

For Sale

PacWest – 1.15 AC

Mixed-Use Suburban Parcel Adjacent to the New Galena Tennis Complex

- Zoning: MS
- Lot Size: 1.15 Acres
- APN: 144-070-27



Accelerating success.

Galena Tennis Complex
& Gateway at Galena
Under Construction

Subject Property
1.15 Acres

University of Nevada,
Reno: Redfield Campus

TMCC William N. Pennington
Health Science Center

Mt. Rose Hwy

Property Overview

This 1.15 acre mixed use suburban parcel is ideally positioned for special commercial or private flex industrial development in one of South Reno's most desirable growth corridors. Located at the center of the emerging Galena Gateway residential community, the site benefits from ongoing development activity and sustained demand in a high income demographic area.

With its combination of strong household incomes, rapid area development, and adjacency to new recreational amenities, this parcel represents a rare opportunity to capture value in a high growth South Reno enclave.

The property sits immediately adjacent to the new Galena Tennis Complex, adding visibility, traffic, and prestige to the location. Surrounded by affluent residential neighborhoods, the site is exceptionally well suited for premium specialty uses such as:

High end private flex space

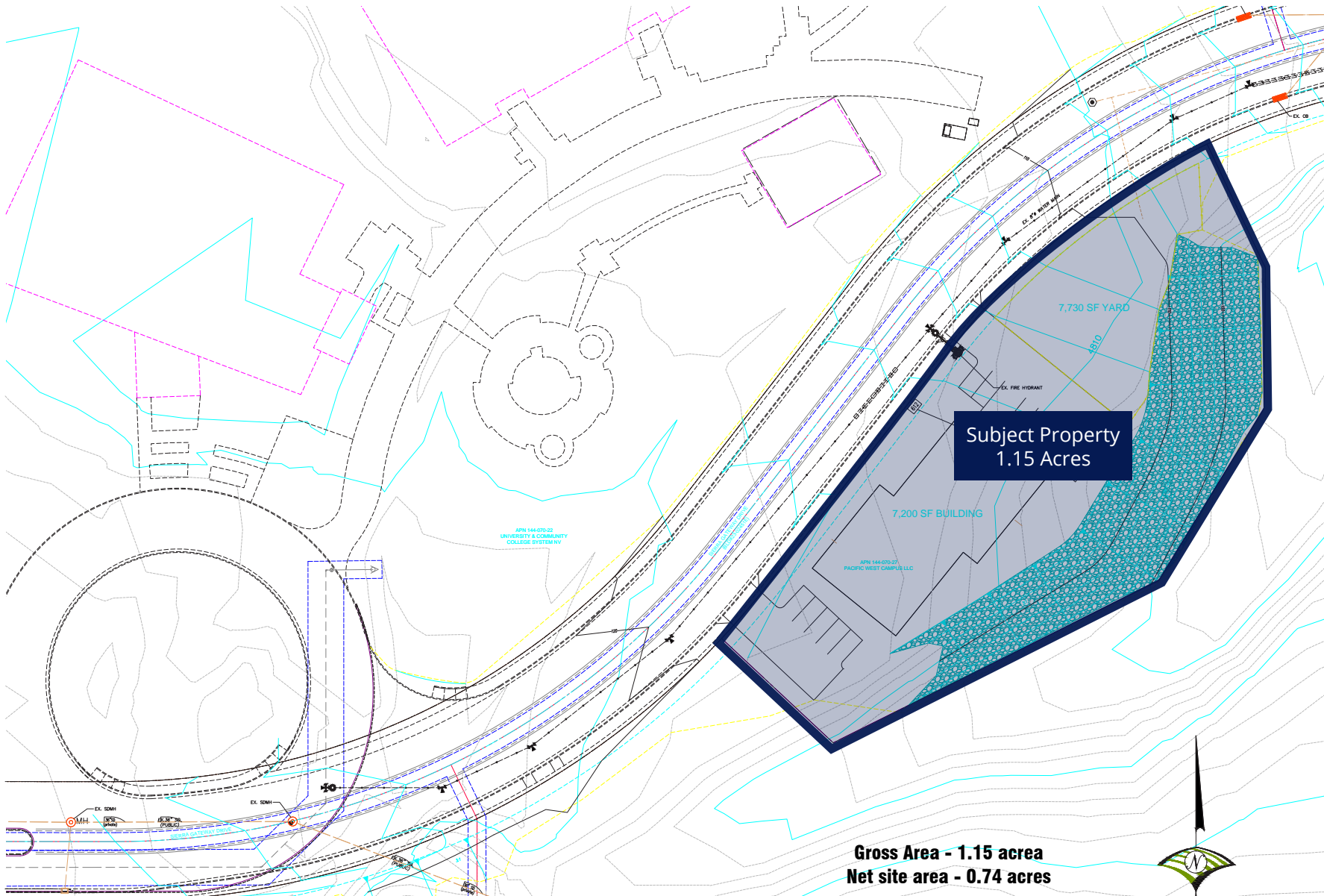
Luxury "man cave" or personal warehouse suites

