

4845

Sun Valley BLVD
Sun Valley, NV 89433

OFFICE/DAYCARE
WITH FENCED YARD

FOR SALE



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CORFAC
INTERNATIONAL

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,732	104,415	225,851
Average Household Income	\$82,039	\$89,390	\$101,974
Households	3,757	38,586	90,639
Population Growth Rate 2026-2031	1.70%	0.90%	1.00%



DEMOGRAPHICS



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For Sale | \$1,088,000

Size | 3,244 SF



Basement | 1,352 SF

Zoning | NC

Neighborhood Commercial

APN | 035-073-16 | 035-073-13
035-073-15

ABOUT THE PROPERTY

- Freestanding ±3,244 SF commercial building with an additional ±1,352 SF of usable basement space
- Functional layout suitable for office, daycare, or other permitted commercial uses benefiting from dedicated yard space
- Large fenced outdoor playground or yard area
- Situated on approximately 0.516 acres, which includes additional parcel extending to Skaggs Circle.
- Currently leased by a daycare operator on a month-to-month lease, providing in-place income and flexibility for future owner-user occupancy
- Excellent visibility and frontage along Sun Valley Boulevard
- NC zoning allows for continued daycare use or potential conversion to other permitted commercial uses



AREA MAP



4845
Sun Valley Blvd





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

RI - 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



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.



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

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

– U.S. Census Bureau (2025)

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

– US News (2024)



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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA • BLACK HAWK



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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