

FOR LEASE

# THE oddie DISTRICT & COMMONS

2450 ODDIE BOULEVARD | SPARKS, NV



**Creative-Class Flex | Tech | F&B**  
**Retail | Office** PRODUCT TYPE



**Now Under Construction**



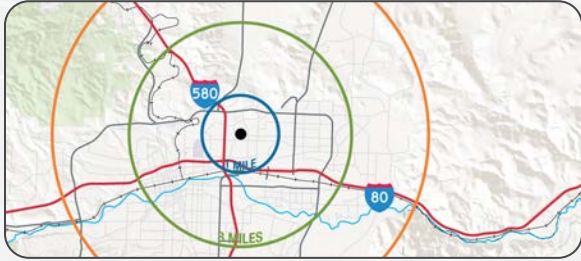
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**NAI Alliance**

**FOOTHILL PARTNERS**  
REAL ESTATE AND URBAN ECONOMICS





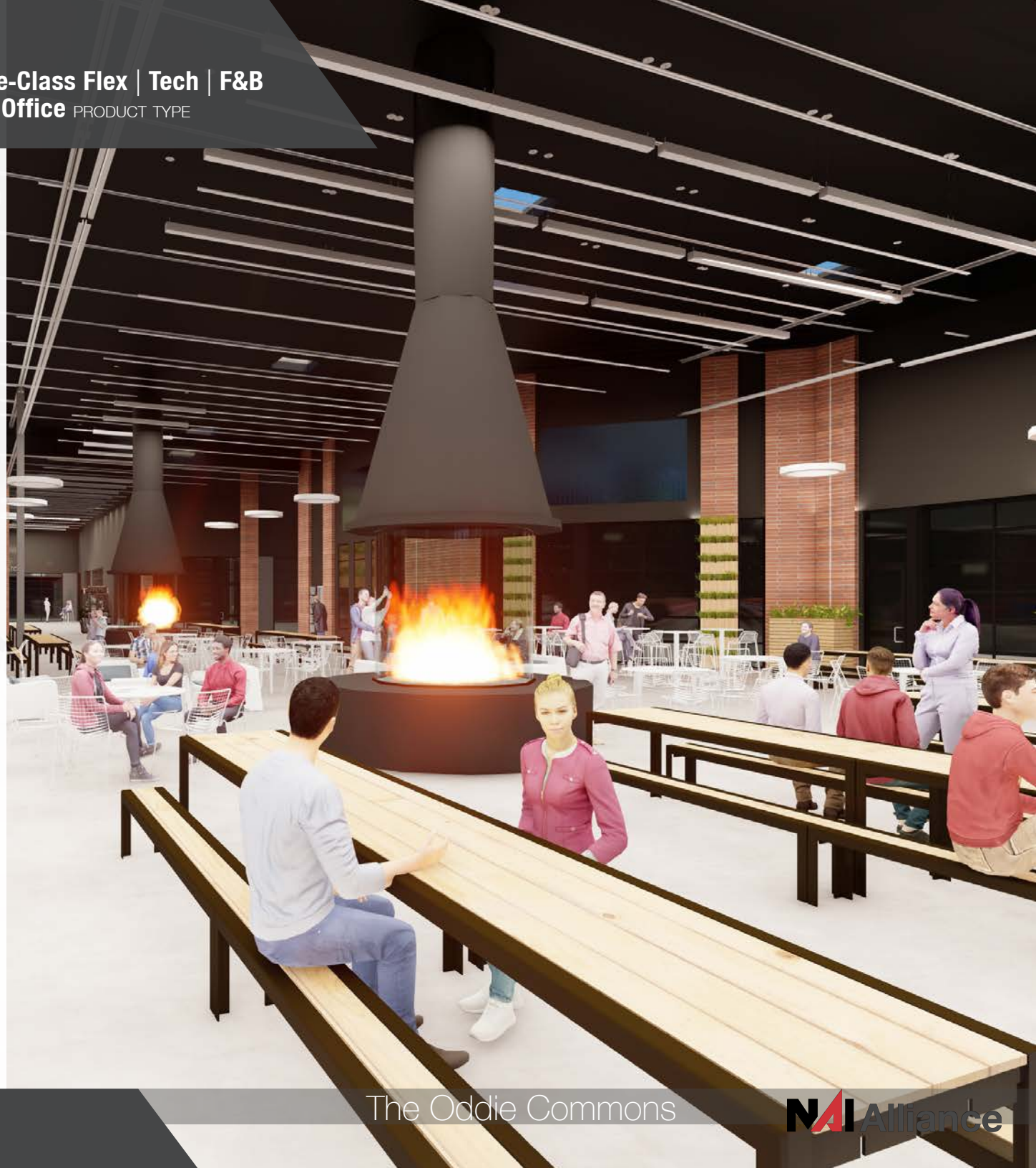
## Property Highlights

The Oddie District is an urban infill redevelopment project on Oddie Boulevard in Metro Reno / Sparks, Nevada. The project is the deconstruction of a former Lowe's and re-construction of a  $\pm 200,000$  SF innovation hub featuring a 300+ seat food & beverage / retail marketplace, The Oddie Commons. It's located 10 minutes from the Reno-Tahoe International Airport and 7 minutes from the University of Nevada, Reno.