Boutique commercial operations

Owner user or investment grade industrial condos



Preliminary Site Plan

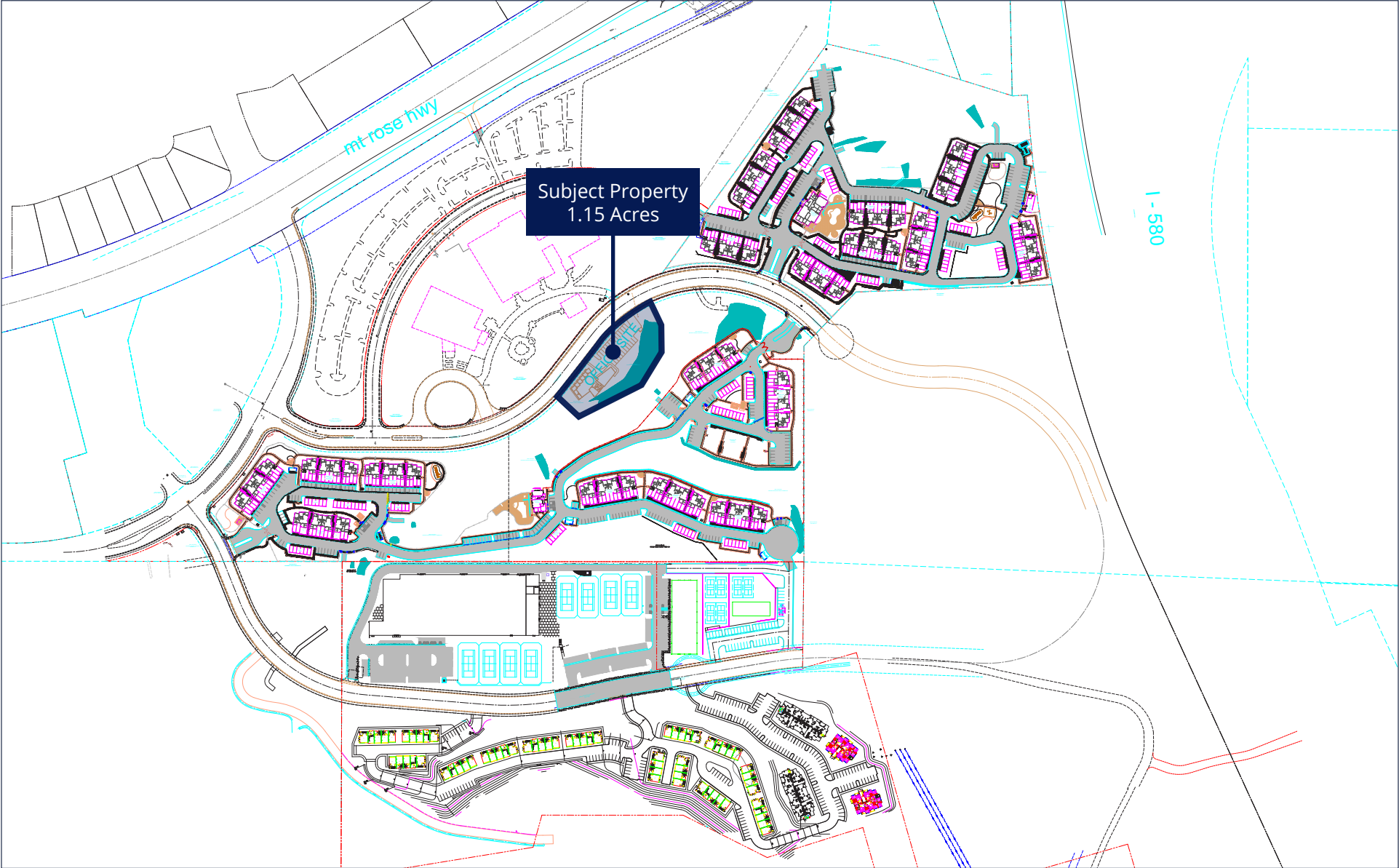


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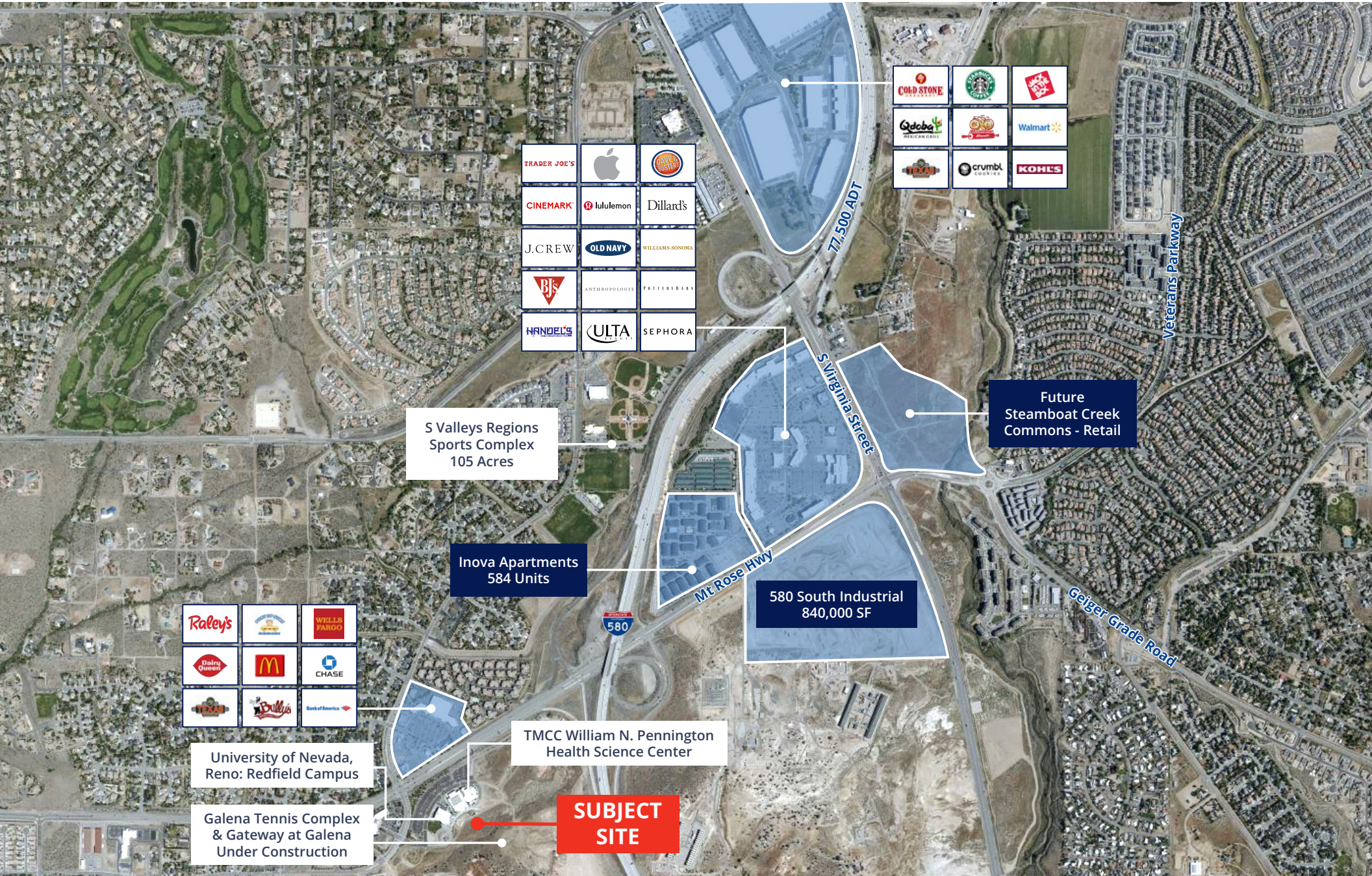
Gross Area - 1.15 acra
Net site area - 0.74 acres



Galena Tennis Complex Site Plan



Surrounding Area



TRADER JOE'S	Apple	DUNKIN'
CINEMARK	Lululemon	Dillard's
J.CREW	OLD NAVY	WILLIAMS-SONOMA
BJ's	ANTHROPOLOGIE	PRIETRAS
HANDEL'S	ULTA	SEPHORA

COLD STONE CREAMERY	Starbucks	DUNKIN'
Qdoba MEXICAN GRILL	Firehouse Subs	Walmart
BJ's	crumbl TOASTRIES	KOHL'S

S Valleys Regions Sports Complex
105 Acres

Inova Apartments
584 Units

580 South Industrial
840,000 SF

Future Steamboat Creek Commons - Retail

Raley's	Wells Fargo
Dairy Queen	McDonald's
Chase	Bank of America

University of Nevada, Reno: Redfield Campus

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TMCC William N. Pennington Health Science Center

