

OFFERING MEMORANDUM

# 630 SINCLAIR

630 Sinclair St, Reno, NV 89501

Marcus & Millichap



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Activity ID #ZAH0420035

Marcus & Millichap

630 SINCLAIR ST

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap





# OFFERING SUMMARY

630 SINCLAIR ST



Listing Price  
**\$1,750,000**



Proforma Cap Rate  
**5.47%**



# of Units  
**8**

## FINANCIAL

Listing Price	\$1,750,000
NOI	\$85,160
Cap Rate	4.87%
Proforma Cap Rate	5.47%
Price/SF	\$502.30
Price/Unit	\$218,750

## OPERATIONAL

Rentable SF	3,484 SF
# of Units	8
Lot Size	0.17 Acres (7,275 SF)
Year Built / Renovated	1964 / 2022





# 630 SINCLAIR

630 Sinclair St, Reno, NV 89501

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## INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale 630 Sinclair Street, an eight-unit multifamily investment property located in the heart of MidTown. The Asset has been well-cared for by the current ownership, having undergone full renovation to match the MidTown vibe. The unit mix consists of 8 studio apartments with new LVP flooring, light fixtures, reclaimed wood accent walls, updated cabinets & stone countertops, undermount sinks, and in-unit washer & dryers. The units feature a full stainless-steel kitchen appliance package, wall-unit A/Cs, and gas heater, as well as new bathroom vanities and shower surrounds. The asset offers off-street parking, a fence-in courtyard, mature landscaping, and vibrant murals on the western face and eastern fencing.

### Outstanding Location & Nearby Redevelopment

Residents of 630 Sinclair benefit from its location and proximity to major redevelopments, and the ease of access to the amenities, jobs, and lifestyle that Northern Nevada has to offer. The location is within walking distance of both Reno's MidTown & Wells Avenue Districts that offer dining, nightlife, and boutique shopping experiences for the entire City. Once a blighted area of Reno, the two Districts are now home to some of Reno's best restaurants and bring people from all over the city to experience the best Reno has to offer. Other attractions, all walking distance to 630 Sinclair, are The Discovery Museum, Nevada Museum of Art, the Truckee River, and the Pioneer Center for the Performing Arts.

Downtown Reno is currently undergoing several developments that are considerably improving the submarket. Most significant is the Neon Line District, a one-billion-dollar investment that stretches from downtown Reno's West Street to Keystone Avenue, and from Interstate-80 South to West Second Street. The Neon Line District is designed to be an arts and entertainment zone that will include a mix of retail, dining, and living options. The developer has acquired dozens of properties and parcels of land, and has over \$400 million currently invested, including over \$300 million into the renovation of the Sands Regency Casino Hotel, now J Resort, and another \$130 million committed to further improvements to J Resort.

### Strong Economic Drivers

The Reno-Sparks region has seen robust economic growth driven by the expansion of numerous nationally recognized companies such as Tesla, Apple, Google, Amazon, Panasonic, Switch Digital, and Blockchain LLC, as well as dozens of lesser-known employers that are creating thousands of jobs in the market. Many of these companies operate out of the Tahoe-Reno Industrial Center (TRI Center), the largest industrial park in the U.S., located just a short drive from the property.

### Outdoor Lifestyle & Recreation

630 Sinclair is ideally situated for residents seeking an active lifestyle, offering quick access to premier outdoor destinations with a 45-minute drive to Lake Tahoe offering world-class skiing, beaches, hiking, and mountain biking. And a 30-minute drive to Boca, Stampede, and Frenchman Lake, ideal for fishing, boating, and camping. Other outdoor recreational locations such as golf courses, local parks, the Truckee River, and many more are all within close proximity to the property.

### Investor-Friendly Tax Environment

Nevada's favorable tax structure enhances the asset's investment appeal. The state levies no personal income tax, corporate tax, franchise tax, inventory tax, or gift tax. Additionally, the property is located within a federally designated Opportunity Zone and is being offered free and clear of existing debt.

SECTION 2

# 02

## PROPERTY INFORMATION

Property Details  
Amenities  
Parcel Overview  
Aerial Facing North  
Aerial Facing North West  
Aerial Facing East  
Regional Map

Marcus & Millichap

# 630 SINCLAIR

## PROPERTY DETAILS

### SITE DESCRIPTION

Number of Units	8
Number of Buildings	1
Floors	2
Year Built/Renovated	1964/2020
Rentable SF	3,484 SF
Lot Size	7,275 SF
Topography	Flat
Landscaping	Zeroscape

### PARKING

Number of Parking Spaces	8
Parking	Asphalt
Parking Ratio	1:1

### CONSTRUCTION

Framing	Masonry Block
Exterior	Masonry Block
Roof	Flat - TPO Membrane

### UTILITIES

Phone	AT&T/Charter
Electric	NV Energy
Water	TMWA
Gas	Yes
Wiring	Copper
HVAC	Gas Furnace & Wall A/C
Fire Protection	Fire Extinguishers

