

Offering Memorandum

# Reno Corporate Dr. & Double R Blvd.



5476 Reno Corporate Dr., Reno, NV 89511

## Contents

5476 Reno Corporate Dr.  
Reno, NV 89511

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### 01

Executive Summary

### 03

Aerials & Plans

### 04

Market Overview

## Investment Team



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## Offering Snapshot



**\$4,750,000**  
Offering Price



**± 12,970 SF**  
Total Square Footage



**\$367 PSF**  
Price Per Square Foot



**PO**  
Zoning

## Property Overview

5476 Reno Corporate Drive is a single story, Class B office building with a quality build out using high end finishes. The building is located in the Longley Professional Campus with direct access to the South Reno and Meadowood sub-markets. The Southeast connector makes this location easily accessible to a variety of sub-markets throughout the region. Located in close proximity to the new Northern Nevada Medical Center.



## Property Details



### Location

5476 Reno Corporate Dr.  
Reno, NV 89511



### Construction

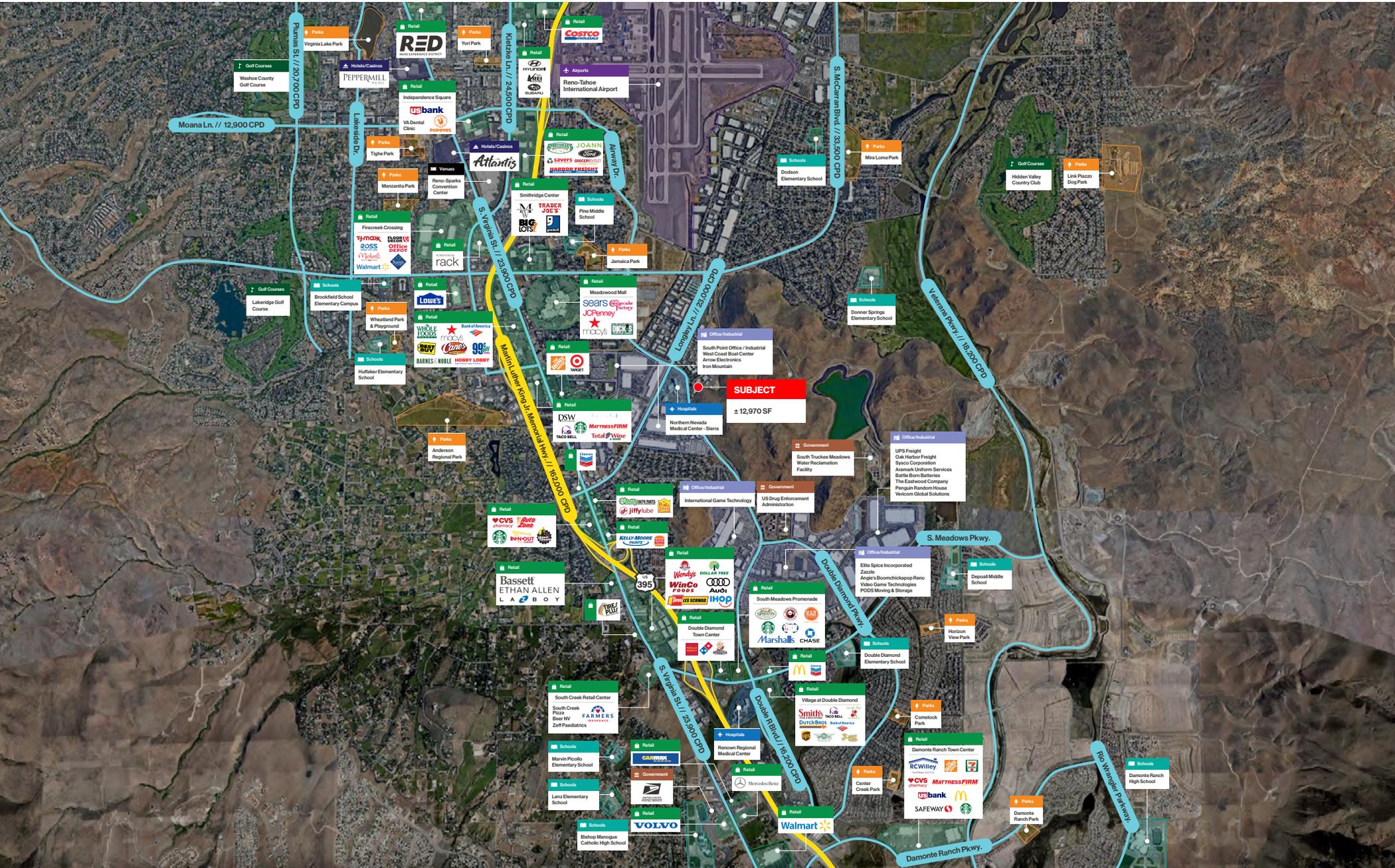
- Built in 2006

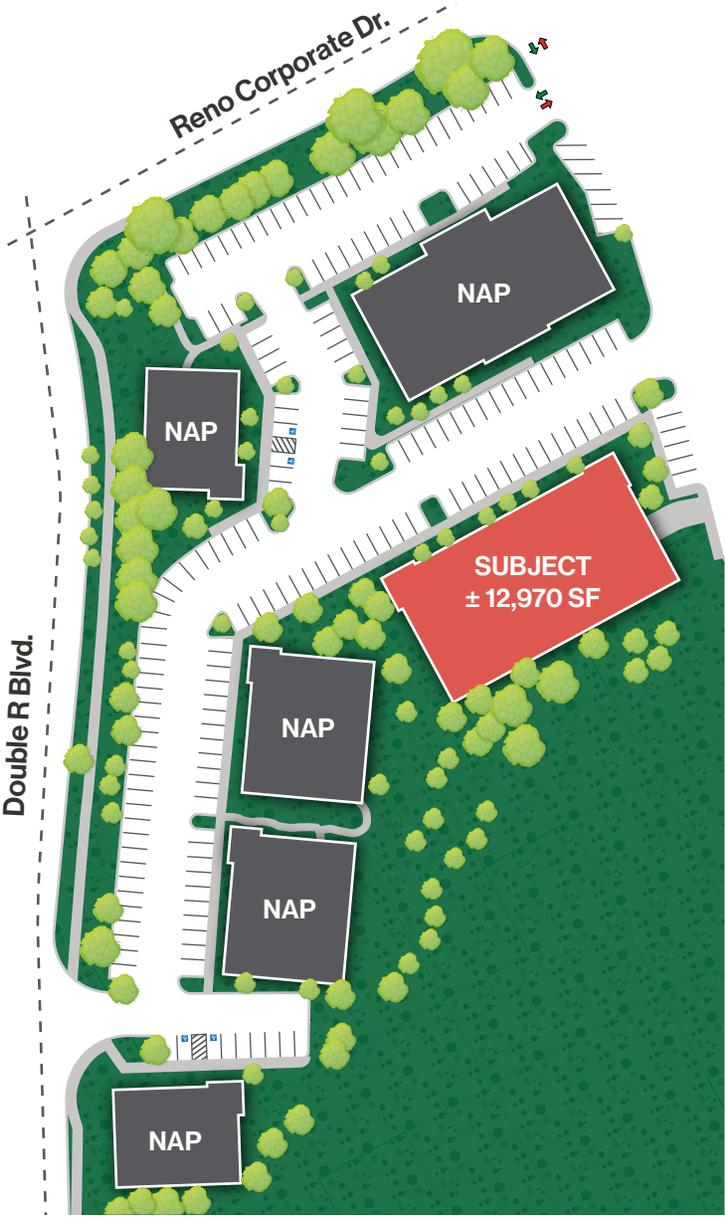


### Building Type

- Office
- 1 Story
- Class B







## Important Statistics

5-Mile Radius



**158,258**

Total Population



**233,071**

Daytime Population



**10,705**

Number of Businesses



**0.8%**

2025-2030 Population Growth



**139,491**

Total Employees



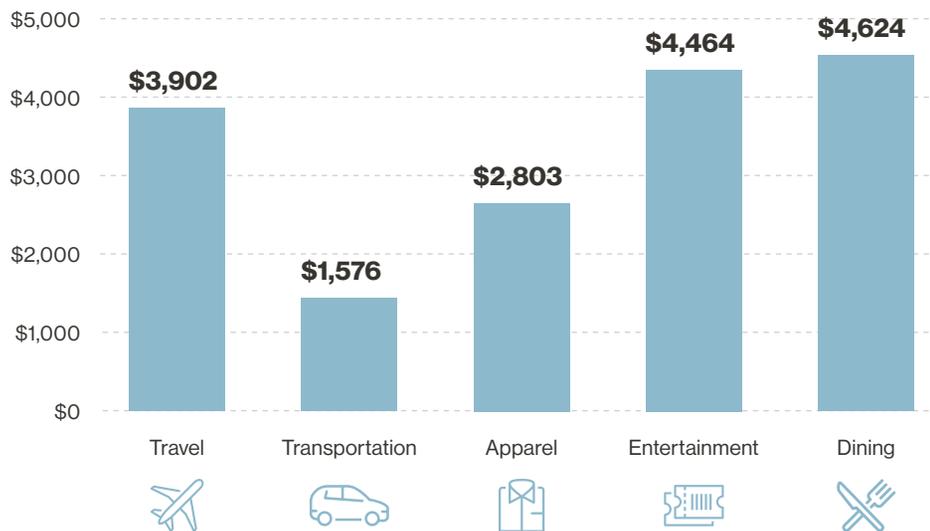
**\$644,111**

Median Home Value

## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



## Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,876	66,245	146,572
2025 Population	6,060	68,761	158,258
2030 Population	6,622	71,205	164,958
Annual Growth 2020 - 2025	0.59%	0.71%	1.47%
Annual Growth 2025 - 2030	1.79%	0.70%	0.83%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$99,213	\$116,450	\$128,298
2030 Average Household Income	\$107,329	\$129,117	\$141,444
2025 Per Capita Income	\$45,165	\$49,136	\$55,933
2030 Per Capita Income	\$49,889	\$54,974	\$62,239

Households	1-mile	3-mile	5-mile
2020 Total Households	2,567	27,525	63,230
2025 Total Households	2,693	29,083	68,925
2030 Total Households	3,012	30,405	72,525

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	3,049	31,258	74,291
2025 Owner Occupied Housing Units	37.1%	46.6%	49.0%
2025 Renter Occupied Housing Units	62.9%	53.4%	51.0%
2025 Vacant Housing Units	11.7%	7.0%	7.2%
2030 Total Housing Units	3,358	32,741	78,034
2030 Owner Occupied Housing Units	1,032	14,295	35,505
2030 Renter Occupied Housing Units	1,980	16,110	37,019
2030 Vacant Housing Units	346	2,336	5,509

# Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024  
Population

**627<sub>k</sub>**

Northern Nevada Population  
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024  
Travel

