

**RETAIL**  
**FOR LEASE**

**6147** Lakeside Dr  
Suite 102  
Reno, NV 89511



**JOSH MENANTE**

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CORFAC  
INTERNATIONAL

# 6147

## Lakeside Dr | Suite 102

RENO, NV 89509



### About the Property

- +/- 1,292 SF commercial restaurant suite in the Shops at Bartley Ranch Shopping Center.
- Easy access to South McCarran Boulevard, Interstate 580, and numerous retail amenities.
- Space connected to grease trap (25 gallons).
- Equipment list upon request and to be negotiated for purchase with previous tenant.



**Lease Rate** | Negotiable/PSF/NNN

**NNN Expenses** | \$0.67/PSF

**Suite Size** | 1,292 SF

**Zoning** | NC

Neighborhood Commercial





# NEIGHBORING TENANTS



  
**STUDIO SCULPT**

*Lakeside*  
HOME & HARDWARE

**PIF**  
PASTA FRESCA

*Marcy's*  
GALLERY & GIFTS

  
**BIGHORN**  
TAVERN

  
**State Farm**

  
**MY HEARING CENTERS**  
We Change Lives Through Better Hearing

*Serenity 808*  
SALON + SPA

**Edward Jones**

  
blackrock wine co.

NEW YORK STYLE PIZZA  
  
**SMILING WITH HOPE PIZZA**  
WITH A SOCIAL CAUSE

**KUMA SUSHI**

**PABLO'S**

**SUITE 102**

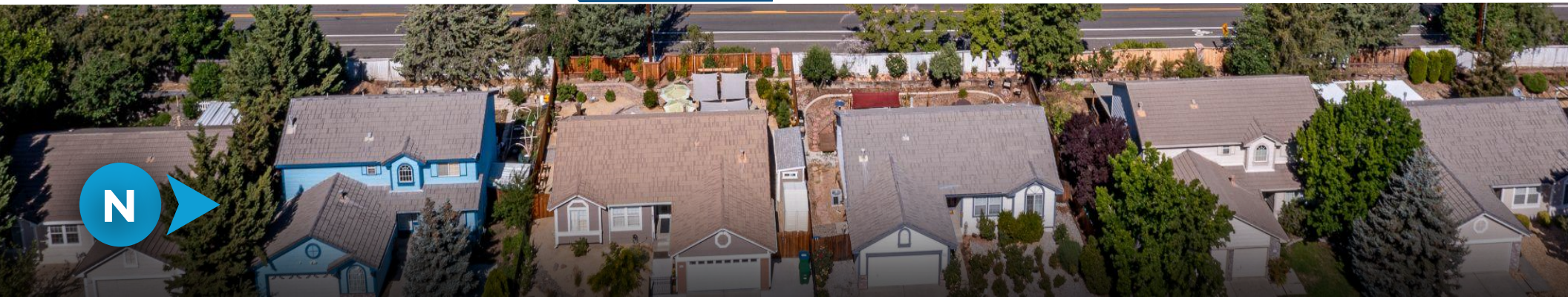
**Lakeside Market**

  
**NEVADA'S BEST**  
REAL ESTATE & PROPERTY MANAGEMENT

  
**Lakeridge**  
Cleaners

Mind  
Over  
Movement

**LAKESIDE DRIVE**



AREA MAP



DOWNTOWN



MCCARRAN BLVD

**6147**  
Lakeside Dr  
SUITE 102

LAKESIDE DRIVE



Lakeside Dr



1 mile  
**22,837**

3 miles  
**135,236**

**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%



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