## UNIT AMENITIES

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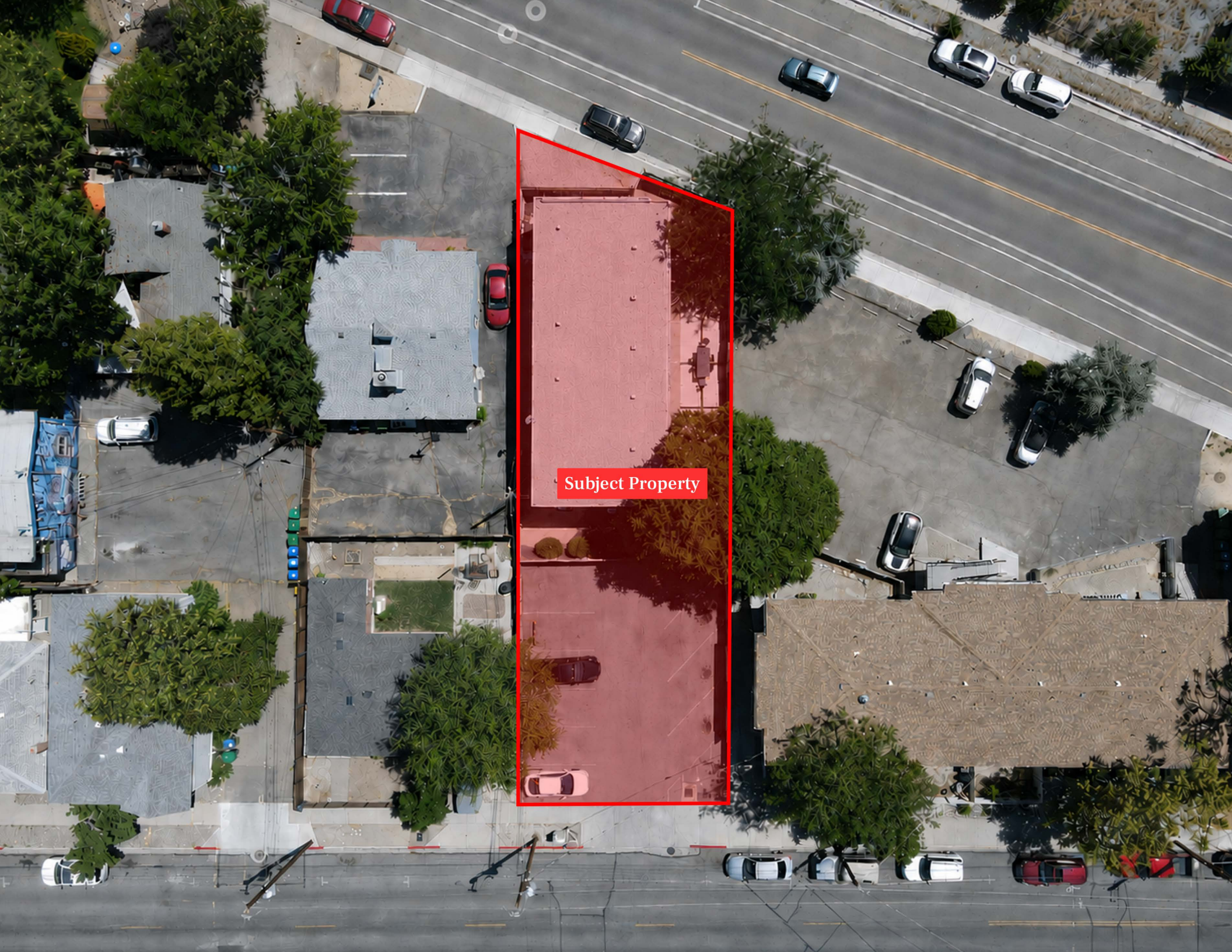
- Luxury, Modern Finishes
- Upgraded Appliances, Granite Countertops, & Cabinets
- New Bathroom Vanities & Shower Surrounds
- Wall-Unit Heat & A/C
- In Unit, Stacked Laundry

## COMMON-AREA AMENITIES

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- Gated Courtyard Space
- Picnic & BBQ Area
- Off-Street Parking
- MidTown Location
- Art Mural & Community Aesthetic





Subject Property



University of Nevada, Reno



DOWNTOWN RENO



Sinclair St



Subject Property

Holcomb Ave



Reno-Tahoe  
International  
Airport



S

PEPPERMILL  
RESORT ♦ SPA ♦ CASINO

lake  
tahoe



Mt. Rose  
SKI TAHOE

53 min / 36.6 mi

39 min / 25 mi

Atlantis  
CASINO RESORT SPA • RENO

MIDTOWN  
RENO

Holcomb Ave

Sinclair St

Subject Property



**Renown**  
REGIONAL MEDICAL  
CENTER



**TAHOE RENO**  
INDUSTRIAL CENTER

18 min / 12.7 mi

**GSR GRAND**  
SIERRA RESORT AND CASINO

Stewart Park

**Nugget**  
CASINO RESORT



Reno-Tahoe  
International  
Airport

Holcomb Ave

Subject Property

Sinclair St

# 630 SINCLAIR

REGIONAL MAP



Map data ©2026 Google

SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



# 630 SINCLAIR

## FINANCIAL DETAILS

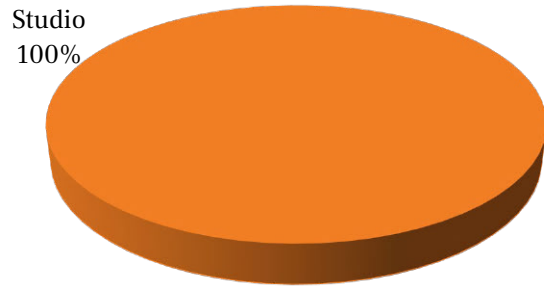
UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	Studio	435	\$1,175	\$2.70	\$1,250	\$2.87
2	Studio	435	\$1,145	\$2.63	\$1,225	\$2.82
3	Studio	435	\$1,165	\$2.68	\$1,225	\$2.82
4	Studio	435	\$1,165	\$2.68	\$1,250	\$2.87
5	Studio	435	\$1,165	\$2.68	\$1,250	\$2.87
6	Studio	435	\$1,170	\$2.69	\$1,225	\$2.82
7	Studio	435	\$1,165	\$2.68	\$1,225	\$2.82
8	Studio	435	\$1,170	\$2.69	\$1,250	\$2.87
<b>Total</b>		<b>3,480</b>	<b>\$9,320</b>	<b>\$2.68</b>	<b>\$9,900</b>	<b>\$2.84</b>

# 630 SINCLAIR

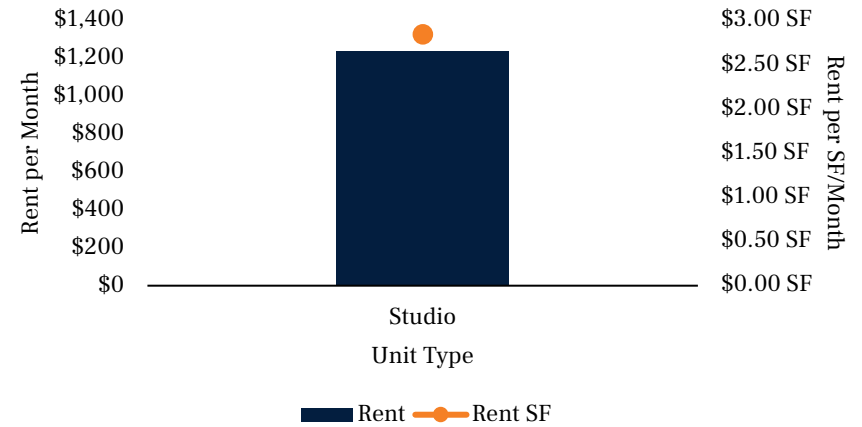
## FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio	8	435	\$1,145 - \$1,175	\$1,165	\$2.68	\$9,320	\$1,238	\$2.84	\$9,900
TOTALS/WEIGHTED AVERAGES	8	435		\$1,165	\$2.68	\$9,320	\$1,238	\$2.84	\$9,900
GROSS ANNUALIZED RENTS				\$111,840			\$118,800		