**4.8**

Annual Visitors Reno-Tahoe Area



2024  
Visitors

**\$1.8<sub>B</sub>**

Gross Gaming Revenue in Northern Nevada

**203%**

Manufacturing Employment Growth  
1990-2024

**10%**

2024 Summer Airport  
Passenger Increases

**479<sub>k</sub>**

Hotel Rooms Available in  
Reno-Tahoe Area

**24%**

Reno/Sparks Employment  
Growth in Past 5 Years

**58.9<sub>k</sub>**

Trade, Transportation and Utilities,  
Largest Employment Sector 2024

**53%**

Percentage of  
Visitors from California

**84%**

Visitors Would Recommend  
Reno-Tahoe for Travel



# Top Projects 2025 Under Construction & Planned



**\$15B+**

Total Planned & Under Construction

#	Project	Cost
1	<p><b>Reno-Tahoe Airport Expansion</b></p> <p>The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2028</p>	<b>\$1.6B</b>
2	<p><b>I-80 Widening Project</b></p> <p>This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p><b>Status of Project:</b> Start of 2026 <b>Estimated Completion:</b> 2027</p>	<b>\$275MM</b>
3	<p><b>Greenlink Nevada</b></p> <p>Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> 2027</p>	<b>\$4.2B</b>
4	<p><b>UNR College of Business</b></p> <p>The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p><b>Status of Project:</b> In Progress <b>Estimated Completion:</b> Fall 2025</p>	<b>\$150MM</b>



Source: [www.flipsnack.com](http://www.flipsnack.com) | [edawnresources/sce-2025](http://edawnresources/sce-2025) | [presentationcopy/full-view.html](http://presentationcopy/full-view.html)

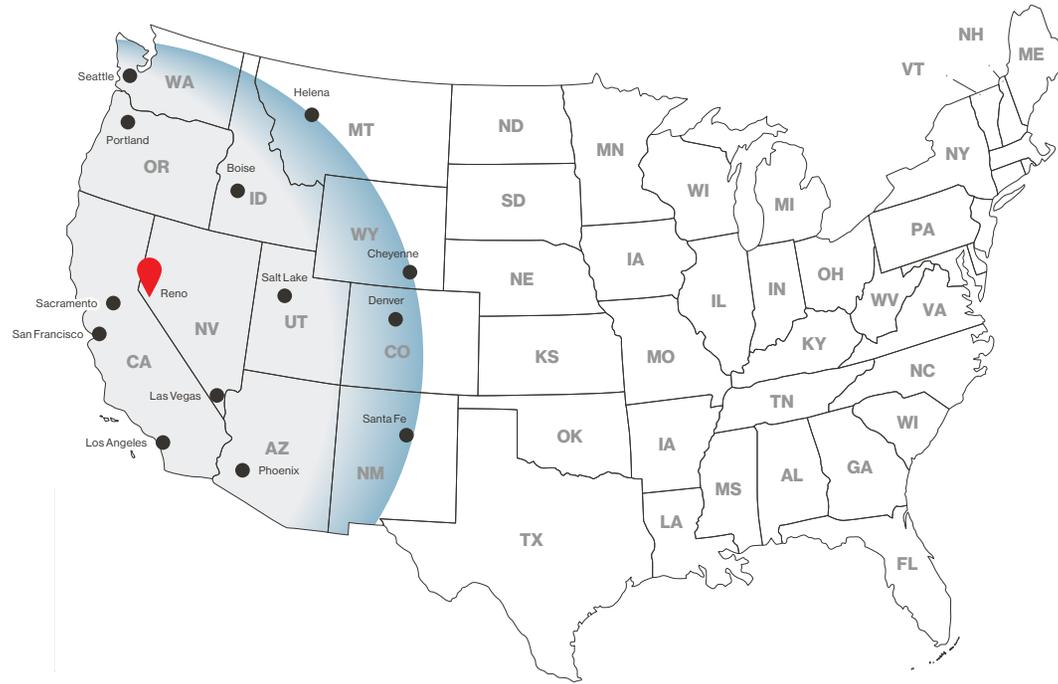
# Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

## Northern Nevada Transit Times



### 1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

### 2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

## Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM Customers

1-Day Truck Service from Northern Nevada



Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

## Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

## Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

# A Look at Northern Nevada

## Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

## City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

## University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

## Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



# A Look at Northern Nevada

## The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

## Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

## MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

## Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



# A Look at Northern Nevada

## TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

## SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

## Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

## Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



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