**The Oddie District is the catalyst for a community-centric economic and cultural resurgence.**

Anchored in cultural relevance by The Generator, a maker space community including celebrated Burning Man artists and engineers, and The Innovation Collective, a collaborative workplace business accelerator engaged in human capital investment.

**Delivering Q4 2025**





Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE

THE  
oddie COMMONS



Distillery  
Opportunity



300 Seats in Open-Air  
Covered Commons



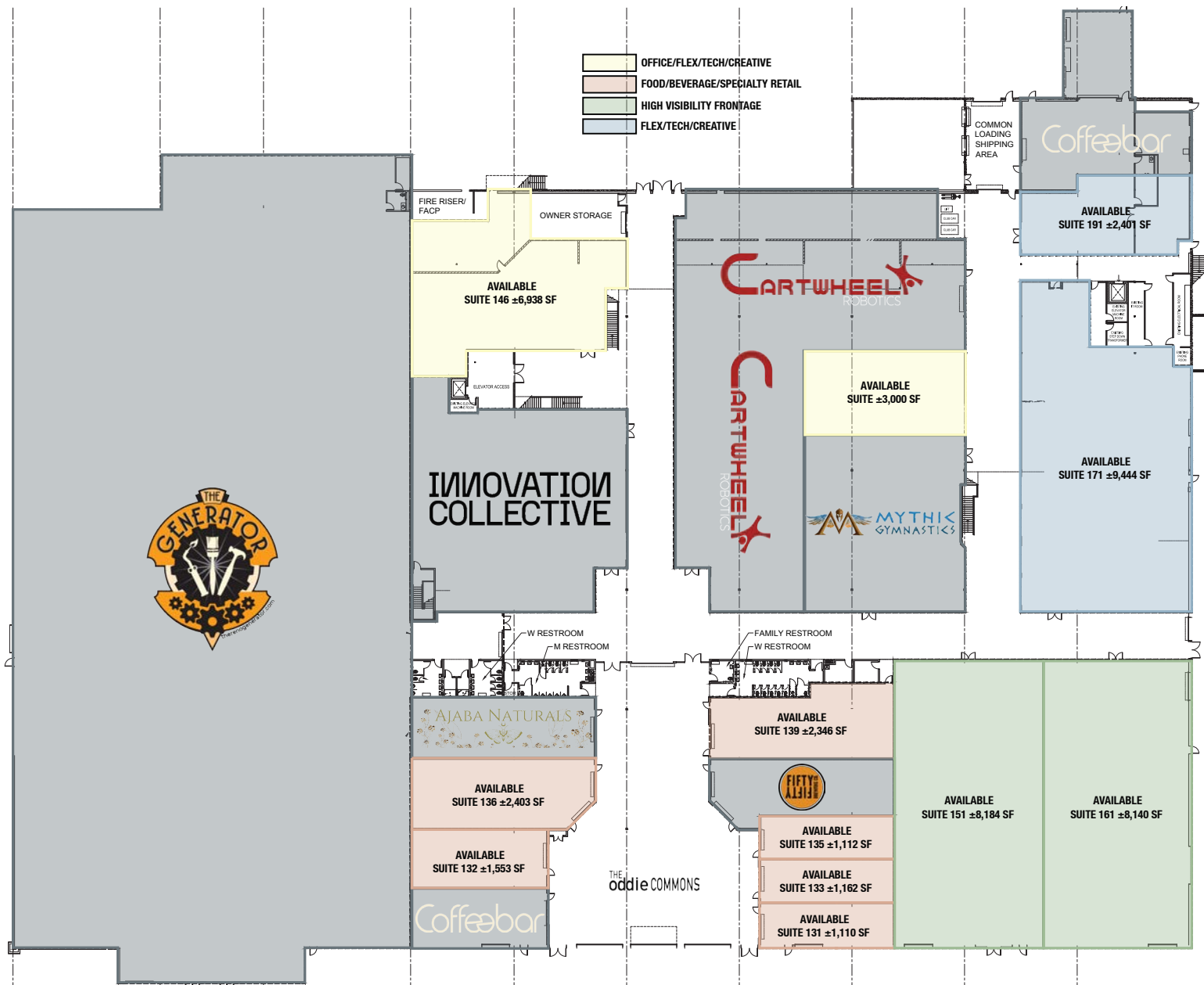
±10,000 SF of Food  
& Beverage/Retail

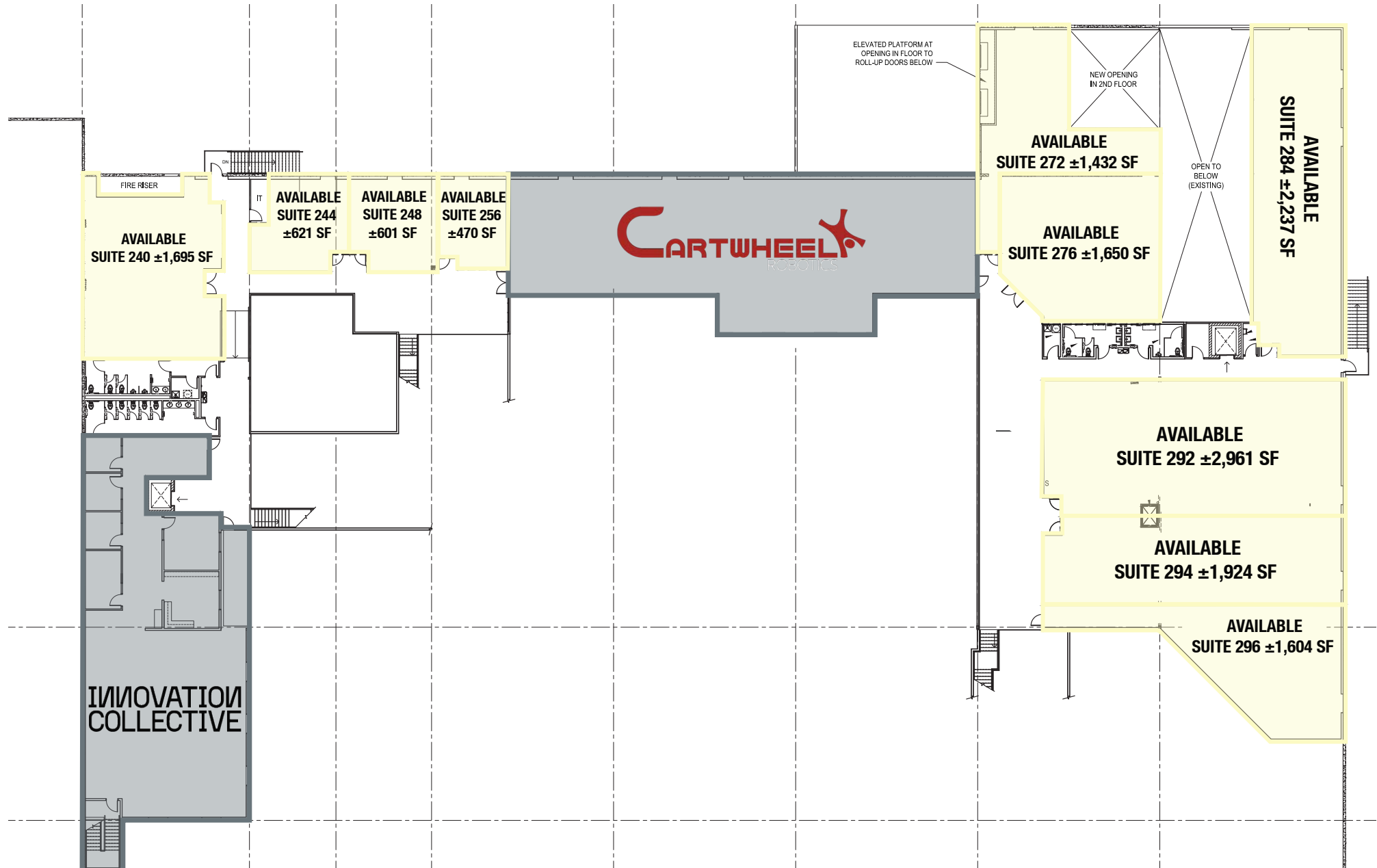


Small Shop Retail



±62,000 SF Regional  
Maker Space









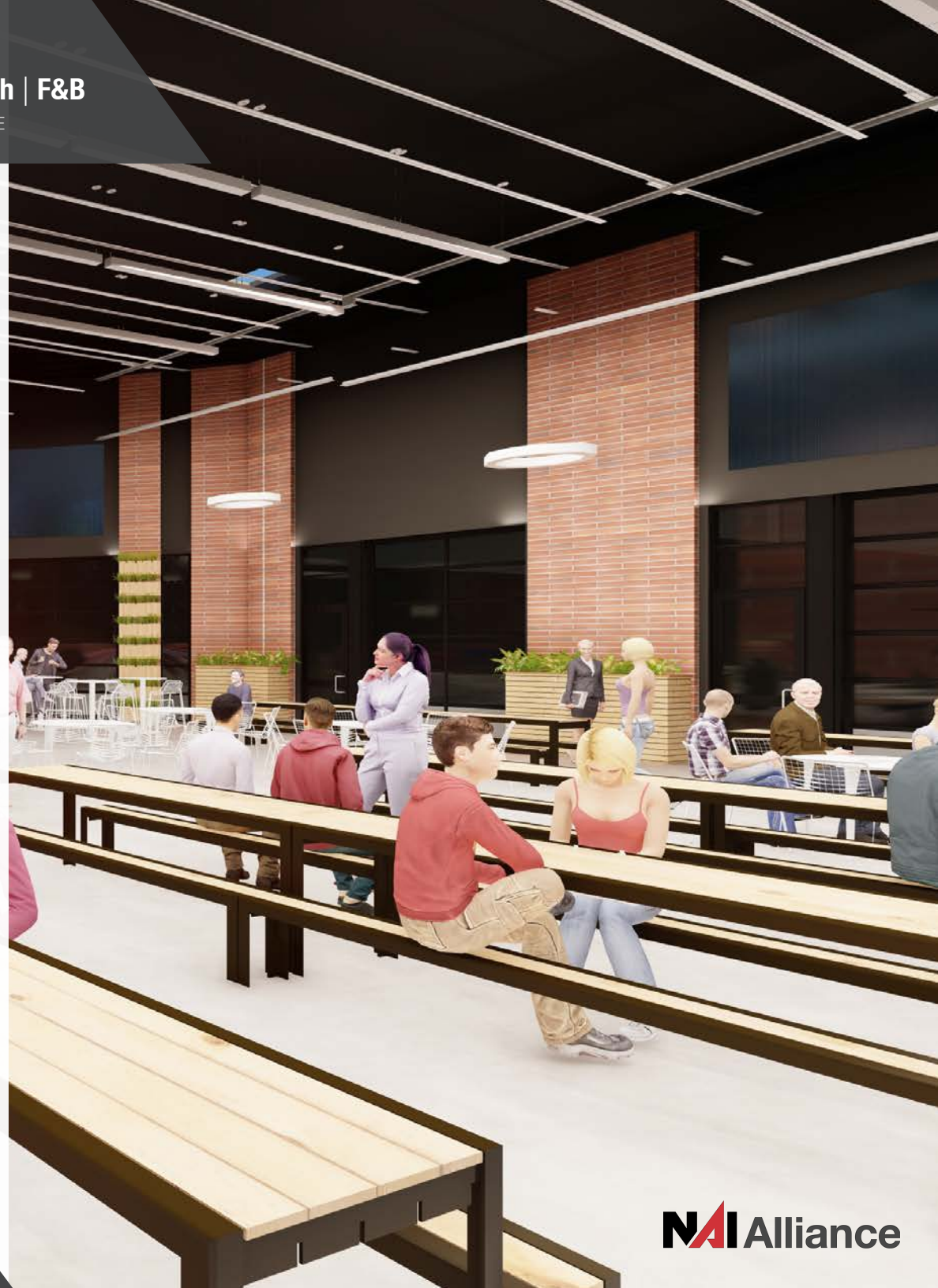
The Generator, a nonprofit makerspace collection of celebrated artists and engineers from Burning Man and the greater Reno/Sparks community, is the cornerstone and largest tenant in The Oddie District, in 62,000 SF of the building. Artwork created at The Generator will be displayed in an Art Park on the east side of the project. "The Generator is a cultural