Unit Distribution



Unit Rent



# 630 SINCLAIR

## FINANCIAL DETAILS

INCOME	Current		Year 1	PER UNIT	PER SF
<b>Rental Income</b>					
Gross Potential Rent	118,800		122,364	15,296	35.16
Loss / Gain to Lease	(6,960)	5.9%	0	0	0.00
Gross Scheduled Rent	111,840		122,364	15,296	35.16
Physical Vacancy	(3,355)	3.0%	(3,671)	3.0% (459)	(1.05)
<b>TOTAL VACANCY</b>	<b>(\$3,355)</b>	<b>3.0%</b>	<b>(\$3,671)</b>	<b>3.0% (\$459)</b>	<b>(\$1)</b>
Effective Rental Income	108,485		118,693	14,837	34.11
<b>Other Income</b>					
Utility Bill-Back	4,320		5,280	660	1.52
<b>TOTAL OTHER INCOME</b>	<b>\$4,320</b>		<b>\$5,280</b>	<b>\$660</b>	<b>\$1.52</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$112,805</b>		<b>\$123,973</b>	<b>\$15,497</b>	<b>\$35.62</b>
<b>EXPENSES</b>					
	Current		Year 1	PER UNIT	PER SF
Real Estate Taxes	2,806		2,806	351	0.81
Insurance	5,000		5,000	625	1.44
Utilities - Electric & Gas	400		400	50	0.11
Utilities - Water	800		800	100	0.23
Utilities - Sewer	5,025		5,025	628	1.44
Trash Removal	2,500		2,500	313	0.72
Repairs & Maintenance	3,200		3,200	400	0.92
Landscaping	1,145		1,145	143	0.33
Management Fee	6,768	6.0%	7,438	6.0% 930	2.14
<b>TOTAL EXPENSES</b>	<b>\$27,644</b>		<b>\$28,314</b>	<b>\$3,539</b>	<b>\$8.14</b>
<b>EXPENSES AS % OF EGI</b>	<b>24.5%</b>		<b>22.8%</b>		
<b>NET OPERATING INCOME</b>	<b>\$85,160</b>		<b>\$95,659</b>	<b>\$11,957</b>	<b>\$27.49</b>

# 630 SINCLAIR

## FINANCIAL DETAILS

### SUMMARY

Price	\$1,750,000
Number of Units	8
Price Per Unit	\$218,750
Price Per SqFt	\$502.87
Rentable SqFt	3,480
Lot Size	0.16 Acres
Approx. Year Built	1984

RETURNS	Current	Year 1
CAP Rate	4.87%	5.47%
GRM	15.65	14.30

FINANCING	1st Loan
Loan Type	New
Interest Rate	6.15%
Amortization	30 Years
Year Due	2036

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
8	Studio	435	\$1,165	\$1,238

### OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$111,840		\$122,364
Less: Vacancy/Deductions	3.0%	\$3,355	3.0%	\$3,671
Total Effective Rental Income		\$108,485		\$118,693
Other Income		\$4,320		\$5,280
Effective Gross Income		\$112,805		\$123,973
Less: Expenses	24.5%	\$27,644	22.8%	\$28,314
Net Operating Income		\$85,160		\$95,659
Cash Flow		\$85,160		\$95,659

EXPENSES	Current	Year 1
Insurance	\$5,000	\$5,000
Utilities - Electric & Gas	\$400	\$400
Utilities - Water	\$800	\$800
Utilities - Sewer	\$5,025	\$5,025
Trash Removal	\$2,500	\$2,500
Repairs & Maintenance	\$3,200	\$3,200
Landscaping	\$1,145	\$1,145
Management Fee	\$6,768	\$7,438
TOTAL EXPENSES	\$27,644	\$28,314
Expenses/Unit	\$3,456	\$3,539
Expenses/SF	\$7.94	\$8.14

