

FOR LEASE

# 8975 DOUBLE DIAMOND PARKWAY, SUITE 10



**Flex**  
PRODUCT TYPE



**±5,381**  
AVAILABLE SF

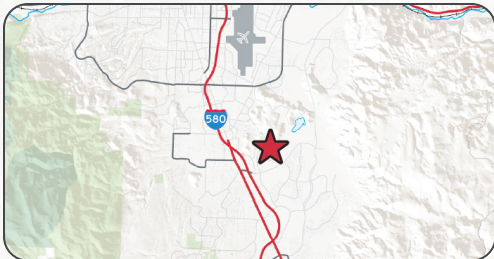


**South Reno**  
LOCATION



**Dan Oster** Sr.  
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NRED N°: B.0143648.LLC,  
BUSB.0007166.BKR

**NAI Alliance**

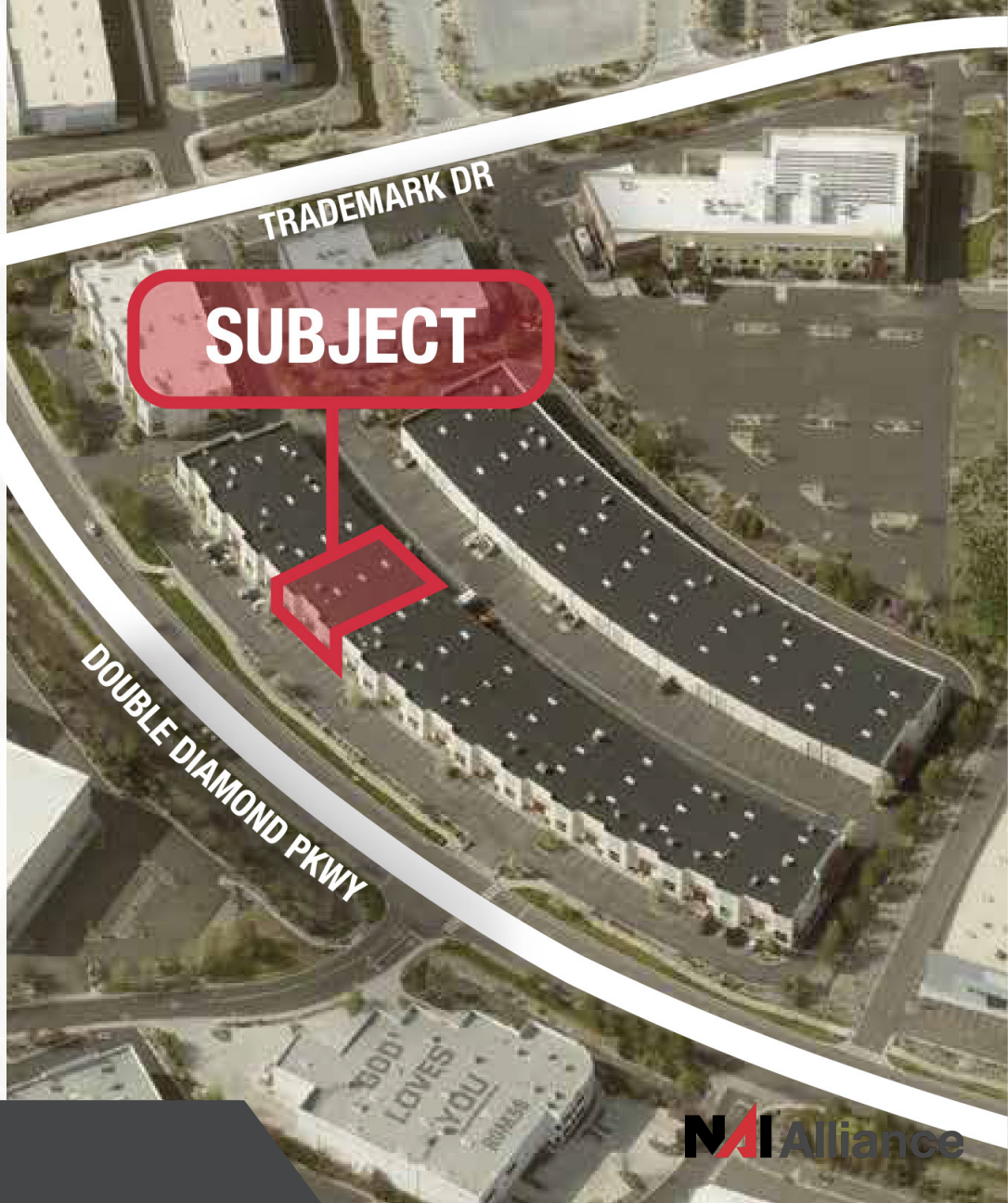


### Property Highlights

Available for lease is a 5,381 SF flex unit located in the highly desirable South Meadows submarket. The space offers a practical layout with a large open bullpen, three private offices, and dedicated warehouse space. Zoned Planned Development, the property allows for a wide range of uses. Excellent Double Diamond frontage provides strong visibility and easy access, making this a great option for users looking to be in one of Reno's most active commercial corridors.