icon of Reno/Sparks; to provide it a long-term home, to surround it with working environments for design, engineering and production companies and to build together a broad culture of innovation and creation will be great for Sparks and for the region," said Doug Wiele, the President and Founding Partner of Foothill Partners, Inc.

## INNOVATION COLLECTIVE

Innovation Collective, who also works with Nevada GOED office to launch innovation communities across the state, helps people in a region become a community, learn new skills together, and create vibrant places to work and live. Their space will provide 12,000 SF of collaborative office spaces, host its mentorship summits, innovator training, storytelling sessions, idea-sharing sprints, and growth groups that serve as an amenity to district tenants many of them offered at no cost to the community.



Cartwheel Robotics is a robotics company from Fallon, Nevada, and will bring innovation and engineering to the halls of The Oddie District. Cartwheel Robotics builds interactive, human-like robots that offer both companionship and convenience, and that are continuously learning new abilities to provide greater utility over time.





FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV

PEPPERMILL  
RENO

Renown  
HEALTH

Downtown Reno



Walmart



Bank of America.



octapharma  
plasma

Falling  
Prices



SUBJECT



FOR LEASE

# THE oddie DISTRICT

2450 ODDIE BOULEVARD | SPARKS, NV

Sparks Marina

Sparks, NV

**Nugget**  
CASINO RESORT

Walgreens

Jack  
In the box

octapharma  
plasma

RENO-TAHOE  
Reno-Tahoe  
International  
Airport

EGG ROLL  
KING

LIBERTY  
TAX

H&R  
BLOCK

PIZZA  
PLUS

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

food  
maxx

Pollo  
Loco

Jack  
In the box

Starbucks

THRIFT  
STORE

GO  
Jiji  
SUSHI

Jacks  
Coffee House

Applebee's  
GRILL • BAR

FIREHOUSE  
SUBS

T Mobile

ODDIE BLVD

GROCERYOUTLET  
bargain market™

Dotty's

EL RANCHO DR

PARQ  
crossing  
APARTMENTS

Falling  
Prices

SUBJECT

McDonald's  
Auto Zone

Bank of America

Bank of America

Tires LES SCHWAB

goodwill

DOLLAR TREE





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Retail | Office PRODUCT TYPE

