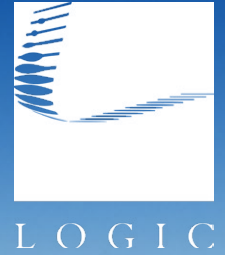


For Lease

# Mill @ McCarran



1140 - 1170 Financial Blvd.  
Reno, NV 89502


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Listing Snapshot



**\$1.30 PSF NNN\***  
Lease Rate



**± 2,350 SF**  
Available Square Footage



**ME**  
Zoning (Mixed Employment)

Property Highlights

- Mixed-use park with flex, office, and retail options
  - Local ownership & management
  - McCarran Blvd. frontage with ± 21,300 cars per day
  - Power: 400 Amp, 208V, 3-phase
- Easy access to downtown, south Reno, and Sparks
  - 4 parking spots per ± 1,000 SF
  - 1 mile from the Reno-Tahoe International Airport
  - 10ft grade level doors

*\*NNN Lease Rate excludes: NNN expenses - estimated at \$0.33 PSF/Mo., utilities, telecommunications, maintenance, and repair of premises. To be further detailed in Lease.*

Demographics

	1-mile	3-mile	5-mile
2025 Population	963	85,989	221,484
2025 Average Household Income	\$123,257	\$83,451	\$95,996
2025 Total Households	363	35,422	93,365

