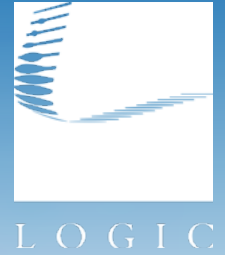


Offering Memorandum

± 22.89 Acres of Industrial Land



0 N. Virginia St., Reno, NV 89506

Contents

0 N. Virginia St.
Reno, NV 89506

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Executive Summary

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Market Overview

Investment Team



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Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Offering Snapshot



\$2,900,000
Offering Price



\$2.90 PSF
Price Per Square Footage



± 22.89 AC
Available Acreage

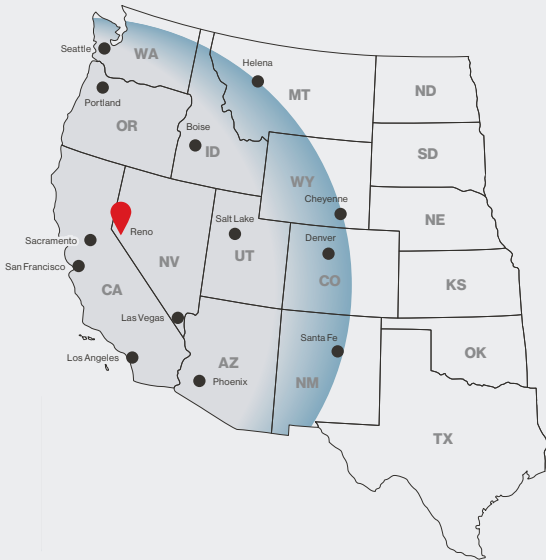


082-083-26
Parcel Number

Property Overview

0 N. Virginia St. presents a unique opportunity in the North Valleys of Reno. A tentative access plan from N. Virginia is determined to be feasible, through a second egress point may be required by the city if developed. Ideal for industrial building and outdoor storage yard space.

