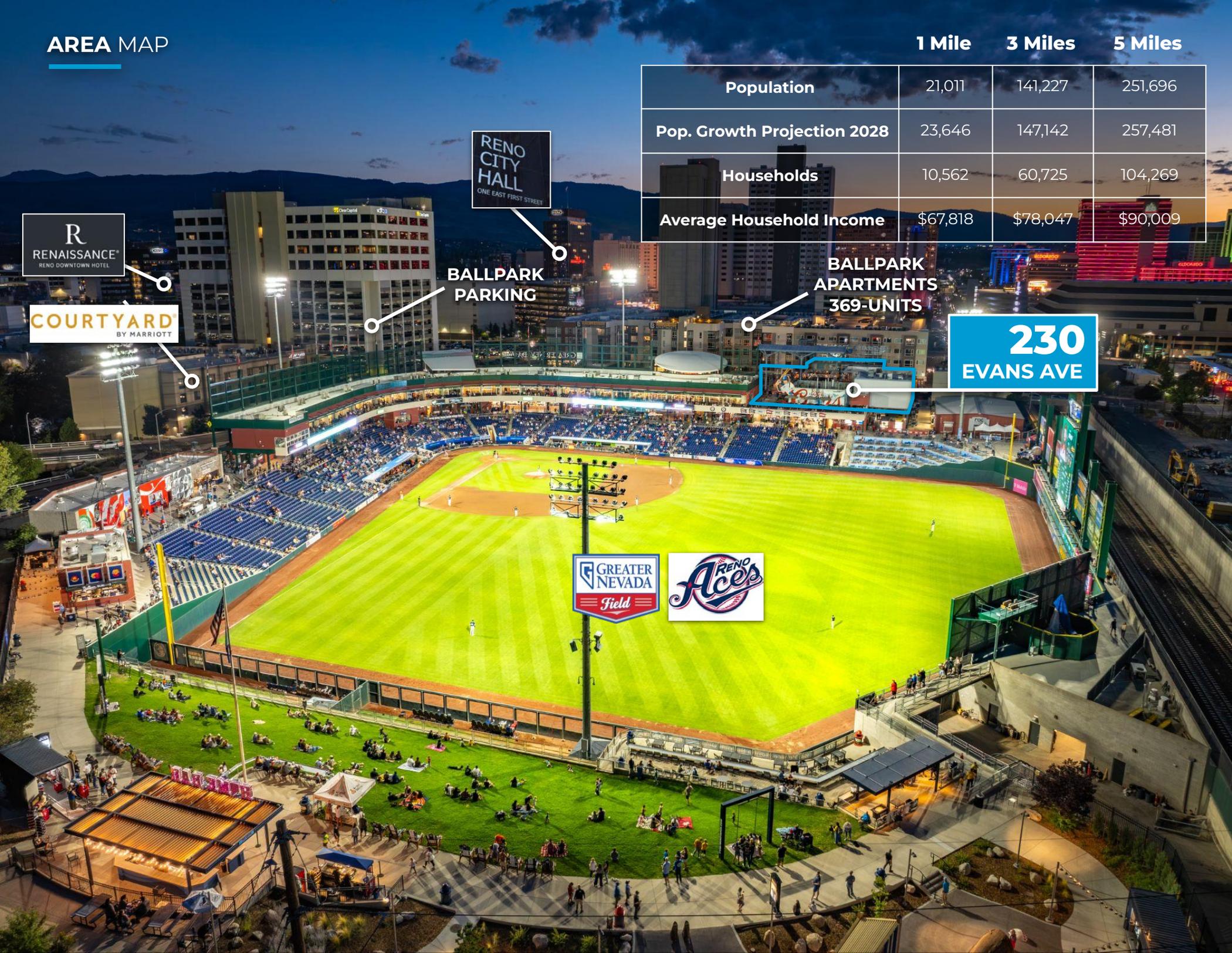
COURTYARD
BY MARRIOTT

RENO CITY HALL
ONE EAST FIRST STREET

BALLPARK PARKING

