

675

N McCarran Blvd

RENO, NV 89502

RETAIL

FOR LEASE



TAYLOR CAIN

ASSOCIATE

775.336.7106 CELL

tcain@dicksoncg.com

S.203477

DCG

CORFAC
INTERNATIONAL

675

N McCarran Blvd

Reno, NV 89502



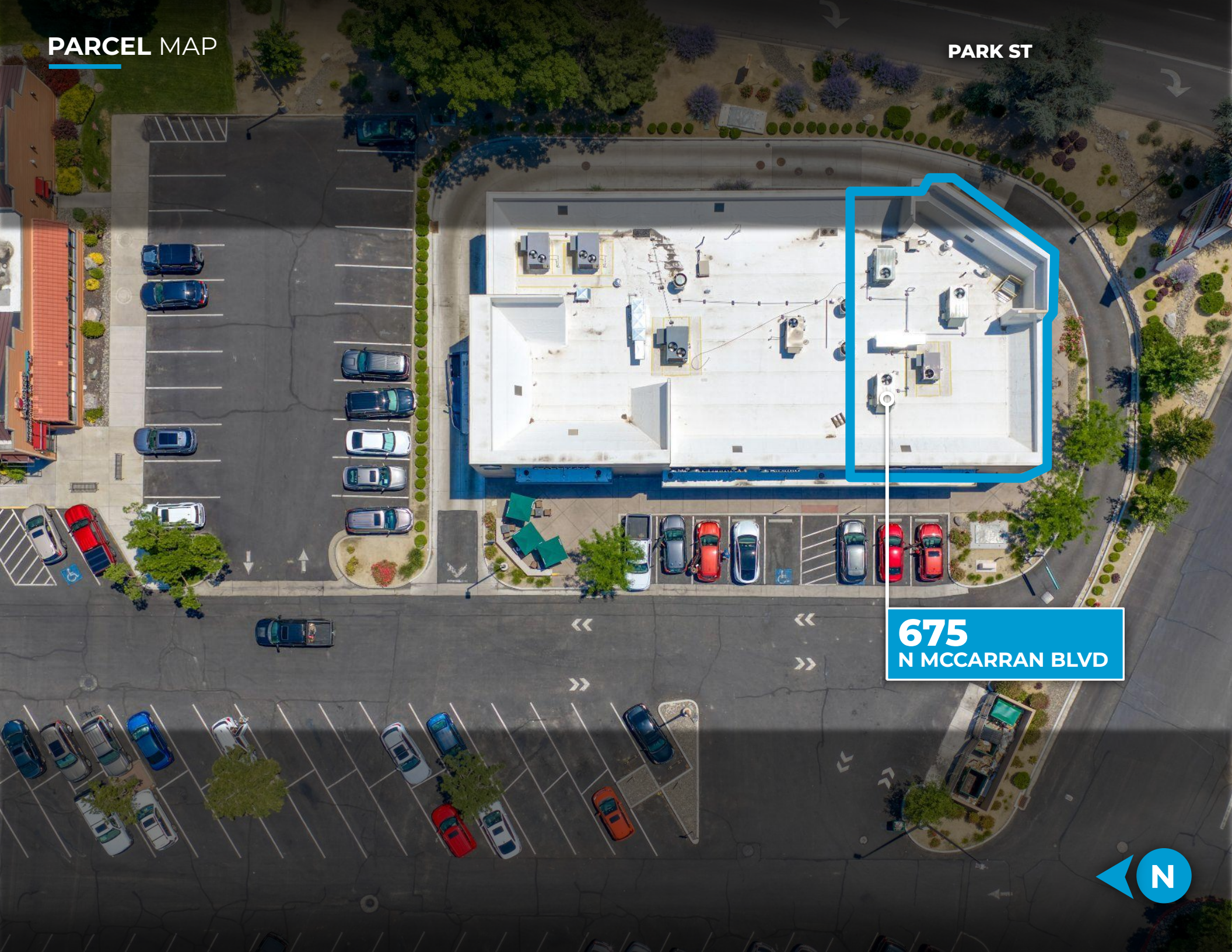
Lease Rate | \$3.55 PSF

NNN Expenses | \$0.47

Space Available | 2,500 SF

ABOUT THE PROPERTY

- Commercial Kitchen with hood and grease interceptor in place
- Restaurant FF&E to remain
- Situated within the established Iron Horse retail corridor.
- High-visibility location on N. McCarran Blvd.
- Signalized corner with strong traffic counts.
- Easy access to I-80 and major arterials.
- Surrounded by national and regional retailers.