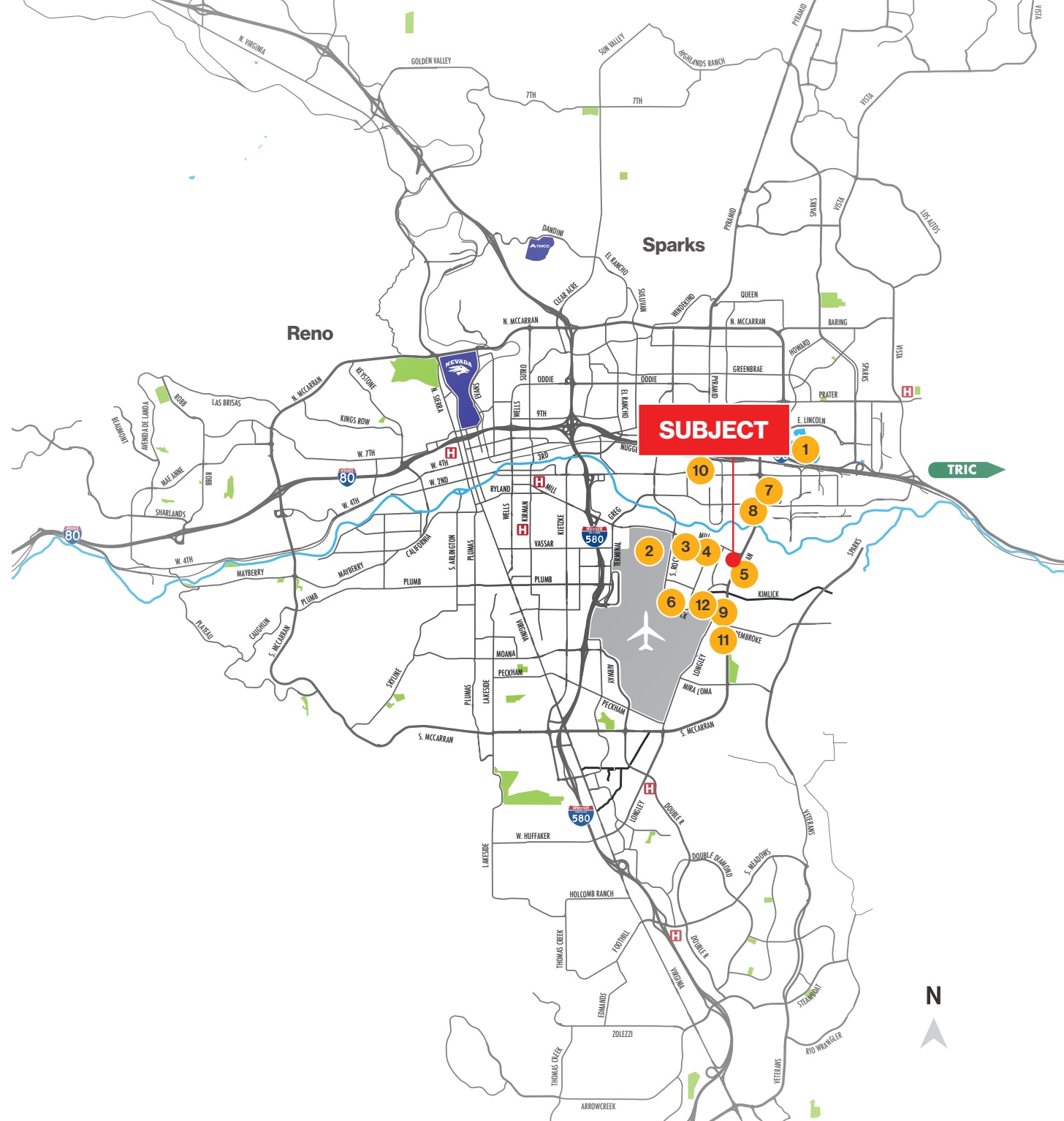


## Vicinity Map

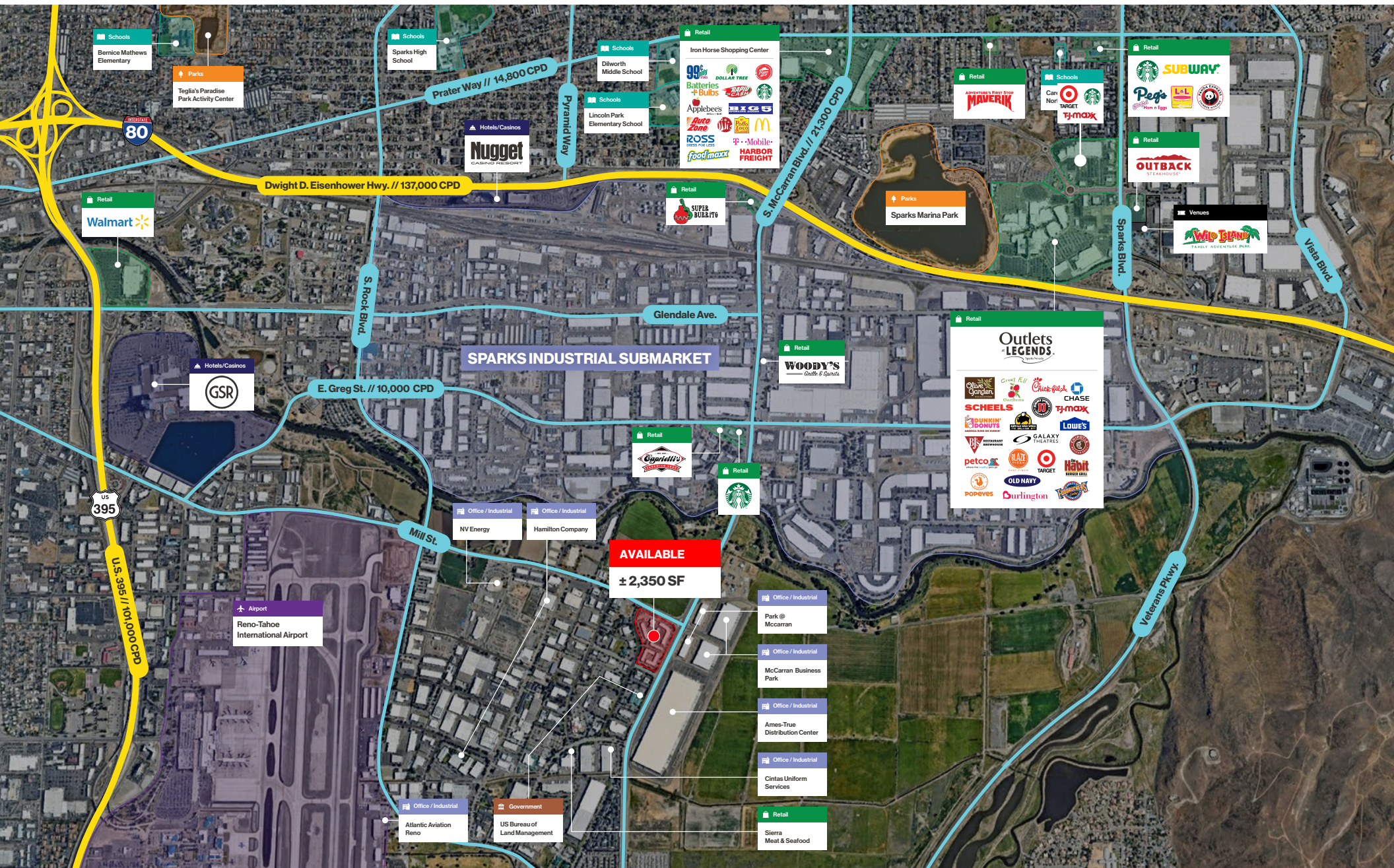
The campus is strategically located in a dense multi-use area featuring residential, office, and retail area servicing ± 221,484 residents with an average household income of \$95,996 within a 5-mile radius.