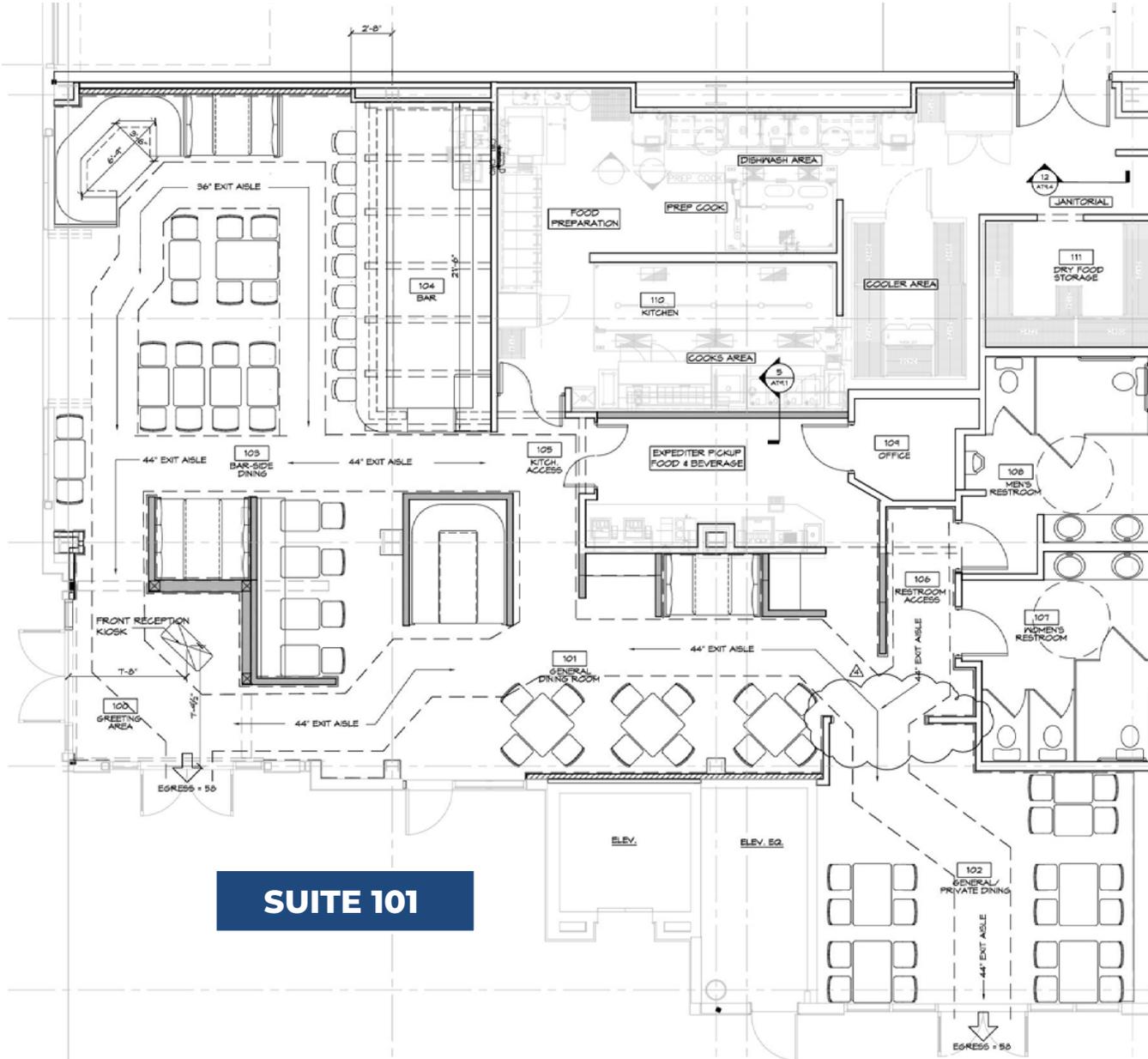
BALLPARK APARTMENTS
369-UNITS

230
EVANS AVE



SUITE 101 FLOOR PLAN

±3,591 SF