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM



Property Details



Location

0 N. Virginia St.
Reno, NV 89506



Property Size

• ± 22.89 AC



Construction & Zoning

• IC – Industrial
Commercial



Parcel Number

• APN: 082-083-26



Water Rights Available

• ± 2.02 Acre Feet



Natural Gas Connection

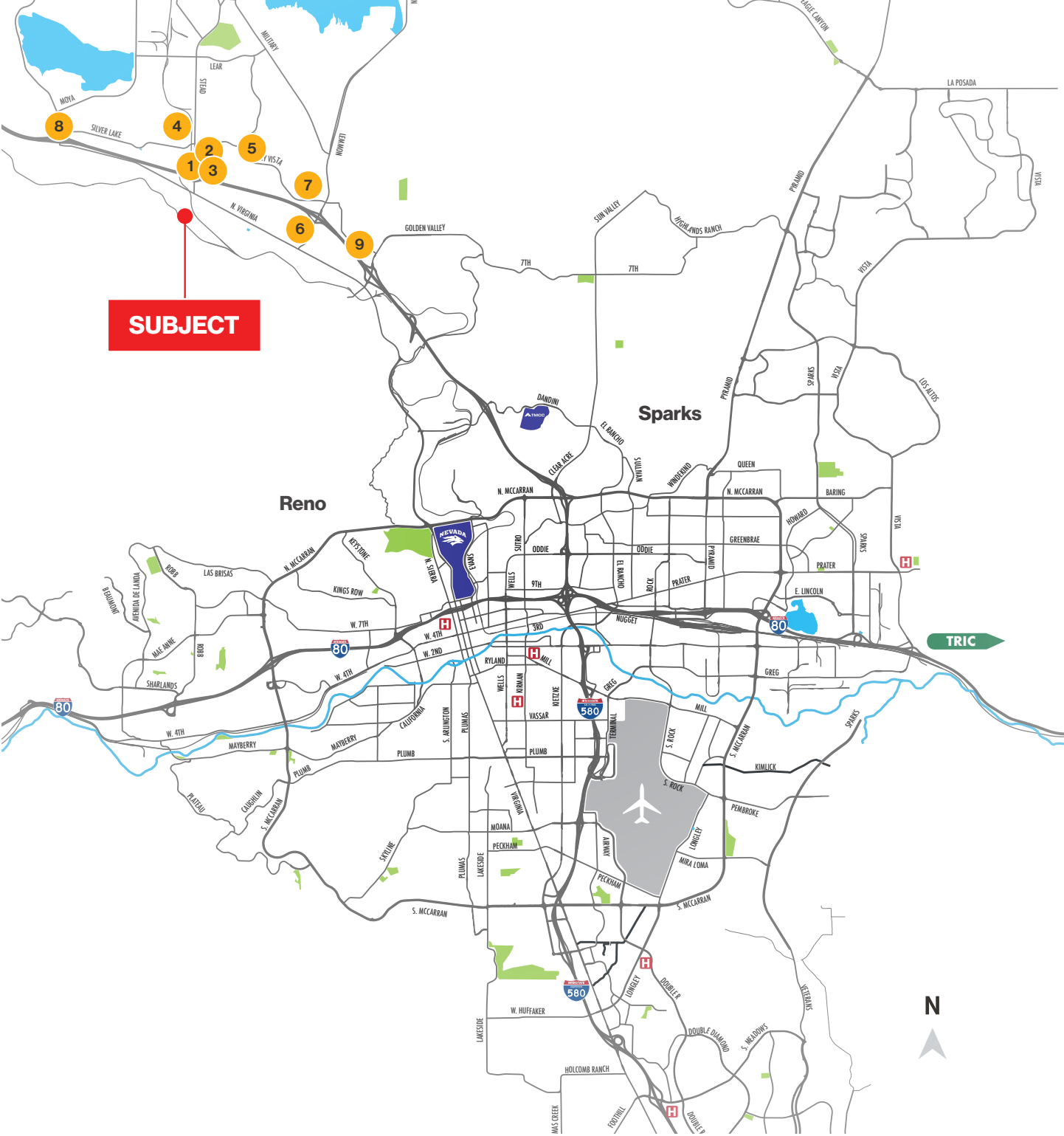
• To be verified by buyer

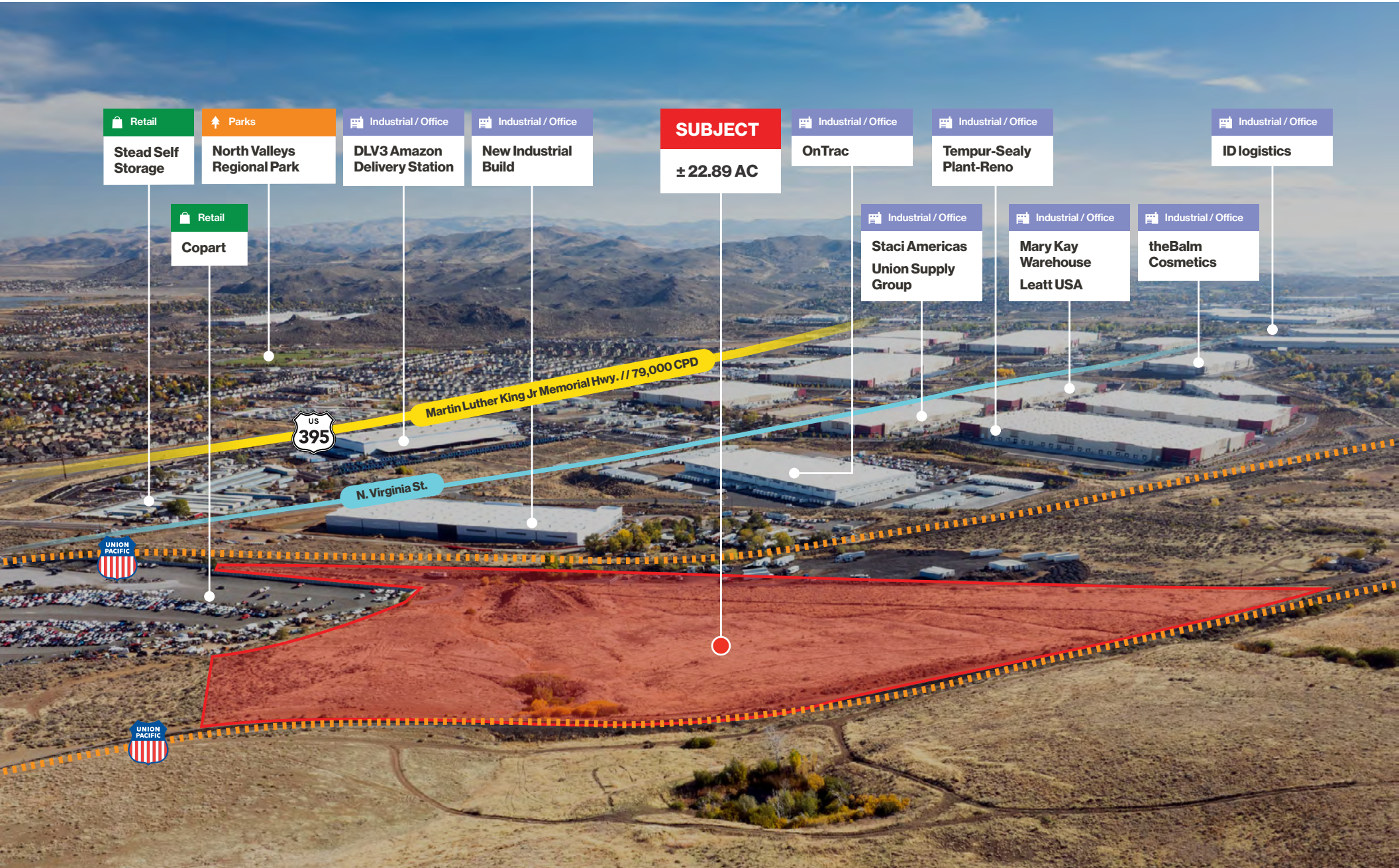


Vicinity Map

Nearby Amenities

- 1
Maverick
 -0.7 miles
- 2
Stead Elementary School
 -0.83 miles
- 3
O'Brien Middle School
 -0.73 miles
- 4
Sierra Sage Golf Course
 -1.0 mile
- 5
North Valleys Regional Park
 -1.27 miles
- 6
Martin Luther King Jr. Memorial Park
 -1.63 miles
- 7
Walmart Supercenter
 -1.65 miles
- 8
Red Rock Cafe
 -2.12 miles
- 9
Raley's
 -2.39 miles





- Retail**
Stead Self Storage
- Parks**
North Valleys Regional Park
- Industrial / Office**
DLV3 Amazon Delivery Station
- Industrial / Office**
New Industrial Build
- SUBJECT**
± 22.89 AC
- Industrial / Office**
OnTrac
- Industrial / Office**
Tempur-Sealy Plant-Reno
- Industrial / Office**
ID logistics