SECTION 4

# 04

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per Unit Chart  
Sale Comps

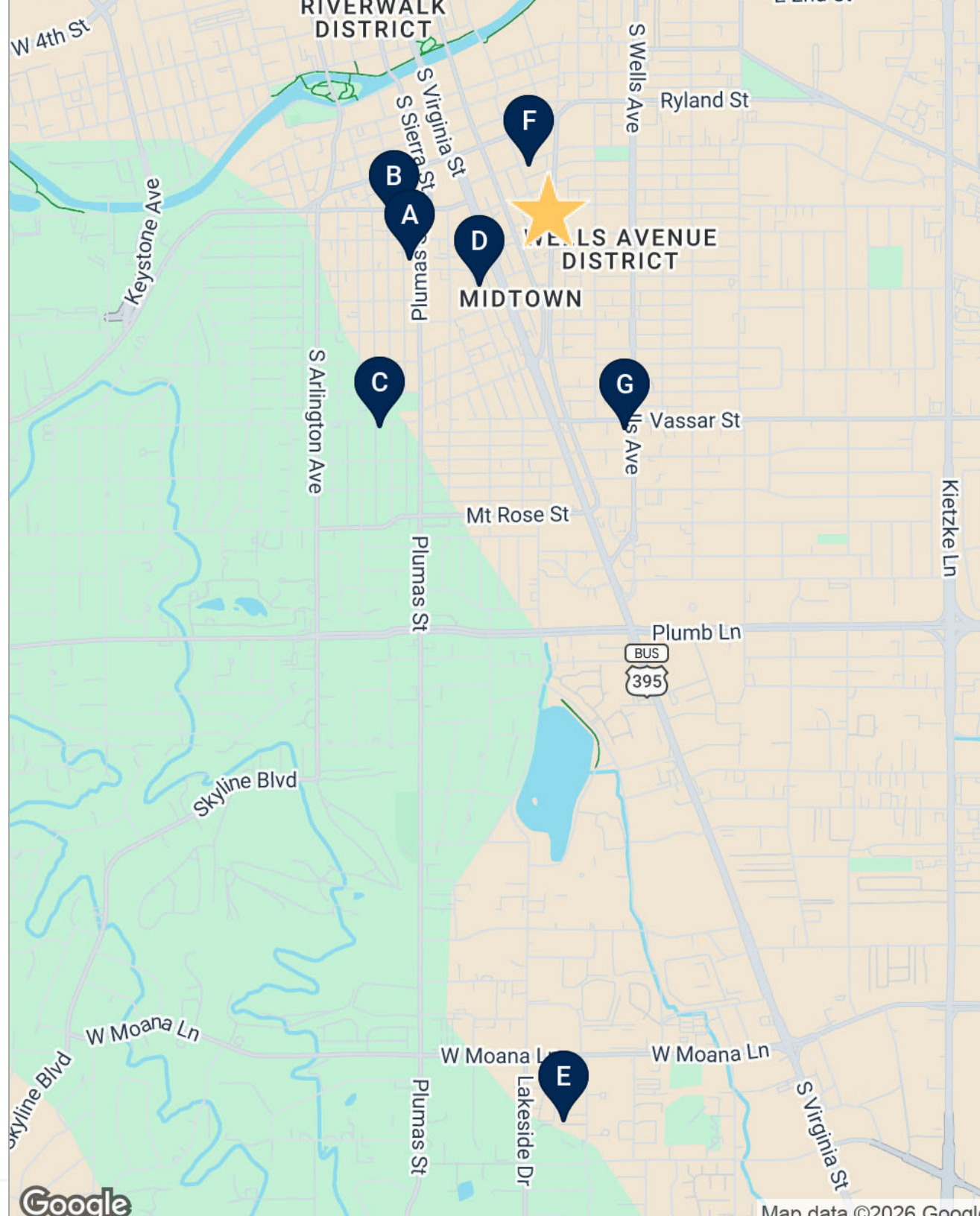
Marcus & Millichap

# 630 SINCLAIR

SALE COMPS MAP









## SALE COMPS MAP

-  630 Sinclair
-  The Mod Midtown
-  512 Humboldt
-  540 Monroe
-  Tahoe Flats
-  3707 Warren
-  214 Stewart
-  260 Vassar