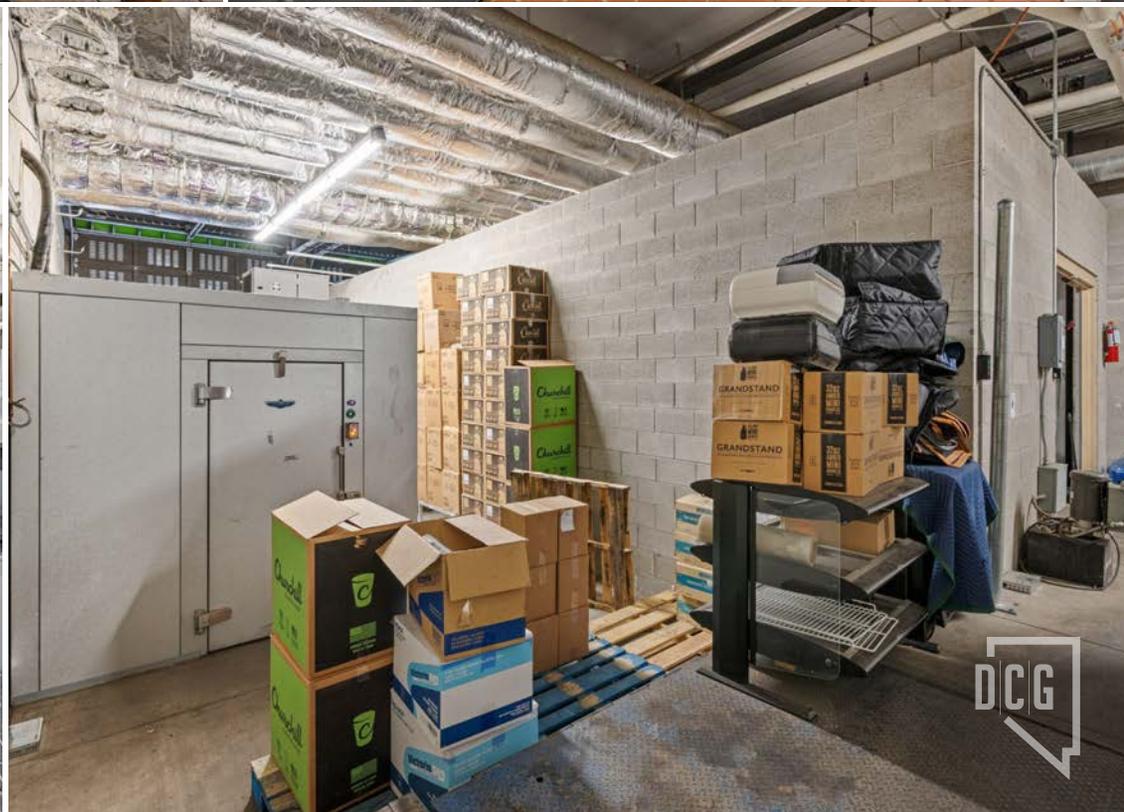
SUITE 101



DCG



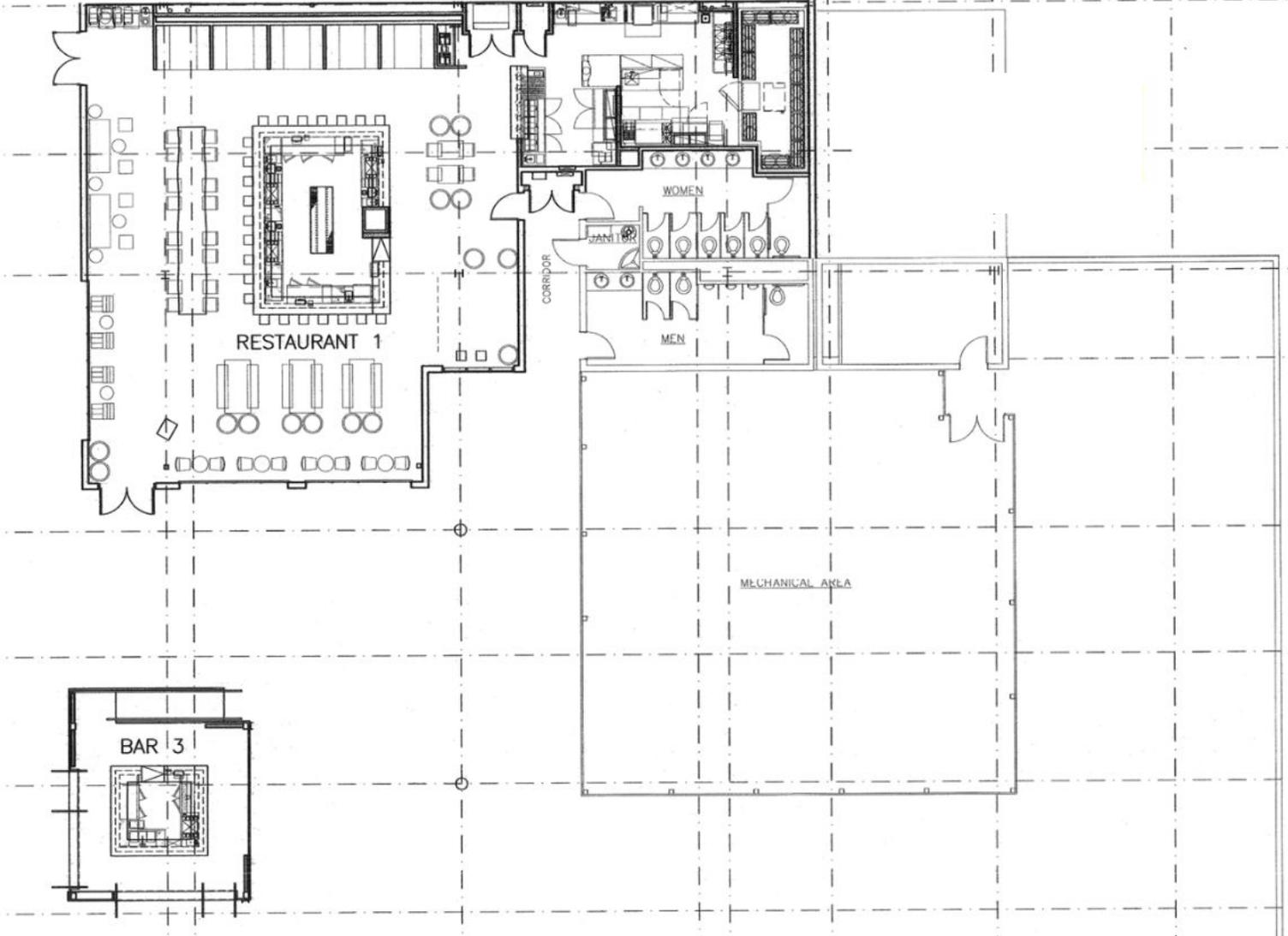
SUITE 101