Retail
Copart

Industrial / Office
Staci Americas
Union Supply Group

Industrial / Office
Mary Kay
Warehouse
Leatt USA

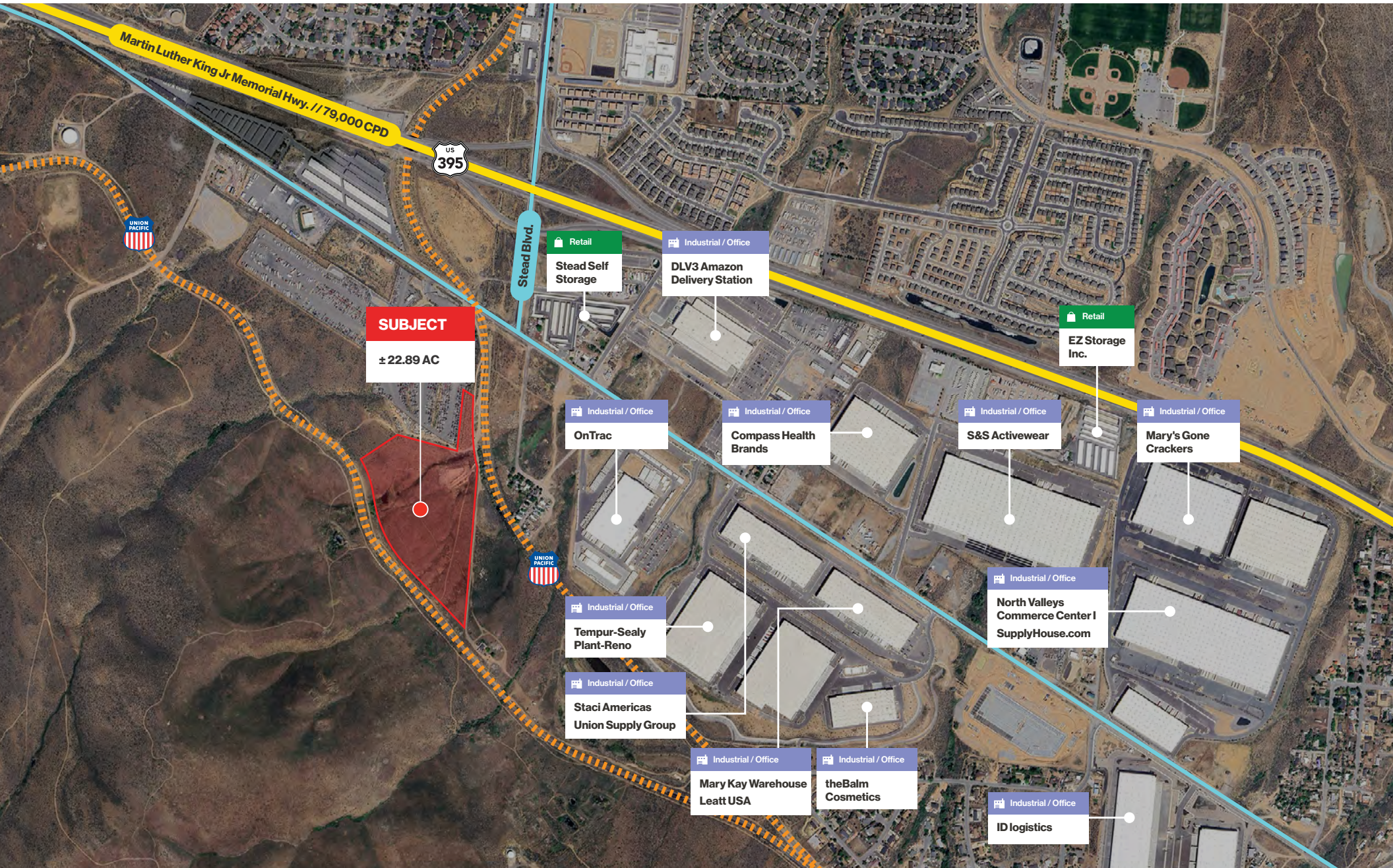