SUBJECT SITE

Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.0%

UNEMPLOYMENT RATE
AS OF DECEMBER 2025

259,100

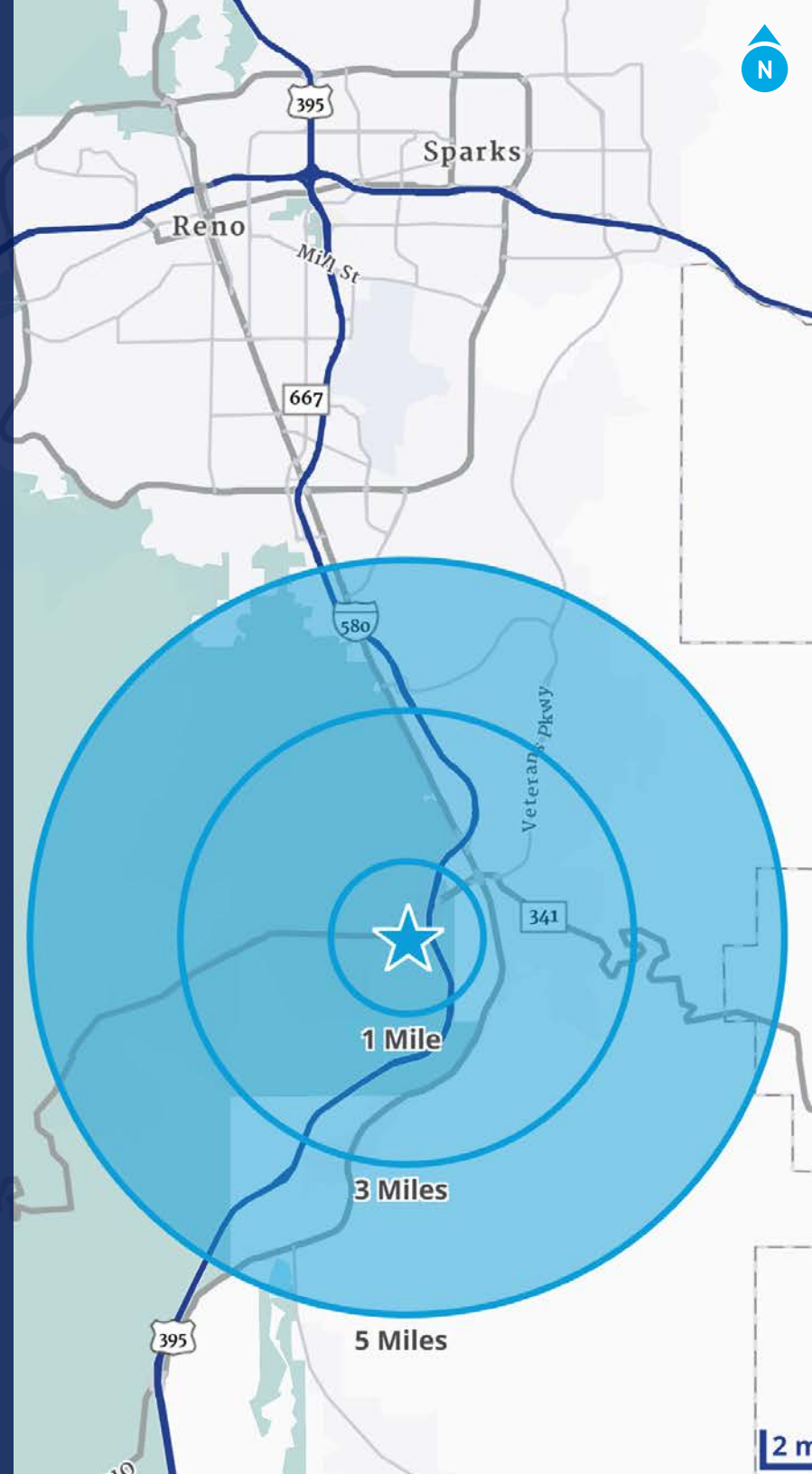
WASHOE COUNTY
EMPLOYMENT AS OF 2025

520,104

WASHOE COUNTY
POPULATION AS OF 2025

\$576,235

MEDIAN HOME PRICE
AS OF 2025



Area Demographics

	1 mile	3 mile	5 mile
2025 Population	3,874	36,851	74,582
Daytime Population	3,259	32,421	68,968
Average Household Income	\$193,206	\$181,370	\$176,933
Total Households	1,737	15,397	31,982

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Wedge Pkwy

Mnt Rose Hwy

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