

FOR LEASE

10603 STEAD BOULEVARD



Retail

PRODUCT TYPE



±976

AVAILABLE SF



Now

AVAILABLE



Amanda Lavi ccim
Director
(775) 336 4626
alavi@naialliance.com
NRED N°: S.180915

NAI Alliance



Property Highlights

10603 Stead Blvd offers ±976 SF of in-line space available for lease in the North Valleys. The property sits at the corner of Silver Lake Road and backs up to Sierra Sage Golf Course.

Tenants in the center include: Subway, Domino's, Cricket, La Barca Grocery, Perfect For You, and Hangar Bar.

Property Details

Address	10603 Stead Boulevard Reno, NV 89506
Available SF	±976
Building Size	±11,506 SF
Lease Rate	\$2.00/SF
Lease Type	NNN
OPEX (PSFM)	\$0.75
APN	554-010-06
Year Built	1980
Zoning	MS - Mixed-Use Suburban



FOR LEASE

10603 STEAD
BOULEVARD



Property Photos


Retail
PRODUCT TYPE


±976
AVAILABLE SF


\$2.00/SF
RATE


Now
AVAILABLE

5-MILE KEY FACTS



51,628
POPULATION



3.8%
UNEMPLOYMENT



2.8
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$94,877

MEDIAN
HOUSEHOLD
INCOME



\$40,755

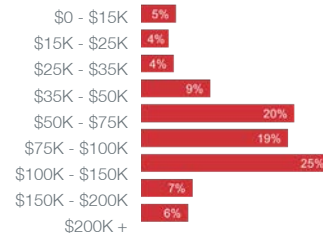
PER CAPITA
INCOME



\$303,056

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



593
BUSINESSES



9,298
EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



31%

HIGH
SCHOOL
GRADUATE



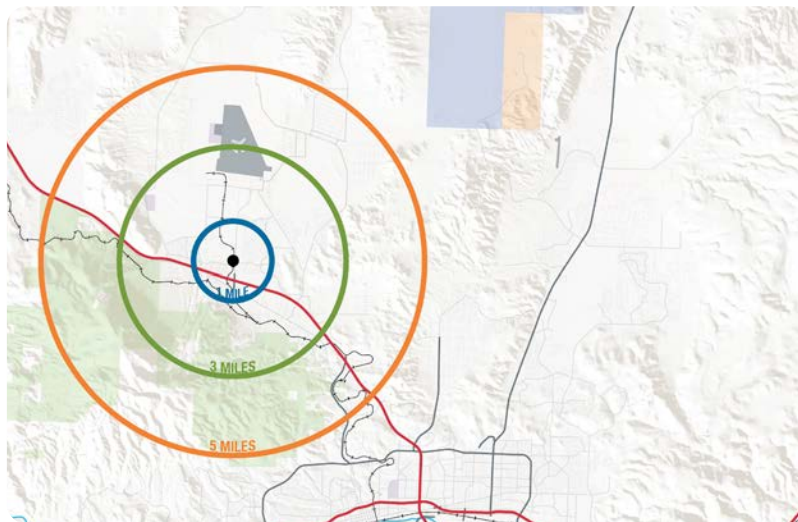
32%

SOME
COLLEGE



24%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

10603 STEAD
BOULEVARD

SUBJECT

DOLLAR GENERAL

TACO
BELL

Stead Elementary School

O'Brien Middle Schools



SILVER LAKE RD

STEAD BLVD

DISTANCE FROM SUBJECT

NEAREST 395 ON-RAMP	1MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	14 MI 17 MIN DRIVE
DOWNTOWN RENO	11 MI 15 MIN DRIVE
SOUTH RENO	20 MI 24 MIN DRIVE

395

Nearby Businesses

**Retail**

PRODUCT TYPE

**±976**

AVAILABLE SF

**\$2.00/SF**

RATE

**Now**

AVAILABLE

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

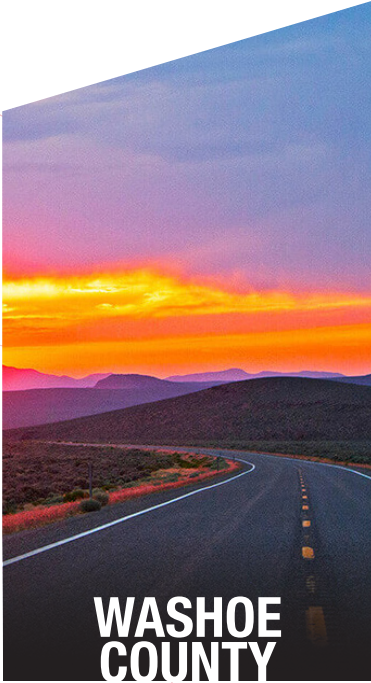
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing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

FOR LEASE

10603 STEAD
BOULEVARD



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.



TRI 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.

About Northern Nevada

FOR LEASE

10603 STEAD BOULEVARD



Amanda Lavi ccim

Director
(775) 336 4626
alavi@naalliance.com
NRED N°: S.180915

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NA Alliance