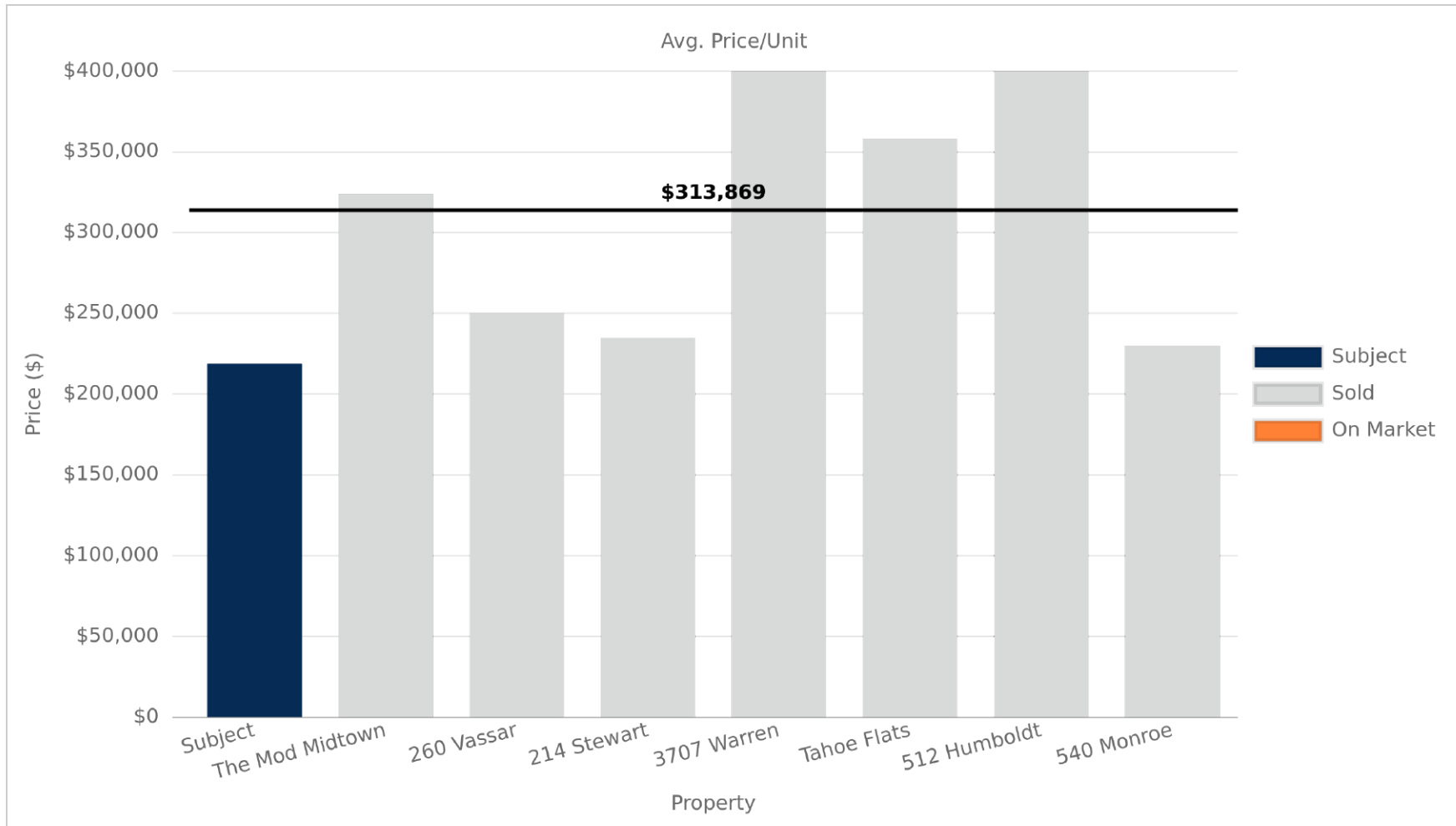
# 630 SINCLAIR

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/UNIT	# OF UNITS	CLOSE
	<b>630 Sinclair</b> 630 Sinclair St Reno, NV 89501	\$1,750,000	3,484 SF	\$218,750	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/UNIT	# OF UNITS	CLOSE
	<b>The Mod Midtown</b> 635 Plumas St Reno, NV 89509	\$2,590,000	4,212 SF	\$323,750	8	10/25/2024
	<b>512 Humboldt</b> 512 Humboldt St Reno, NV 89509	\$2,000,000	3,468 SF	\$400,000	5	04/07/2026
	<b>540 Monroe</b> 540 Monroe St Reno, NV 89509	\$920,000	3,250 SF	\$230,000	4	04/24/2026
	<b>Tahoe Flats</b> 734 Tahoe St Reno, NV 89509	\$2,150,000	5,236 SF	\$358,333	6	02/26/2026
	<b>3707 Warren</b> 3707 Warren Way Reno, NV 89509	\$1,200,000	2,710 SF	\$400,000	3	02/24/2026
	<b>214 Stewart</b> 214 Stewart St Reno, NV 89501	\$1,175,000	2,475 SF	\$235,000	5	08/05/2025
	<b>260 Vassar</b> 260 Vassar St Reno, NV 89502	\$1,000,000	2,250 SF	\$250,000	4	07/30/2025
	<b>AVERAGES</b>	<b>\$1,576,429</b>	<b>3,372 SF</b>	<b>\$313,869</b>	<b>5</b>	<b>-</b>

# 630 SINCLAIR

## PRICE PER UNIT CHART



# 630 SINCLAIR

SALE COMPS



**★ 630 Sinclair**  
630 Sinclair St, Reno, NV 89501

Listing Price:	\$1,750,000	Price/SF:	\$502.30
Property Type:	Multifamily	GRM:	14.73
NOI:	\$85,160	Cap Rate:	4.87%
Occupancy:	97%	Year Built:	1964
COE:	On Market	Number Of Units:	8
Lot Size:	0.17 Acres	Price/Unit:	\$218,750
Total SF:	3,484 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	8	100.0	435	\$1,165	\$2.68
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>435</b>	<b>\$1,165</b>	<b>\$2.68</b>



**▲ The Mod Midtown**  
635 Plumas St, Reno, NV 89509

Sale Price:	\$2,590,000	Price/SF:	\$614.91
Property Type:	Multifamily	Cap Rate:	3.87%
Occupancy:	100%	Year Built:	1980
COE:	10/25/2024	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$323,750
Total SF:	4,212 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100	526	\$1,420	\$2.70
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>526</b>	<b>\$1,420</b>	<b>\$2.70</b>

# 630 SINCLAIR

SALE COMPS



**B** 512 Humboldt  
512 Humboldt St, Reno, NV 89509

Sale Price:	\$2,000,000	Price/SF:	\$576.70
Property Type:	Multifamily	Cap Rate:	3.30%
Occupancy:	100%	Year Built:	1939
COE:	04/07/2026	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$400,000
Total SF:	3,468 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	1	20	400		
1 Bed / 1 Bath	3	60	500		
2 Bed / 1 Bath	1	20	600		
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>	<b>500</b>	<b>\$0</b>	<b>\$0.00</b>



**C** 540 Monroe  
540 Monroe St, Reno, NV 89509

Sale Price:	\$920,000	Price/SF:	\$283.08
Property Type:	Multifamily	Cap Rate:	-
Occupancy:	100%	Year Built:	1989
COE:	04/24/2026	Number Of Units:	4
Lot Size:	0.11 Acres	Price/Unit:	\$230,000
Total SF:	3,250 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	4	100	800		
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>800</b>	<b>\$0</b>	<b>\$0.00</b>

# 630 SINCLAIR

SALE COMPS



**D Tahoe Flats**  
734 Tahoe St, Reno, NV 89509

Sale Price:	\$2,150,000	Price/SF:	\$410.62
Property Type:	Multifamily	Cap Rate:	-
Occupancy:	100%	Year Built:	2024
COE:	02/26/2026	Number Of Units:	6
Lot Size:	0.14 Acres	Price/Unit:	\$358,333
Total SF:	5,236 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7	750		
2 Bed / 2 Bath	1	16.7	950		
3 Bed / 2 Bath	1	16.7	1,150		
<b>TOTAL/AVG</b>	<b>6</b>	<b>100%</b>	<b>850</b>	<b>\$0</b>	<b>\$0.00</b>

**E 3707 Warren**  
3707 Warren Way, Reno, NV 89509

Sale Price:	\$1,200,000	Price/SF:	\$442.80
Property Type:	Multifamily	Cap Rate:	-
Occupancy:	100%	Year Built:	1989
COE:	02/24/2026	Number Of Units:	3
Lot Size:	0.14 Acres	Price/Unit:	\$400,000
Total SF:	2,710 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1.5 Bath	2	66.7	875		
2 Bed / 2 Bath	1	33.3	925		
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>891</b>	<b>\$0</b>	<b>\$0.00</b>

# 630 SINCLAIR

SALE COMPS



**F 214 Stewart**  
214 Stewart St, Reno, NV 89501

Sale Price:	\$1,175,000	Price/SF:	\$474.75
Property Type:	Multifamily	Cap Rate:	5.79%
Occupancy:	100%	Year Built:	1926
COE:	08/05/2025	Number Of Units:	5
Lot Size:	0.08 Acres	Price/Unit:	\$235,000
Total SF:	2,475 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	2	40	375	\$1,200	\$3.20
1 Bed / 1 Bath	3	60	475	\$1,460	\$3.07
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>	<b>435</b>	<b>\$1,356</b>	<b>\$3.12</b>



**G 260 Vassar**  
260 Vassar St, Reno, NV 89502

Sale Price:	\$1,000,000	Price/SF:	\$444.44
Property Type:	Multifamily	Cap Rate:	-
Occupancy:	100%	Year Built:	2021
COE:	07/30/2025	Number Of Units:	4
Lot Size:	0.08 Acres	Price/Unit:	\$250,000
Total SF:	2,250 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	100	562		
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>562</b>	<b>\$0</b>	<b>\$0.00</b>

SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap



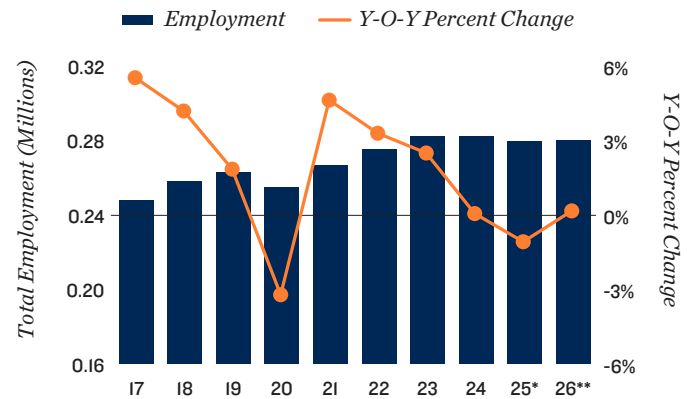
## RENO

### More Households Arrive in One of the Nation's Least Vacant Apartment Markets, Lifting Outlook

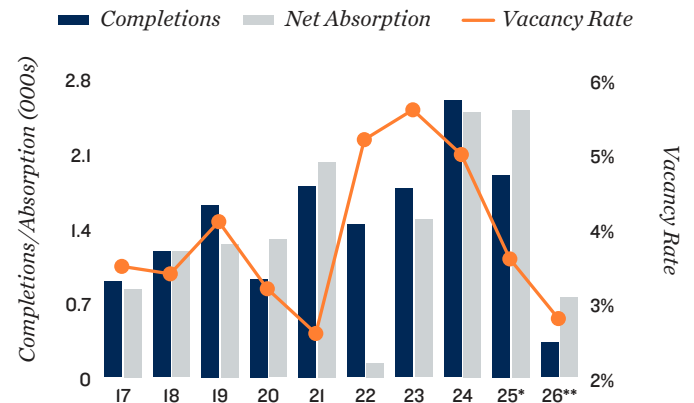
**Strong net in-migration continues amid a supply shortfall.** In 2026, Reno's multifamily market will see a sharp decline in development to less than one-fifth of the 2025 delivery level. Most of the limited new inventory is concentrated in central Reno, where vacancy fell by 140 basis points in 2025. Metrowide demand remains strong across asset classes, with Class B and C properties supported by a workforce primarily employed in moderate-wage sectors, such as trade, transportation, and utilities. Meanwhile, those sectors remain resilient as the metro solidifies its position as an inland freight hub. Class A assets benefit from office-based employment in submarkets like South Reno and Sparks, where top-tier vacancy is the lowest in the metro. Strong net in-migration, particularly from households priced out of nearby states like California, supports the demand outlook. However, a rise in permitting in 2025 suggests increased construction potential after 2026, though elevated material costs will likely weigh on development.

**Investor caution prevails despite attractive pricing.** Deal flow held relatively steady in 2025, with an average price per unit near \$208,000, indicating a stable market environment and limited volatility. Private buyers accounted for most of the activity, with B and C properties built after 1960 representing most of trades. Downtown remained the most active, though it saw fewer trades than in prior years. In-state investors led in transaction count, while California buyers dominated in total dollar volume, reflecting tighter regional concentration. Cap rates remained elevated, relative to the past five years, allowing investors to continue acquiring assets at attractive entry points. For California investors, especially, the existing yield spread remains compelling, offering higher returns on average than their home markets. This dynamic helped drive a few large institutional acquisitions and may support further capital deployment through 2026.

### Employment Trends



### Supply and Demand



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# 630 SINCLAIR

## MARKET OVERVIEW

### 2026 MARKET FORECAST

+1.4% 

**Employment:** Following a loss of 3,000 jobs in 2025, the metro's labor market will see modest growth in 2026. Employers will add 500 net new positions by year-end.

17,000 units 

**Construction:** Completions fall below 400 units, marking the lowest annual total in over a decade. This contraction creates space for recently delivered inventory to be absorbed efficiently.

-10 bps 

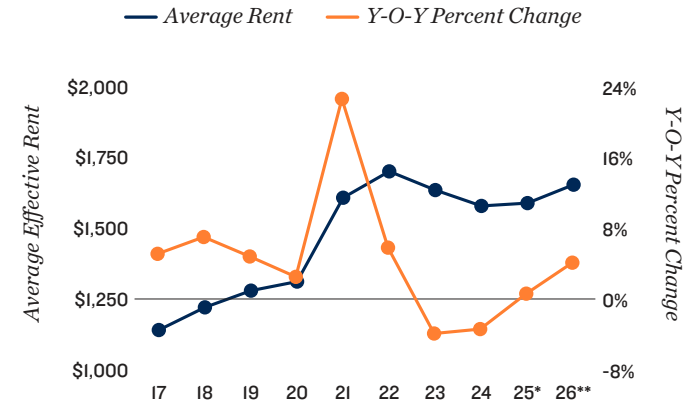
**Vacancy:** Limited apartment deliveries will push many renters to existing properties, resulting in a vacancy rate of just 2.8 percent by December, tied for the lowest among major U.S. markets.

+2.1% 

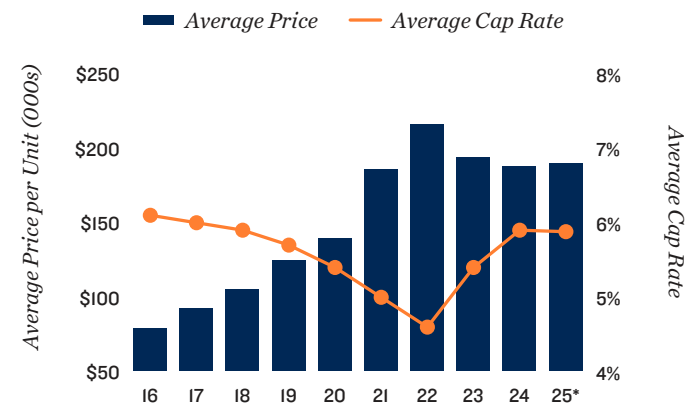
**Rent:** Effective rents continue to climb, reaching a record-high average of \$1,750 per month. Class B properties have led the metro with a strong upward trend over the past decade.