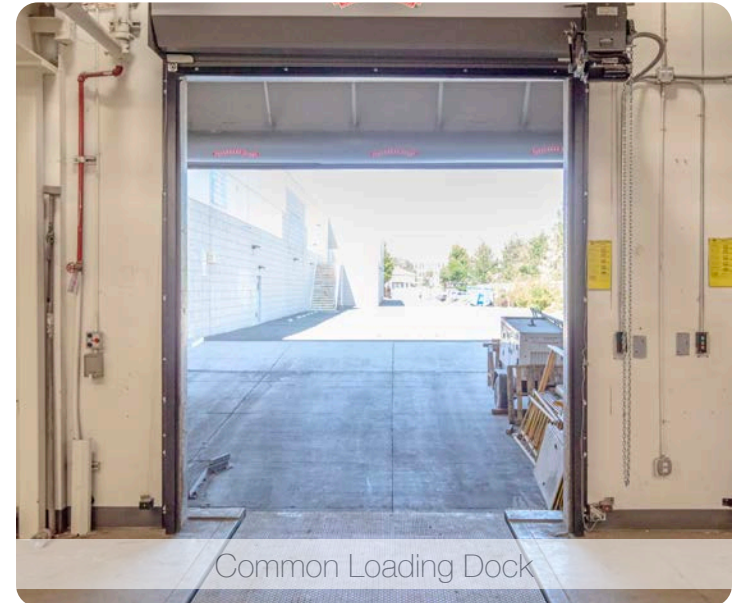
THE  
oddie DISTRICT



Common Loading Dock

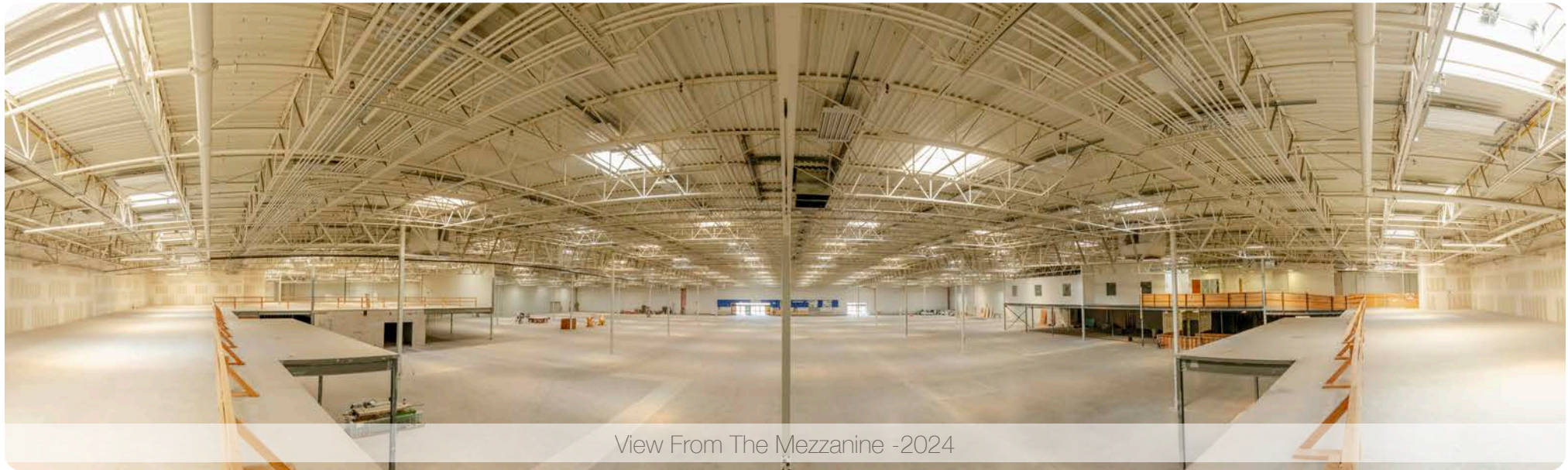


Mezzanine

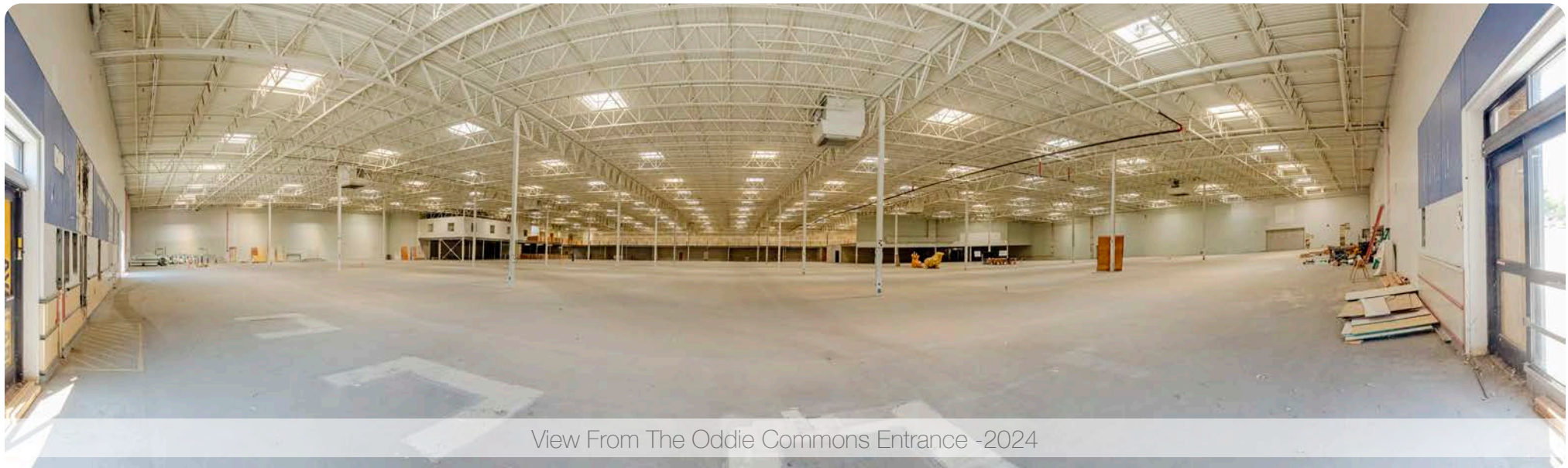