### Amenities within a 5-mile radius

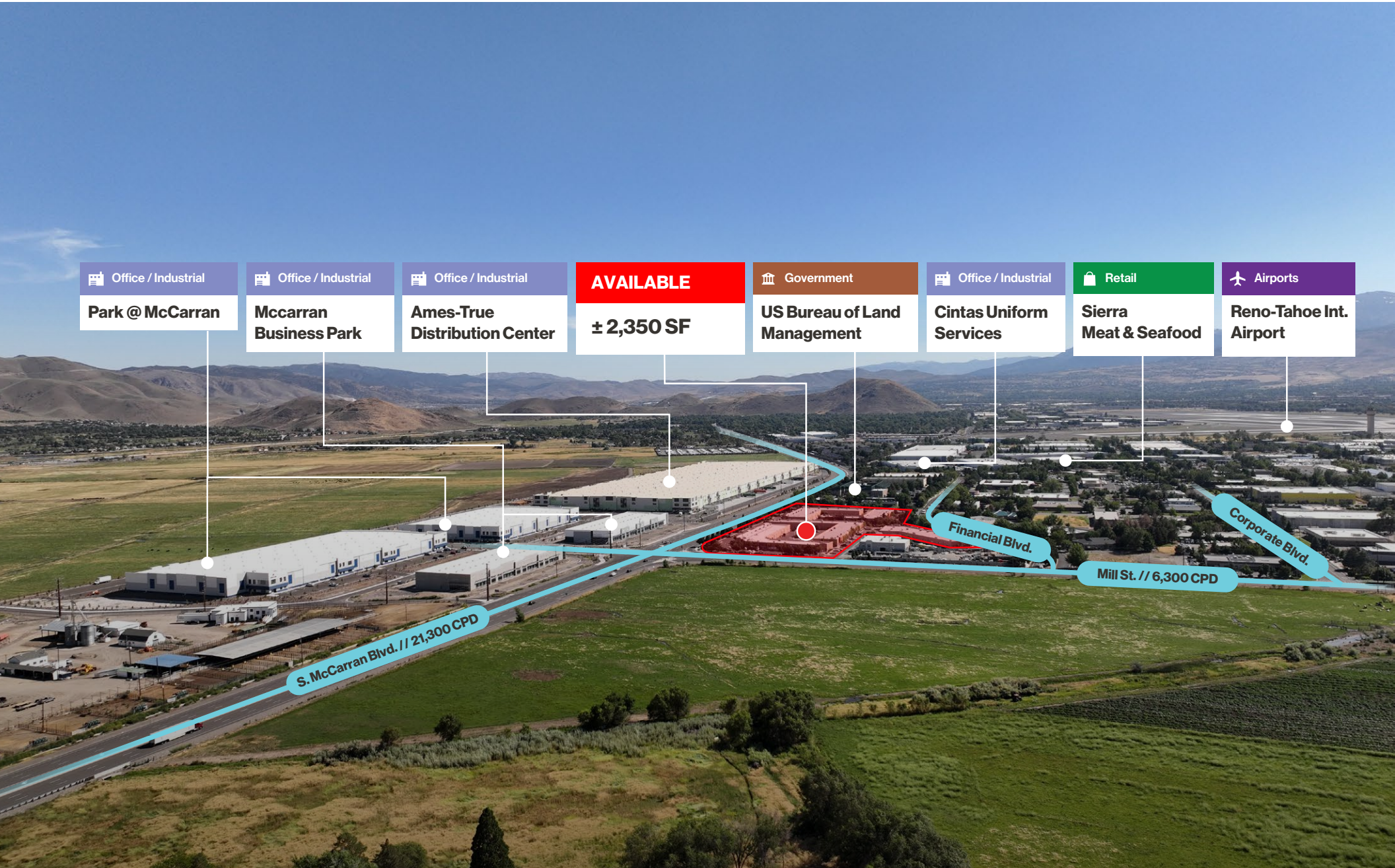
- 1 **Sparks Marina Park**  
- 1.60 miles
- 2 **Reno-Tahoe International Airport**  
- 0.90 miles
- 3 **NV Energy**  
- 0.60 miles
- 4 **Hamilton Company**  
- 0.25 miles
- 5 **Ames-True Distribution Center**  
- 0.15 miles
- 6 **Atlantic Aviation**  
- 1.10 miles
- 7 **Woody's Grille**  
- 1.00 mile
- 8 **Starbucks**  
- 0.70 miles
- 9 **Bistro Habanero**  
- 0.88 miles
- 10 **Carolina Kitchen**  
- 1.25 miles
- 11 **Frito-Lay Reno Distribution Center**  
- 1.08 miles
- 12 **FedEx Ship Center**  
- 0.80 miles











- Office / Industrial

Park @ McCarran
- Office / Industrial

Mccarran Business Park
- Office / Industrial

Ames-True Distribution Center
- AVAILABLE

± 2,350 SF
- Government

US Bureau of Land Management
- Office / Industrial

Cintas Uniform Services
- Retail

Sierra Meat & Seafood
- Airports

Reno-Tahoe Int. Airport

S. McCarran Blvd. // 21,300 CPD

Financial Blvd.