**INVESTMENT:** *With StoneGate's proposed rezoning, which would cut housing units but boost the total industrial footprint, North Reno may draw multifamily investors anticipating rental demand from incoming labor.*

### Rent Trends



### Sales Trends



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	22,956	143,289	259,034
<b>2025 Estimate</b>			
Total Population	22,362	138,575	251,088
<b>2020 Census</b>			
Total Population	21,763	134,080	244,445
<b>2010 Census</b>			
Total Population	21,200	123,381	224,081
<b>Daytime Population</b>			
2025 Estimate	41,911	197,018	320,374
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	12,890	65,149	113,171
<b>2025 Estimate</b>			
Total Households	12,469	62,522	108,974
Average (Mean) Household Size	1.8	2.2	2.3
<b>2020 Census</b>			
Total Households	11,672	57,531	101,007
<b>2010 Census</b>			
Total Households	10,885	51,760	90,698
Growth 2025-2030	3.4%	4.2%	3.9%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	14,452	70,321	121,304
2025 Estimate	13,974	67,451	116,729
Owner Occupied	2,759	21,330	47,404
Renter Occupied	9,700	41,230	61,516
Vacant	1,504	4,929	7,755
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	12,469	62,522	108,974
1 Person Units	57.5%	41.6%	36.7%
2 Person Units	26.1%	29.3%	31.2%
3 Person Units	8.5%	13.7%	14.6%
4 Person Units	4.5%	8.7%	9.9%
5 Person Units	2.0%	4.1%	4.6%
6+ Person Units	1.5%	2.6%	3.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	6.8%	6.5%	8.1%
\$150,000-\$199,999	5.5%	5.8%	7.0%
\$100,000-\$149,999	10.4%	13.0%	15.9%
\$75,000-\$99,999	11.1%	11.9%	13.5%
\$50,000-\$74,999	17.5%	18.1%	17.8%
\$35,000-\$49,999	14.2%	14.1%	12.5%
\$25,000-\$34,999	10.7%	9.7%	8.4%
\$15,000-\$24,999	8.8%	9.0%	7.4%
Under \$15,000	15.1%	11.8%	9.3%
Average Household Income	\$77,908	\$81,015	\$92,013
Median Household Income	\$57,835	\$63,927	\$74,837
Per Capita Income	\$43,515	\$37,210	\$40,013
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	22,362	138,575	251,088
Under 20	14.0%	22.5%	22.5%
20 to 34 Years	26.4%	26.5%	25.1%
35 to 39 Years	8.4%	7.2%	7.1%
40 to 49 Years	12.6%	11.0%	11.2%
50 to 64 Years	21.0%	16.9%	17.4%
Age 65+	17.6%	15.9%	16.6%
Median Age	42.0	38.0	39.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	17,817	94,894	174,474
Elementary (0-8)	4.3%	7.8%	6.8%
Some High School (9-11)	7.5%	7.5%	7.5%
High School Graduate (12)	24.0%	25.2%	25.0%
Some College (13-15)	25.2%	23.5%	24.0%
Associate Degree Only	7.9%	7.3%	7.6%
Bachelor's Degree Only	19.3%	17.7%	17.8%
Graduate Degree	11.8%	10.9%	11.3%
<b>Population by Gender</b>			
2025 Estimate Total Population	22,362	138,575	251,088
Male Population	55.1%	52.1%	51.4%
Female Population	44.9%	47.9%	48.6%

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## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 251,088. The population has changed by 12.05 percent since 2010. It is estimated that the population in your area will be 259,034 five years from now, which represents a change of 3.2 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,193 people per square mile.



### HOUSEHOLDS

There are currently 108,974 households in your selected geography. The number of households has changed by 20.15 percent since 2010. It is estimated that the number of households in your area will be 113,171 five years from now, which represents a change of 3.9 percent from the current year. The average household size in your area is 2.3 people.



### INCOME

In 2025, the median household income for your selected geography is \$74,837, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 79.92 percent since 2010. It is estimated that the median household income in your area will be \$86,307 five years from now, which represents a change of 15.3 percent from the current year.

The current year per capita income in your area is \$40,013, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$92,013, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 133,298 people in your selected area were employed. The 2010 Census revealed that 55.3 of employees are in white-collar occupations in this geography, and 20.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



### HOUSING

The median housing value in your area was \$471,180 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 40,326.00 owner-occupied housing units and 50,370.00 renter-occupied housing units in your area.



### EDUCATION

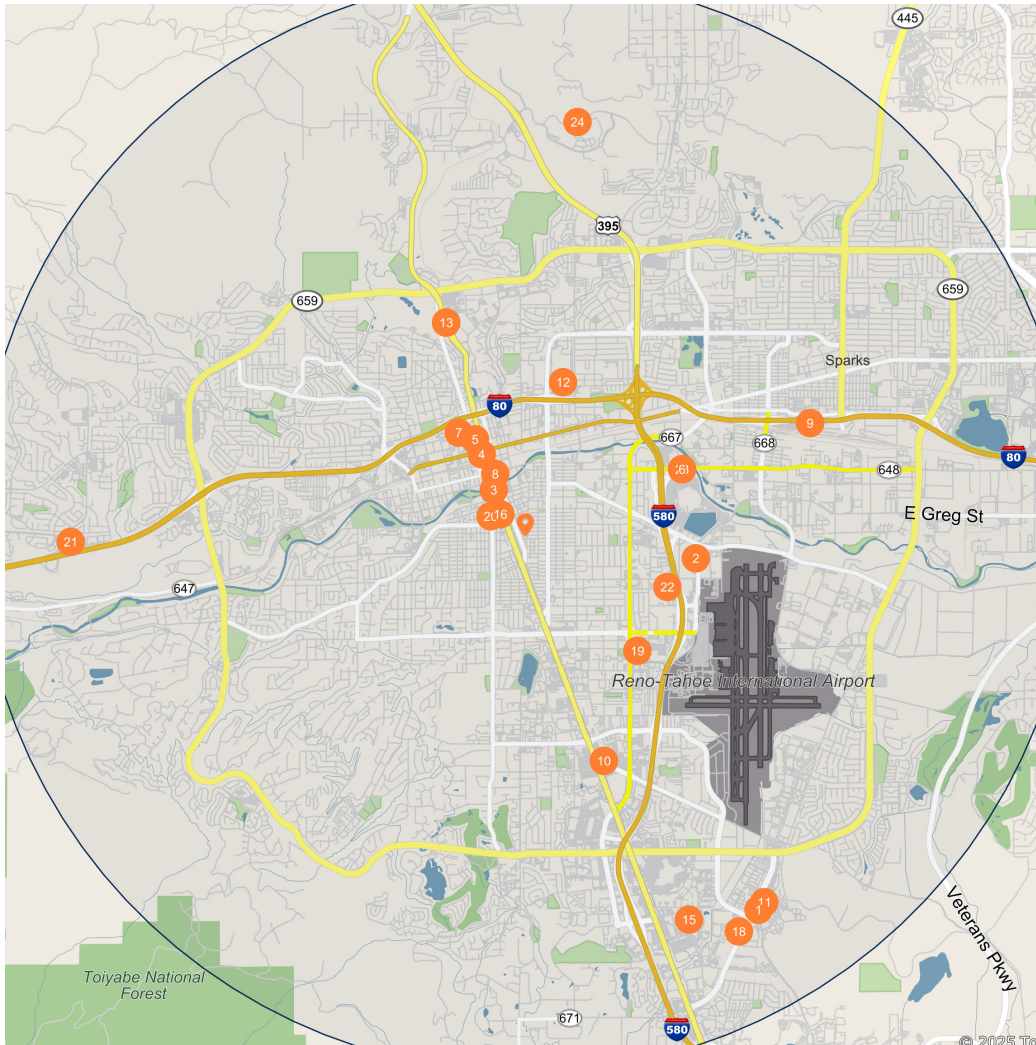
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.7 percent in the selected area compared with the 19.6 percent in the U.S.