Common Loading Dock





View From The Mezzanine -2024



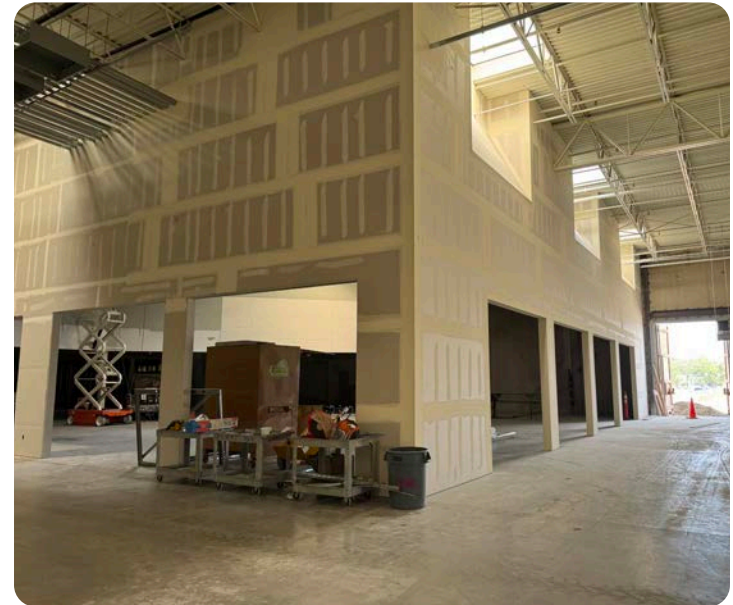
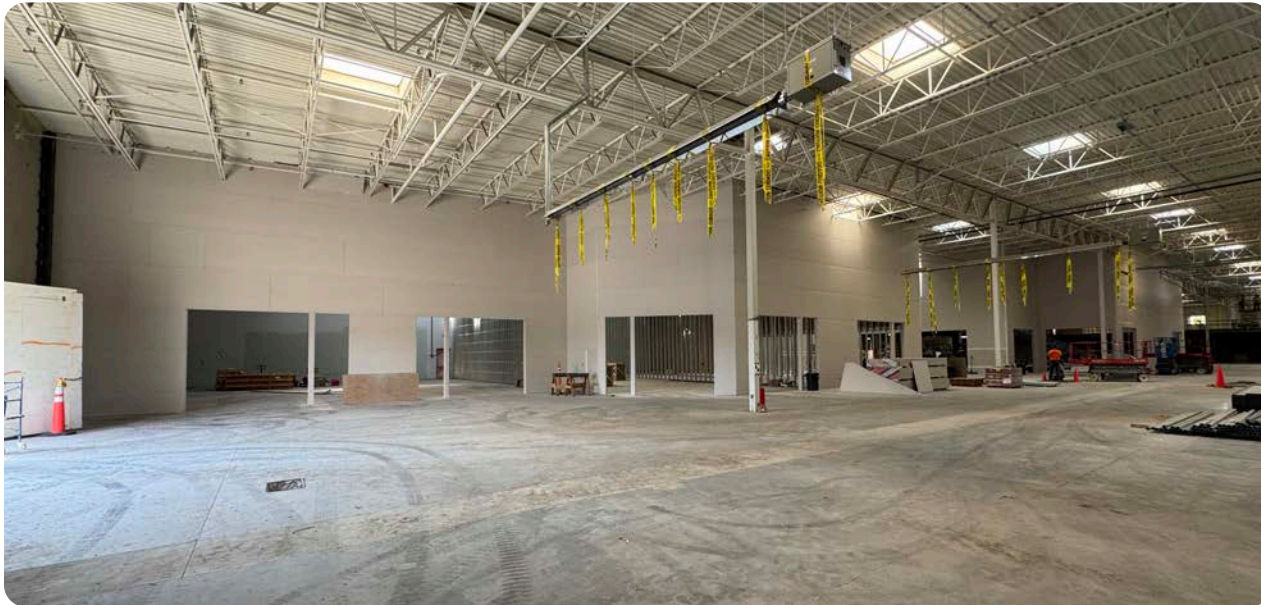
View From The Oddie Commons Entrance -2024