Mill St. // 6,300 CPD

Corporate Blvd.



Floor Plan  
5595 Equity Ave.  
Suite 100



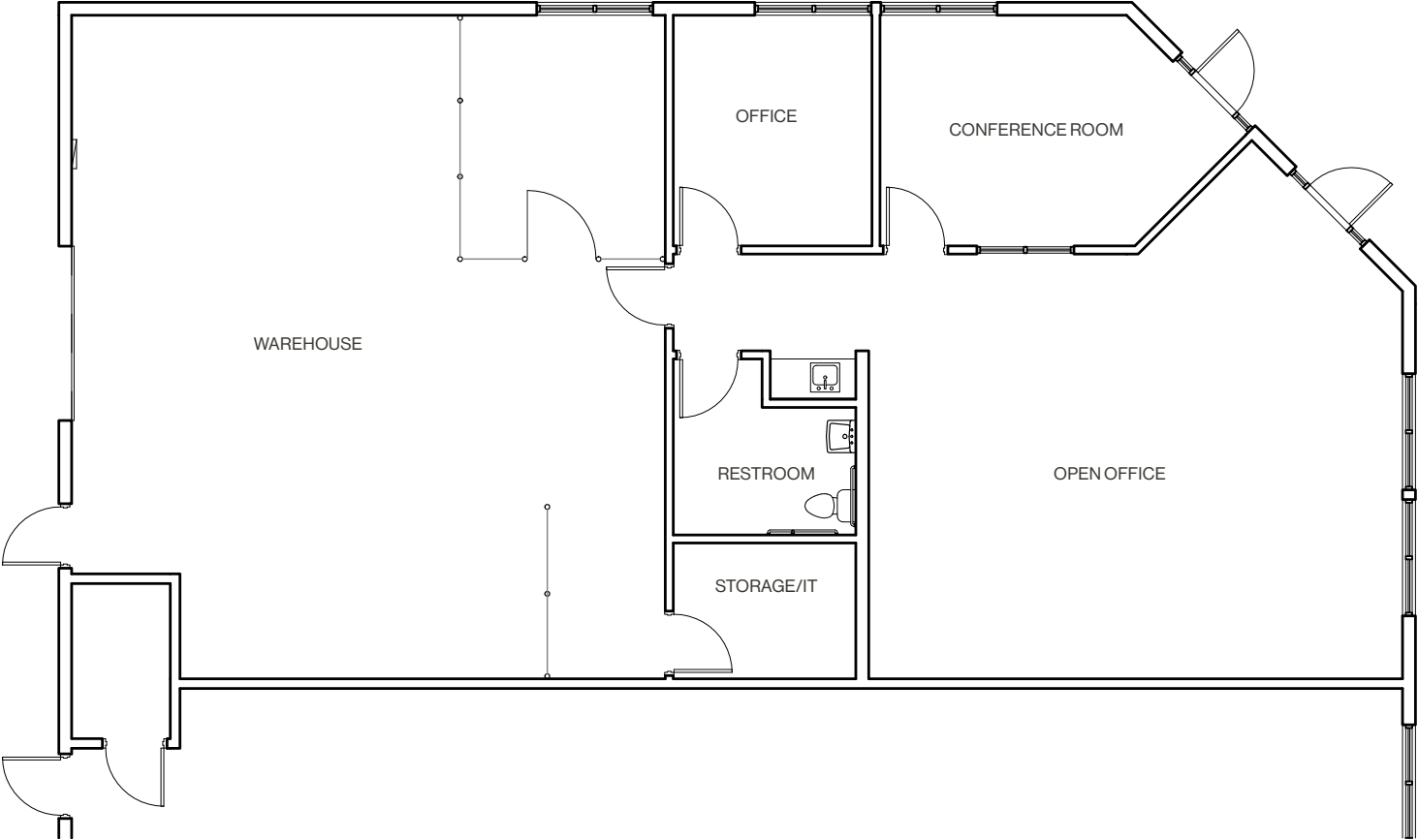
**\$1.30 PSF NNN**  
Lease Rate



**± 2,350 SF**  
Available Square Footage



**12/1/25**  
Available





Property Photos





# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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