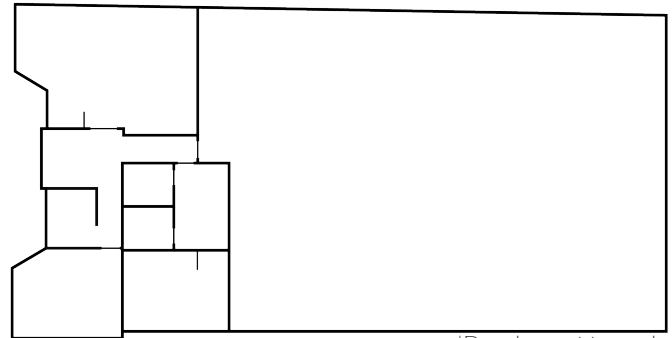
### Property Details

<b>Address</b>	8975 Double Diamond Parkway Suite 10 Reno, NV 8952
<b>Available SF</b>	±5,381
<b>Office</b>	±1,500 SF
<b>Lease Rate</b>	\$1.35/SF
<b>Lease Type</b>	NNN - Estimated \$0.18/SF
<b>Roll-up Door</b>	14' x 12'
<b>Clear Height</b>	18'
<b>Power</b>	225 Amp 480 Volt 3 Phase
<b>Tenancy</b>	Single
<b>Property Size</b>	±0.12 AC
<b>APN</b>	163-210-10
<b>Year Built</b>	2003
<b>Zoning</b>	PD - Planned Development



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\*Drawing not to scale



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## 5-MILE KEY FACTS



**128,027**

POPULATION



**4.4%**

UNEMPLOYMENT



HOUSEHOLD  
SIZE (AVG.)



MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$94,900**

MEDIAN  
HOUSEHOLD  
INCOME



**\$56,814**

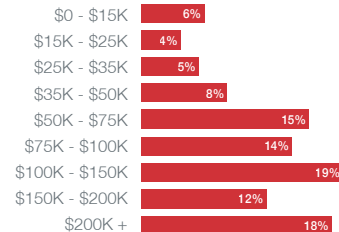
PER CAPITA  
INCOME



**\$238,648**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**6,789**

BUSINESSES



**90,639**

EMPLOYEES

## 5- MILE EDUCATION FACTS

**9%**

NO HIGH  
SCHOOL  
DIPLOMA



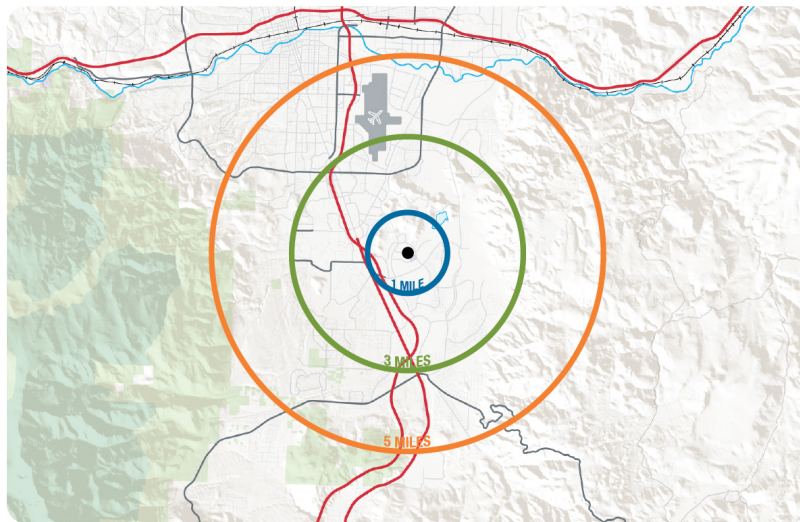
HIGH  
SCHOOL  
GRADUATE



SOME  
COLLEGE



BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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**SUBJECT**

Double Diamond Professional Center

**WinCo**  
FOODS

**Renown**  
HEALTH

**Ryder**

## DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	2.0 MI   5 MIN DRIVE
RENO-TAHOE AIRPORT	10 MI   30 MIN DRIVE
DOWNTOWN RENO	12 MI   30 MIN DRIVE
SPARKS	16 MI   35 MIN DRIVE

Nearby Businesses



±5,381

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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

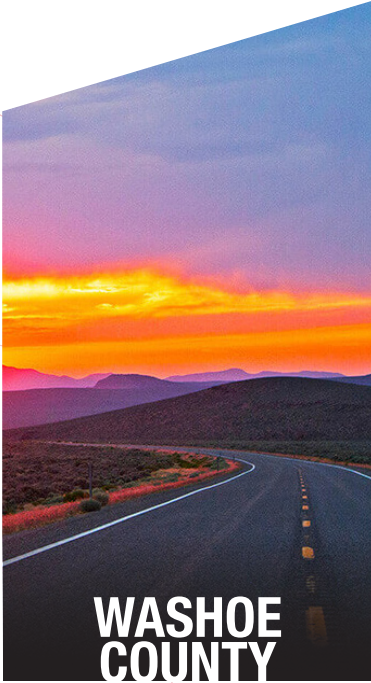
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing 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  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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## 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

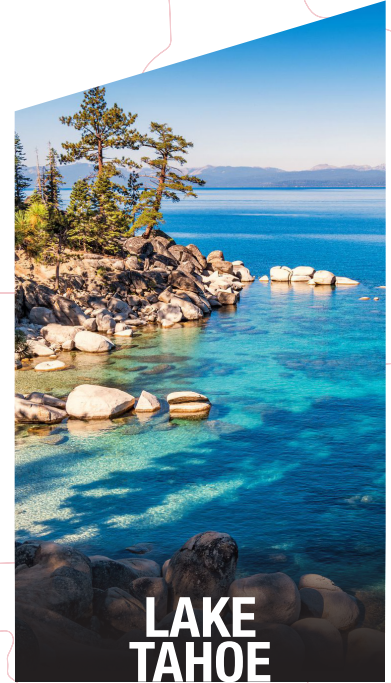
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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



## TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## 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.

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