Industrial / Office
theBalm
Cosmetics

US
395

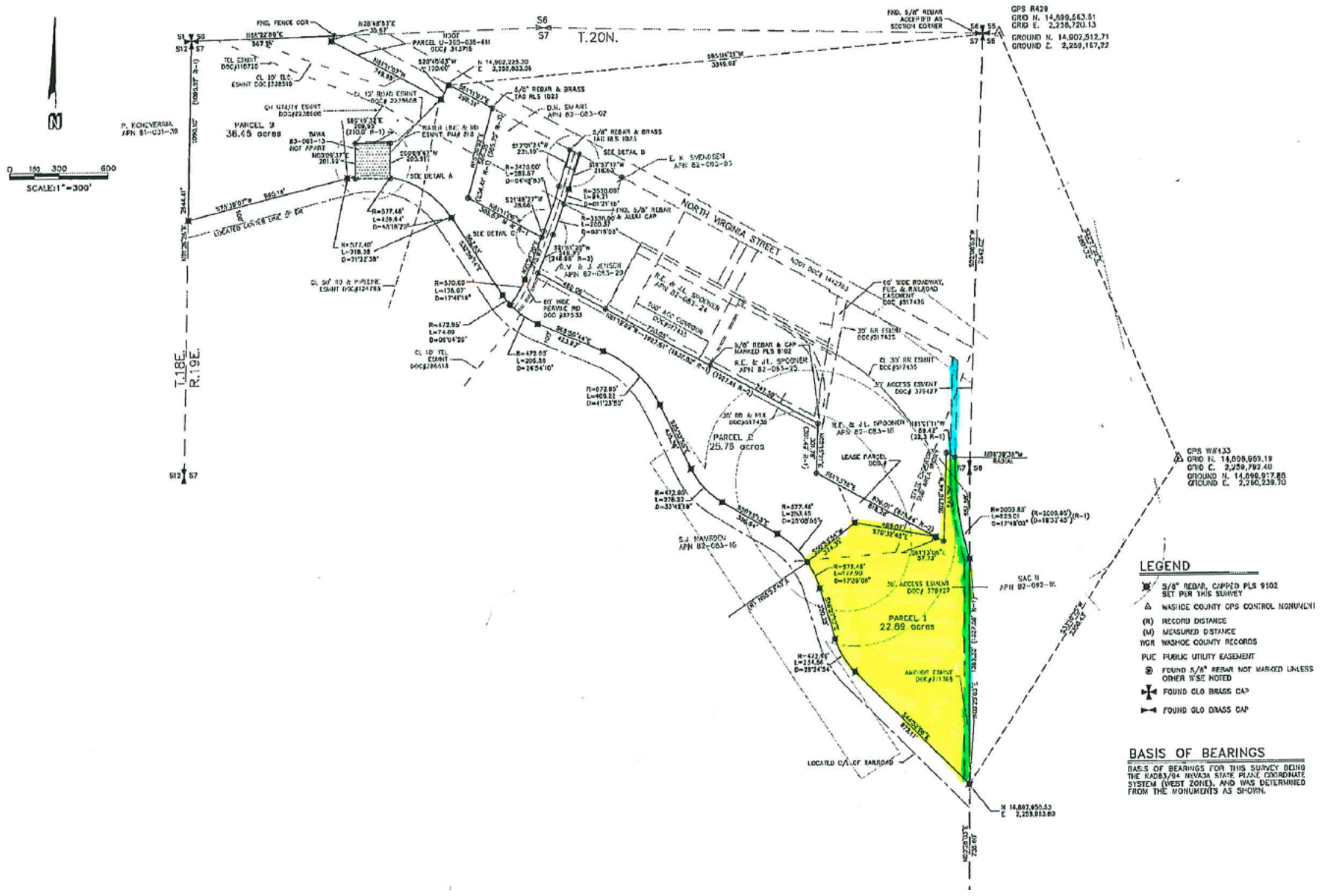
Martin Luther King Jr Memorial Hwy. // 179,000 CPD