675
N MCCARRAN BLVD



AREA MAP | NORTH



SPARKS INDUSTRIAL HUB



SPARKS MARINA



IRON HORSE SHOPPING CENTER



N MCCARRAN BLVD

675
N MCCARRAN BLVD



E PRATER WAY



AREA MAP | SOUTH



NEVADA STATE BANK



GoAuto

Biomat USA
GRIFOLS



BASKIN **BR** ROBBINS

Batteries Plus+

E PRATER WAY

N MCCARRAN BLVD

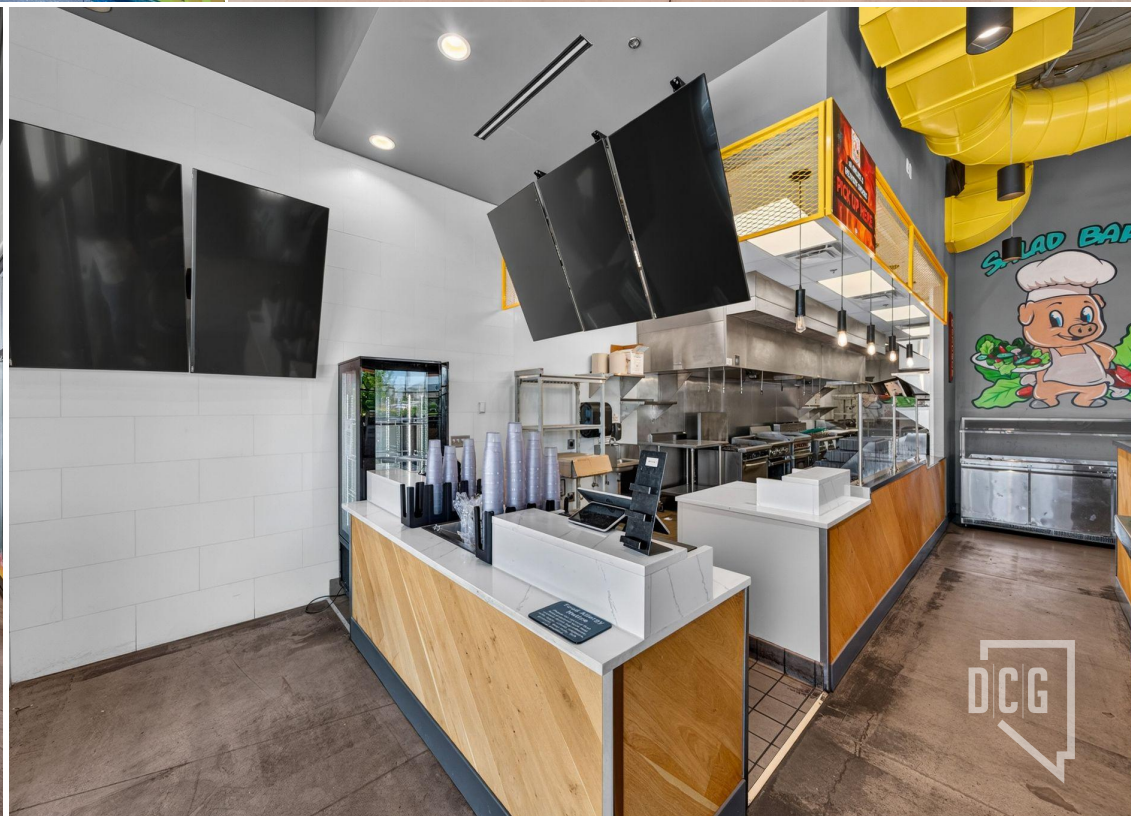
IRON HORSE SHOPPING CENTER

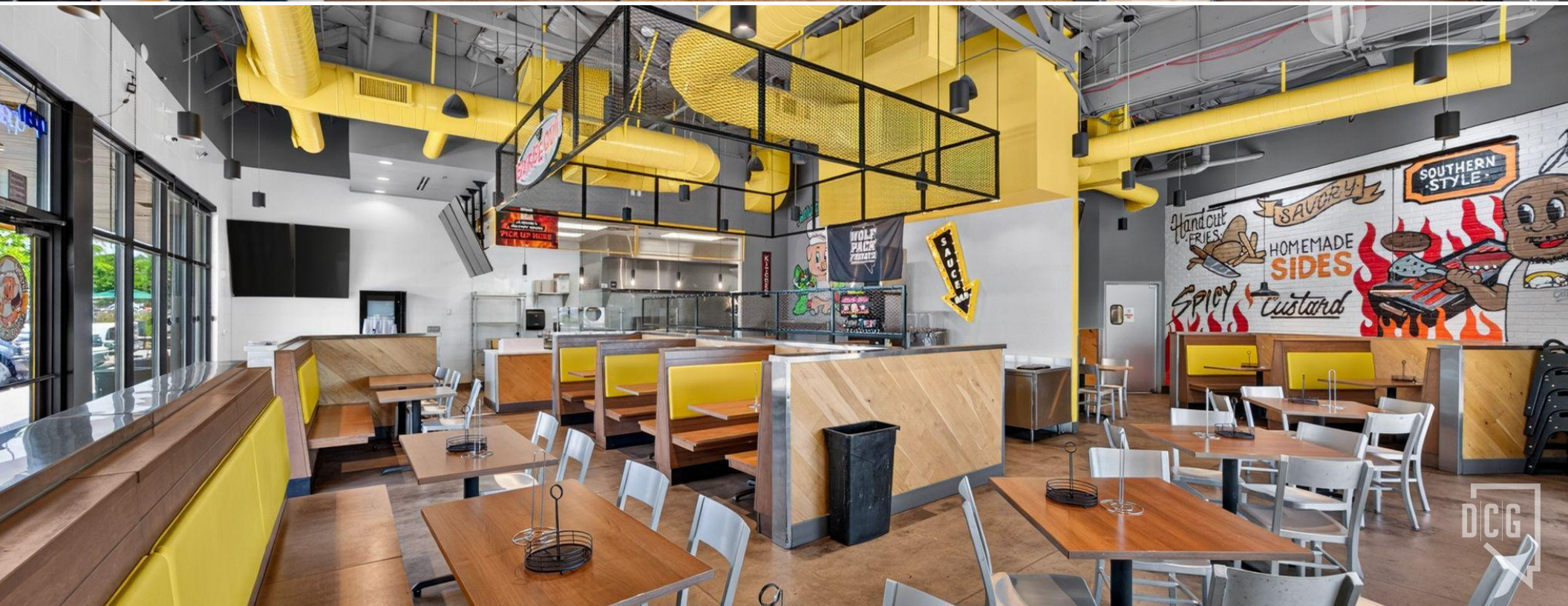
foodmaxx | STARBUCKS COFFEE | Wabi | Roberto's | HARBOR FREIGHT TOOLS | Jack in the box | LOCO ONO | Pollo Loco | T Mobile | Applebees | THRIFT STORE | FIREHOUSE SUBS