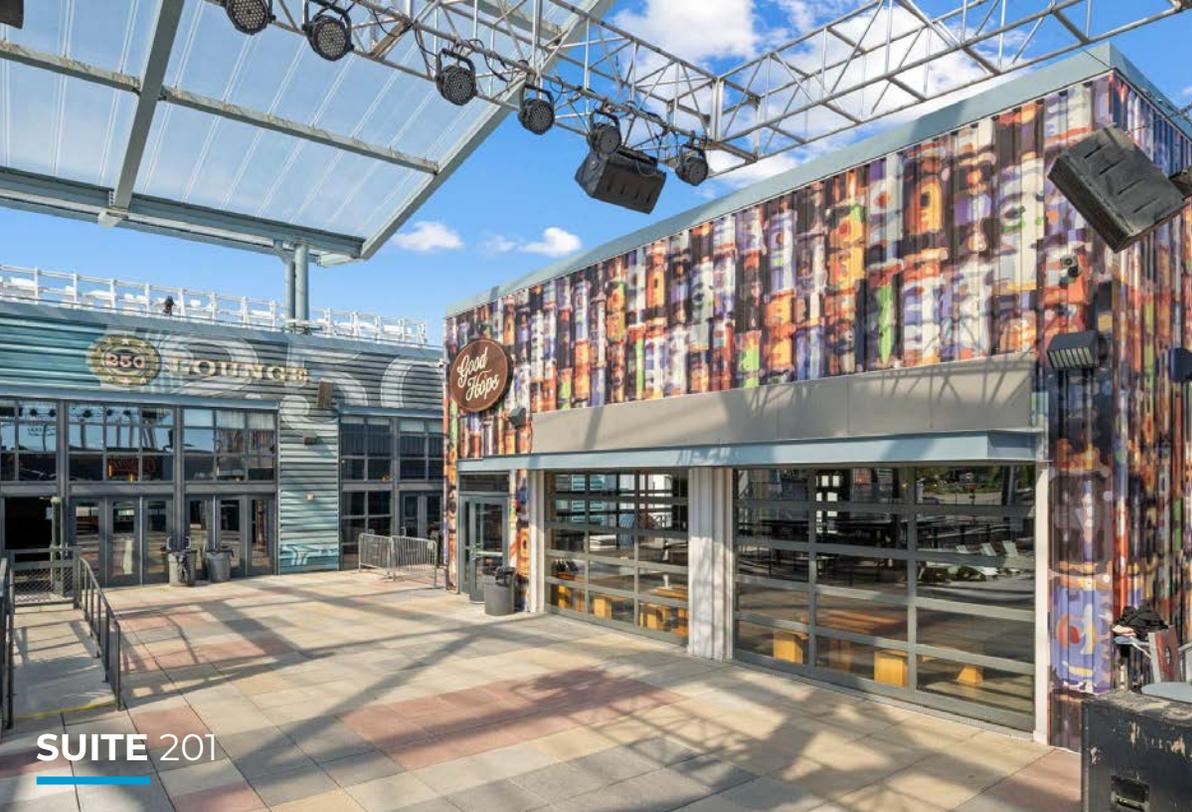


SUITE 201 FLOOR PLAN

±4,184 SF

SUITE 201





SUITE 201





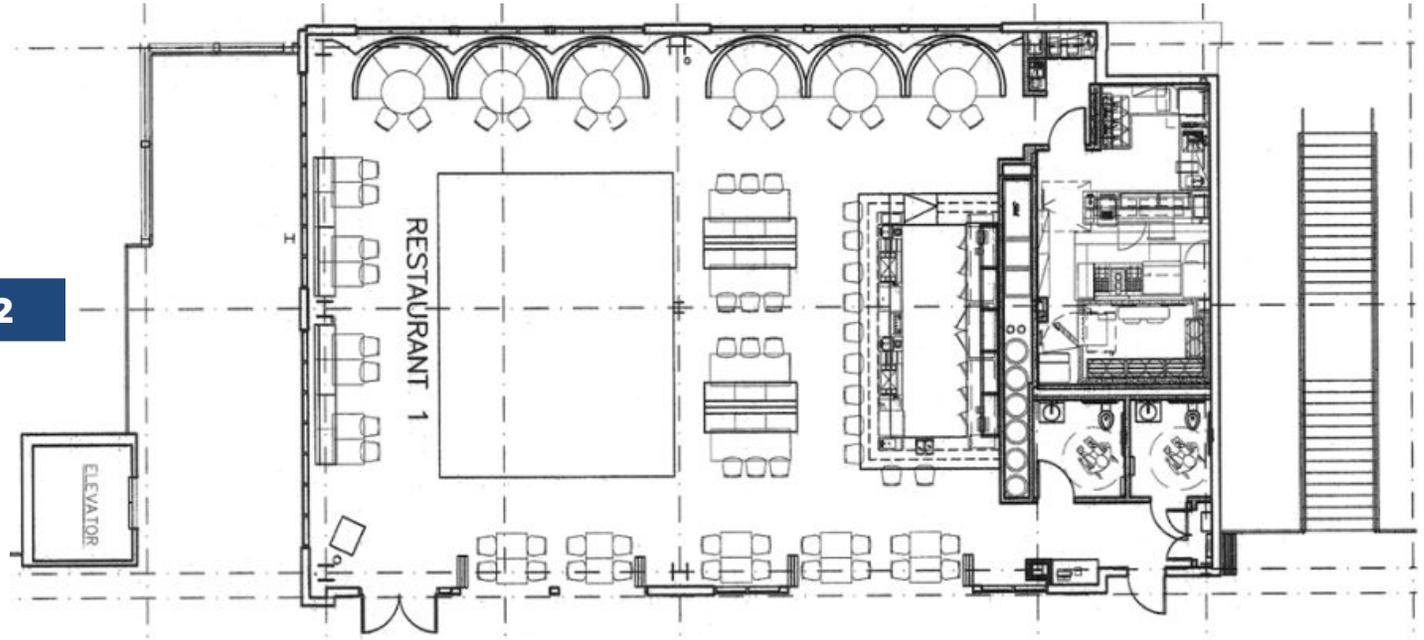