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## DEMOGRAPHICS



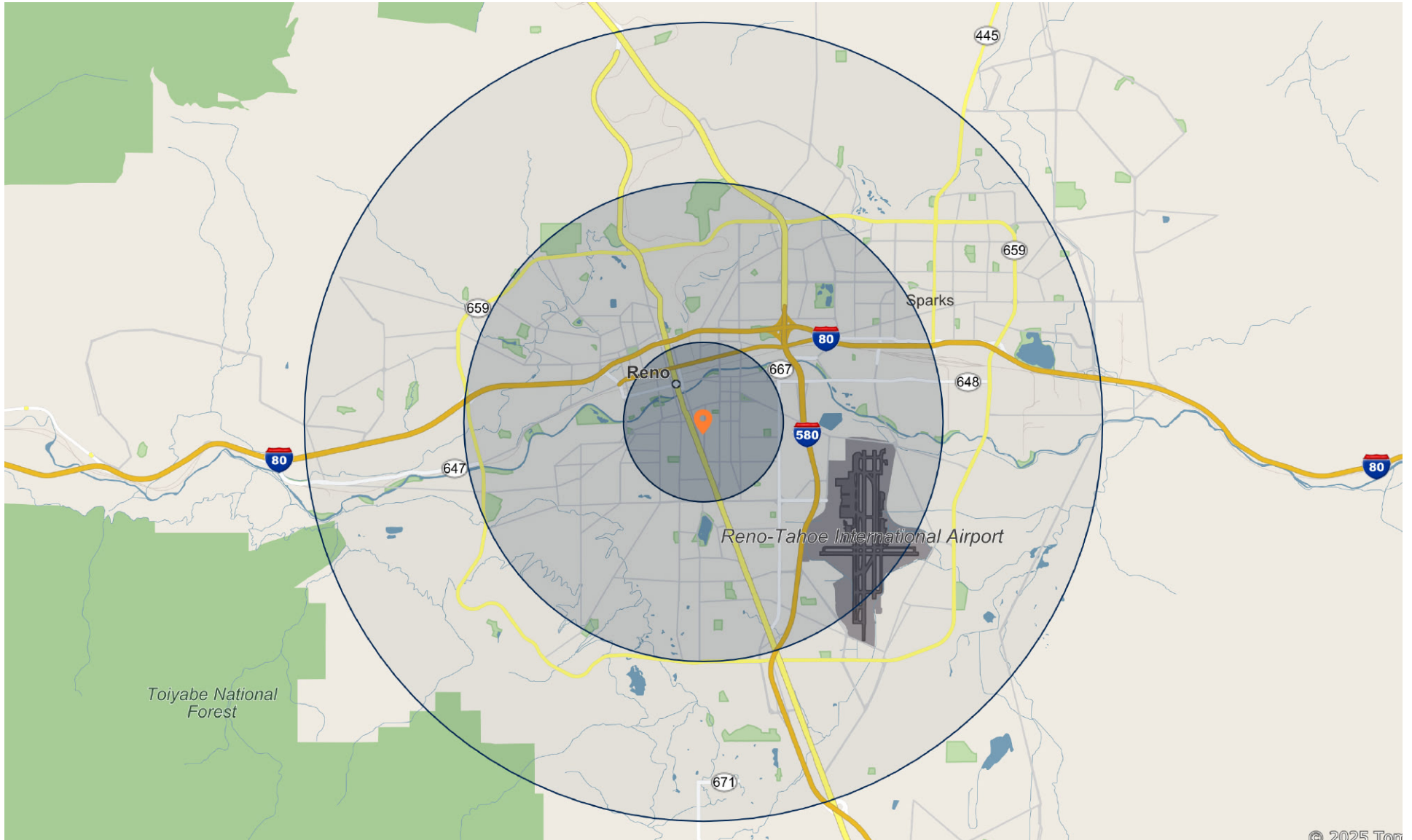
### Major Employers

### Employees

1	Sun Technical Services Inc-	5,017
2	Allied Universal Topco LLC-	5,002
3	Boomtown LLC-	4,784
4	Eldorado Resorts LLC-EI Dorado Hotel & Casino	2,401
5	Cc-Reno LLC-Circus Circus Reno Ht & Casino	2,000
6	MEI-Gsr Holdings LLC-Grand Sierra Resort	1,500
7	Prime Hlthcare Svcs - Reno LLC-	1,370
8	Sierra Development Company-Club Cal-Neva	1,300
9	Nugget Sparks LLC-Nugget Casino Resort	1,100
10	Golden Road Motor Inn Inc-Atlantis Casino Resort	1,000
11	Ace Hospitality Svc Group Inc-Ace Claning Staffing Solutions	1,000
12	Washoe County NV-	1,000
13	University of Nevada Reno-	944
14	Monarch Growth Inc-	910
15	Sierra Pacific Power Company-NV ENERGY	804
16	Its National LLC-	800
17	Compass Group Usa Inc-Panera Bread	778
18	Toast Inc-	715
19	Dolan Automotive Group LLC-Reno Toyota	600
20	Caesars Entertainment Inc-	548
21	Performance Physicl Therapy Inc-Performance Physical Therapy	513
22	United States Postal Service-US Post Office	506
23	Grand Sierra Resort Corp-	501
24	Nevada System Higher Education-Truckee Meadows Cmnty College	500
25	Wespac Pipelines Reno Ltd-	494

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DEMOGRAPHICS



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