BANK OF AMERICA

675
N MCCARRAN BLVD



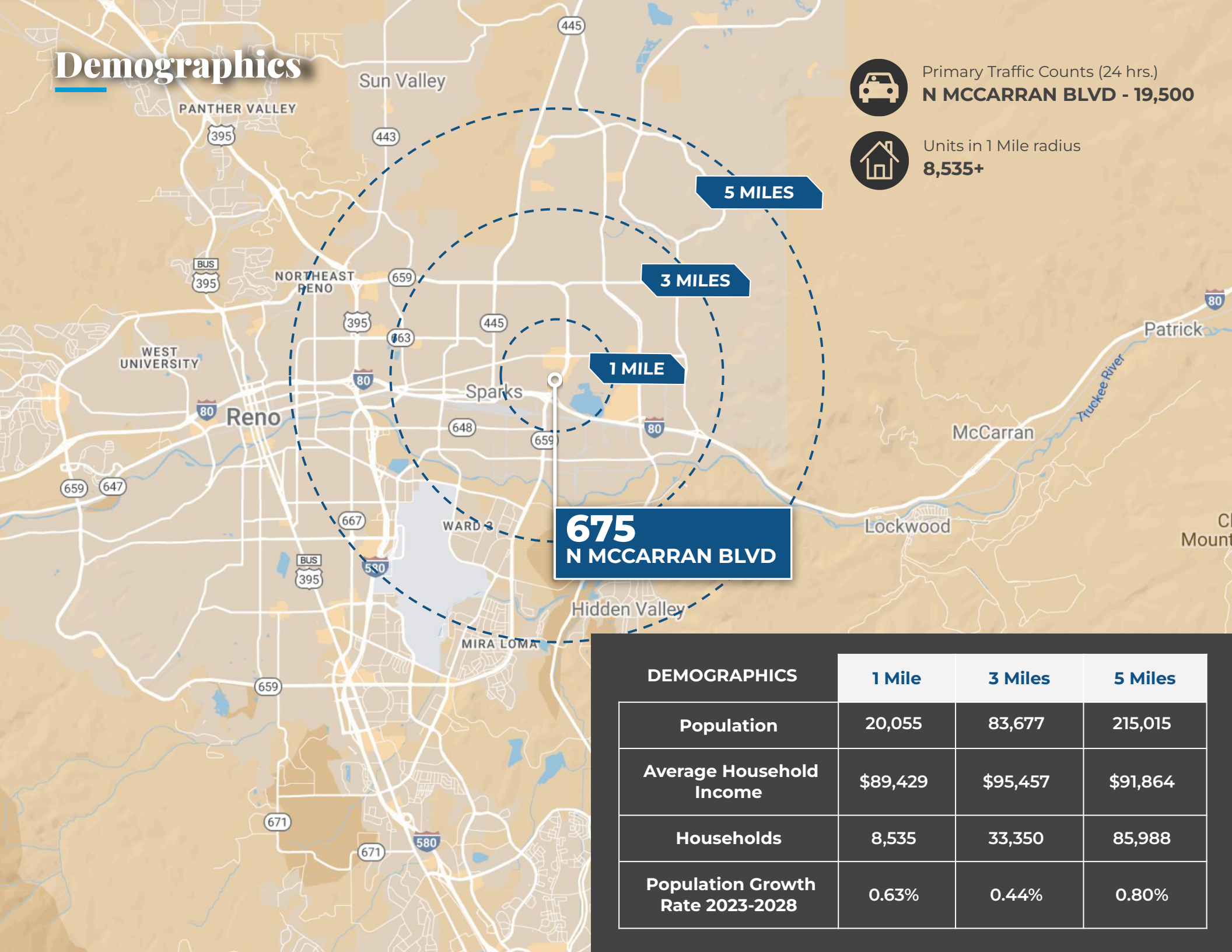








Demographics



Primary Traffic Counts (24 hrs.)
N MCCARRAN BLVD - 19,500



Units in 1 Mile radius
8,535+

675
N MCCARRAN BLVD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,055	83,677	215,015
Average Household Income	\$89,429	\$95,457	\$91,864
Households	8,535	33,350	85,988
Population Growth Rate 2023-2028	0.63%	0.44%	0.80%

**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

R1 - 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



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



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.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



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

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%





CHRIS SHANKS, CCIM

PRINCIPAL
775.762.7103 **CELL**
cshanks@dicksoncg.com
S.167217

TAYLOR CAIN

ASSOCIATE
775.336.7106 **CELL**
tcain@dicksoncg.com
S.203477

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761



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