Creative-Class Flex | Tech | F&B  
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THE  
oddie DISTRICT



Construction Update









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**THE**  
**oddie DISTRICT**

## 5-MILE KEY FACTS



**266,097**  
 POPULATION



**5.7%**  
 UNEMPLOYMENT



**2.4**  
 HOUSEHOLD  
 SIZE (AVG.)



**36**  
 MEDIAN  
 AGE

## 5-MILE INCOME FACTS



**\$72,087**

MEDIAN  
 HOUSEHOLD  
 INCOME



**\$38,685**

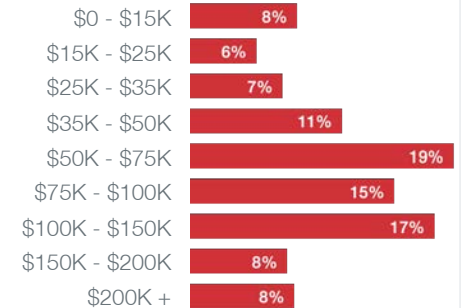
PER CAPITA  
 INCOME



**\$110,774**

MEDIAN  
 NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**10,863**  
 BUSINESSES



**157,260**  
 EMPLOYEES

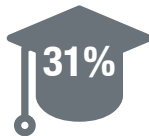
## 5- MILE EDUCATION FACTS

**15%**

NO HIGH  
 SCHOOL  
 DIPLOMA



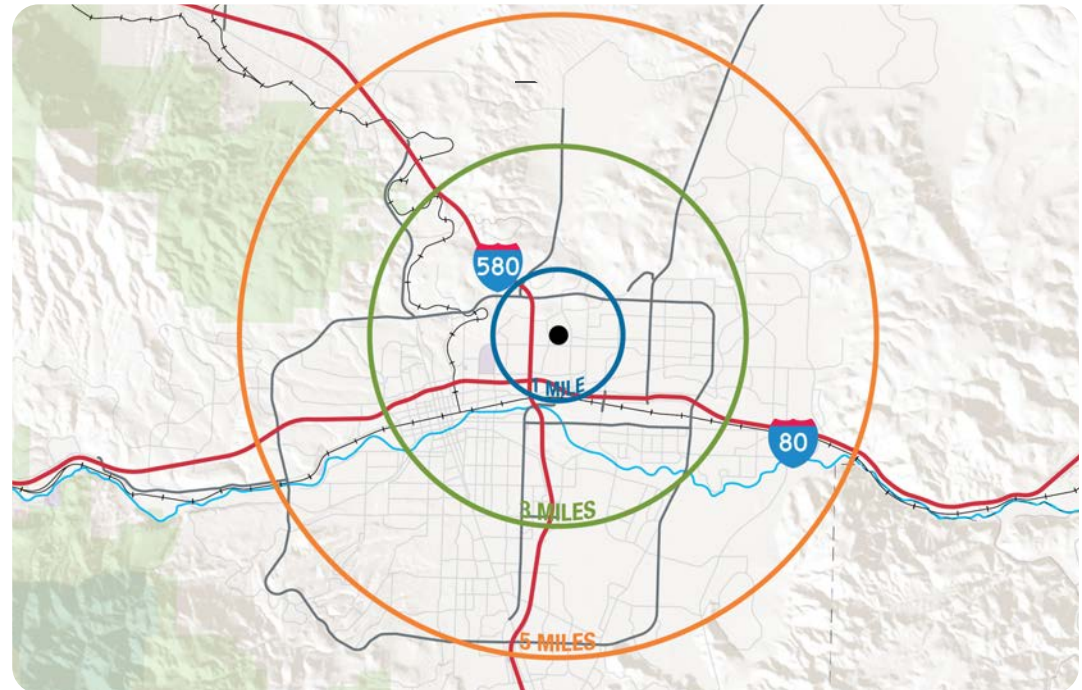
**27%**  
 HIGH  
 SCHOOL  
 GRADUATE