SUITE 201

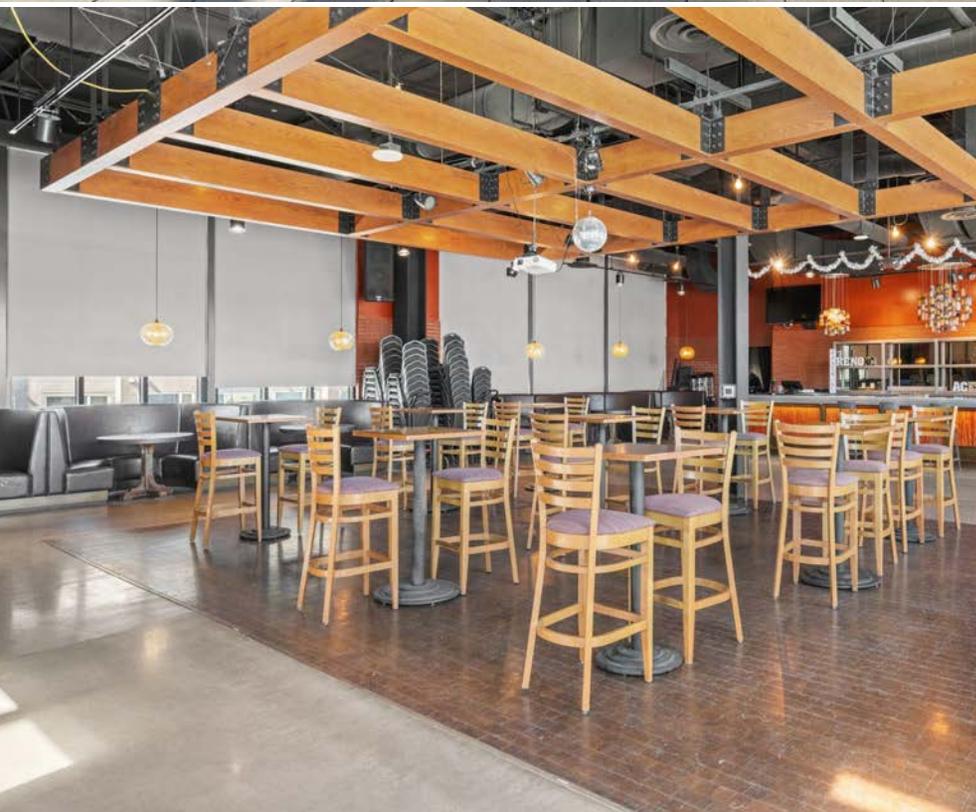
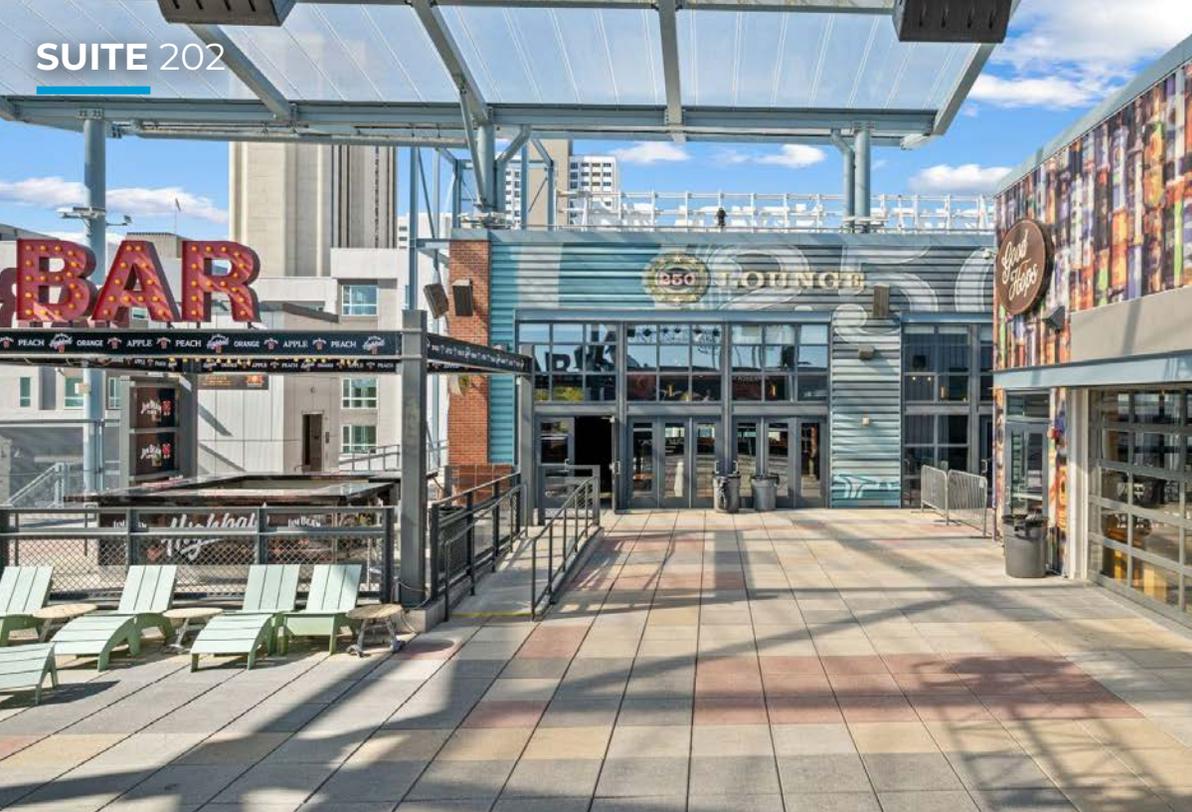


SUITE 202 FLOOR PLAN

±3,160 SF

SUITE 202







SUITE 202



**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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC



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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