**31%**  
 SOME  
 COLLEGE



**28%**  
 BACHELOR'S  
 DEGREE



Source: 5 Mile Demographic Profile by ESRI





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

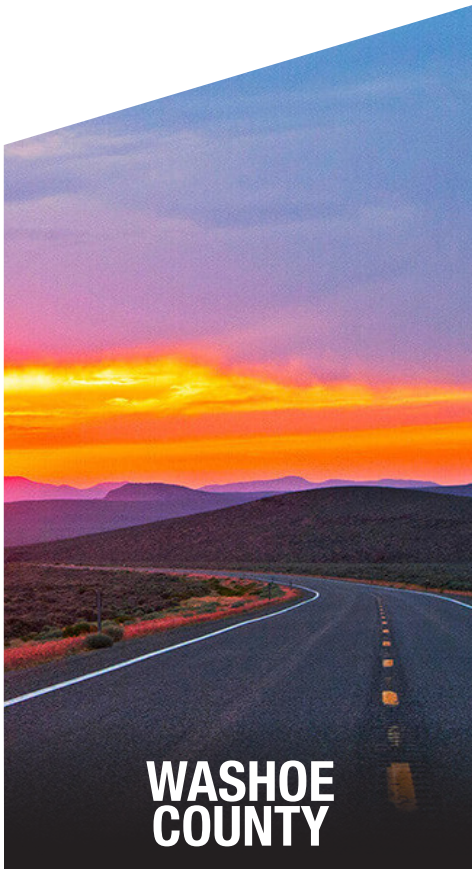
Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation





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**Retail | Office** PRODUCT TYPE

**THE**  
**oddie DISTRICT**



## WASHOE COUNTY

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

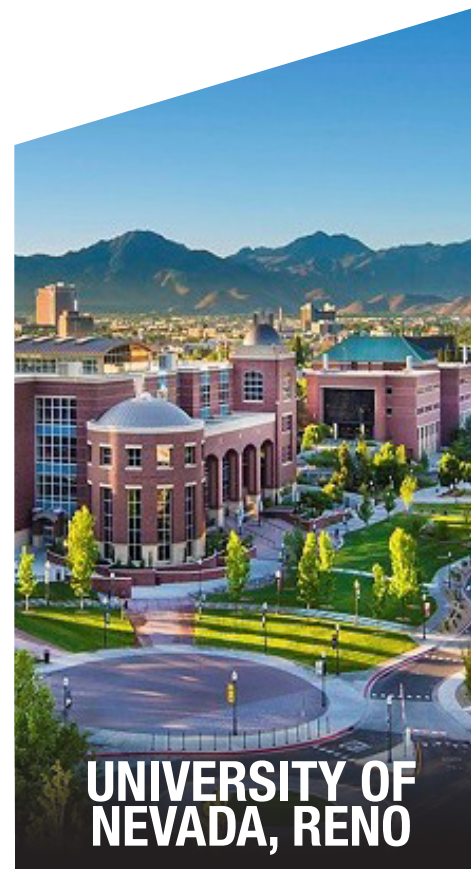
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## 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.

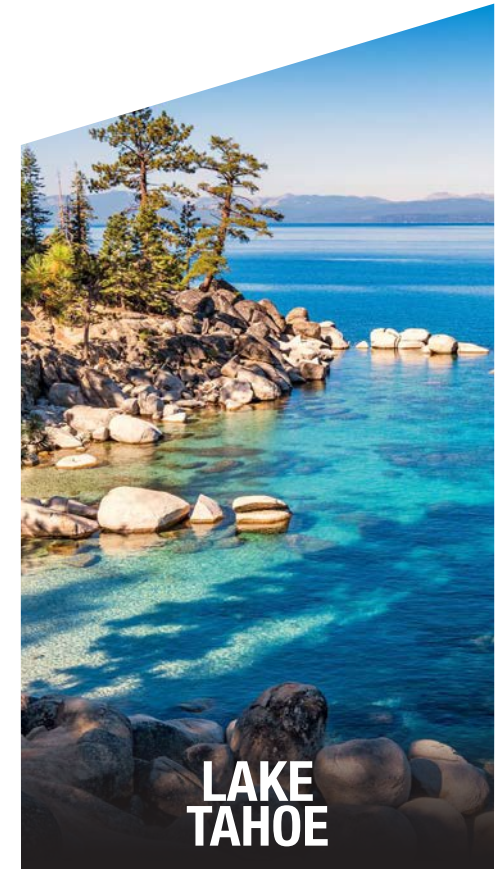
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



## 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.

About Northern Nevada



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