N. Virginia St.

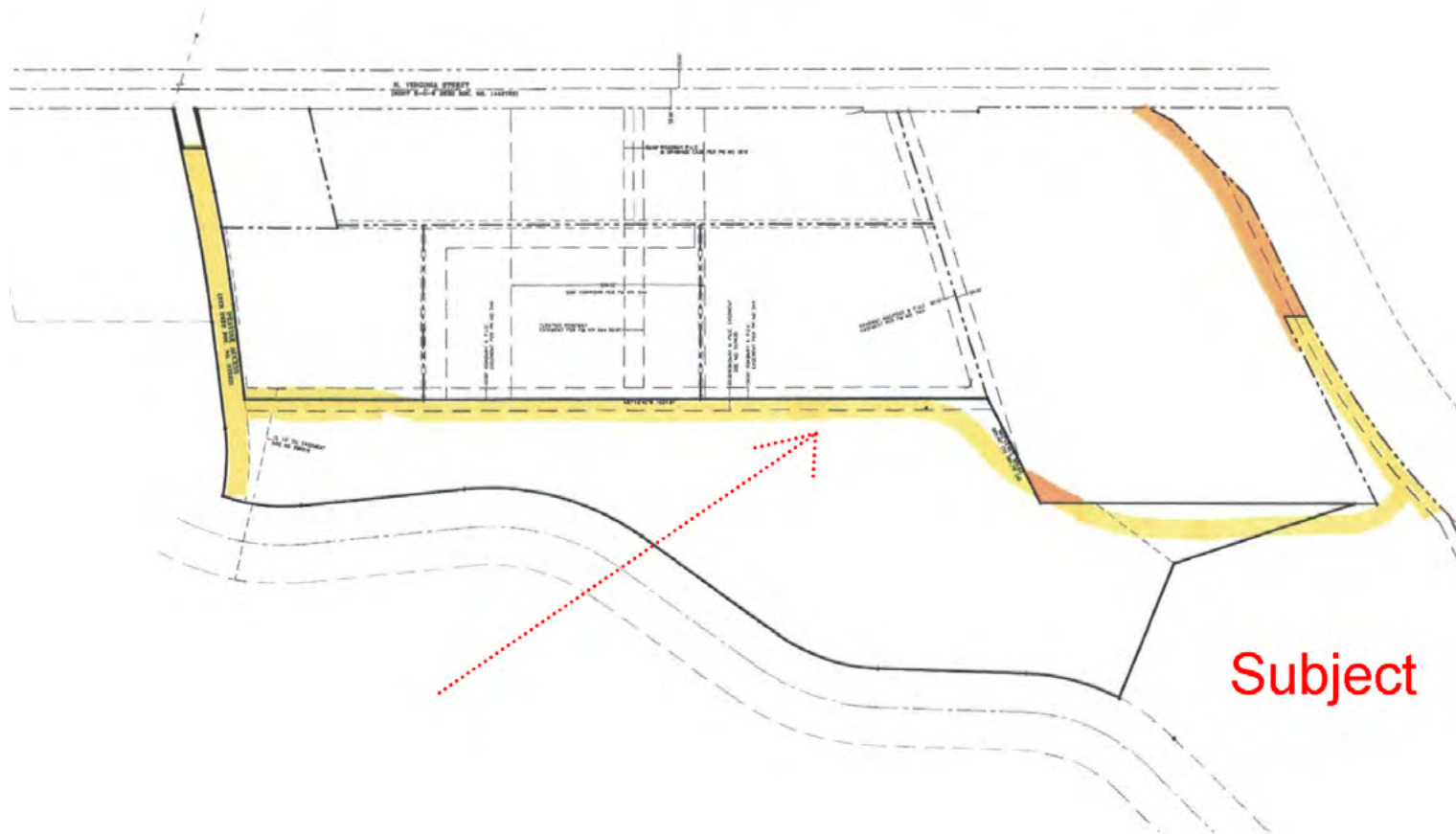




N. Virginia Easement



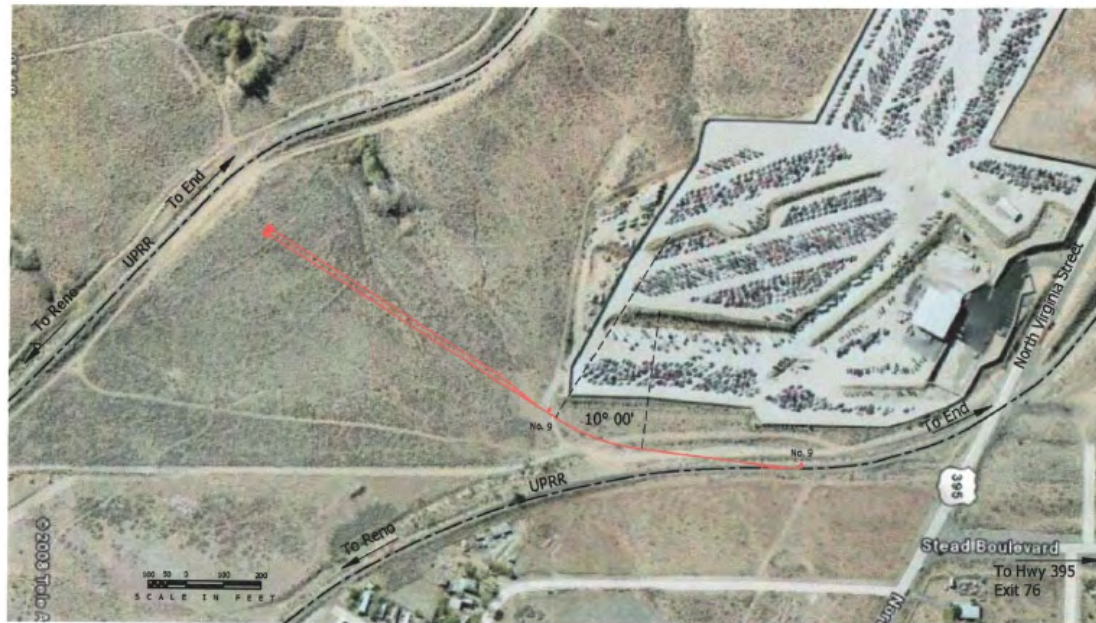
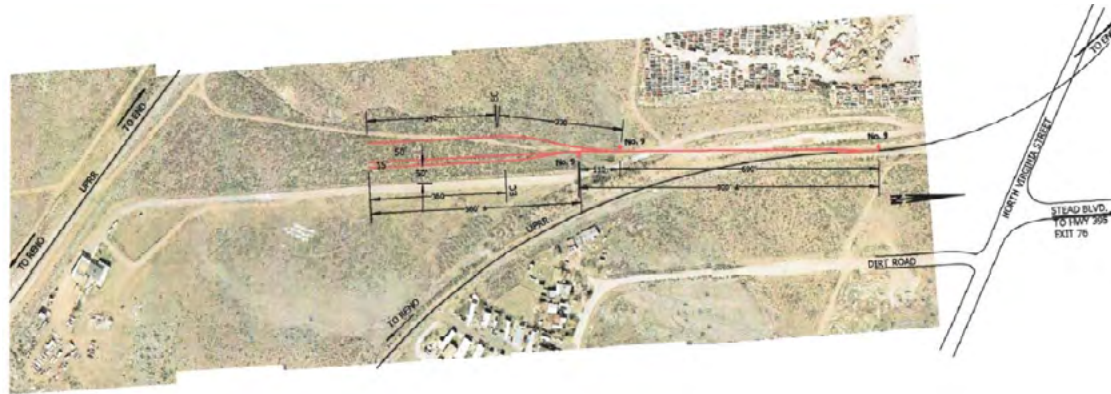
PRELIMINARY LAYOUT - BASE
STEAD INDUSTRIAL
RENO, WASHOE
MAY, 2008



Proposed Access to N. Virginia



Rail Concept Design



Important Statistics

5-Mile Radius



60,775

Total Population



42,551

Daytime Population



681

Number of Businesses



1.2%

2025-2030 Population Growth



11,126

Total Employees



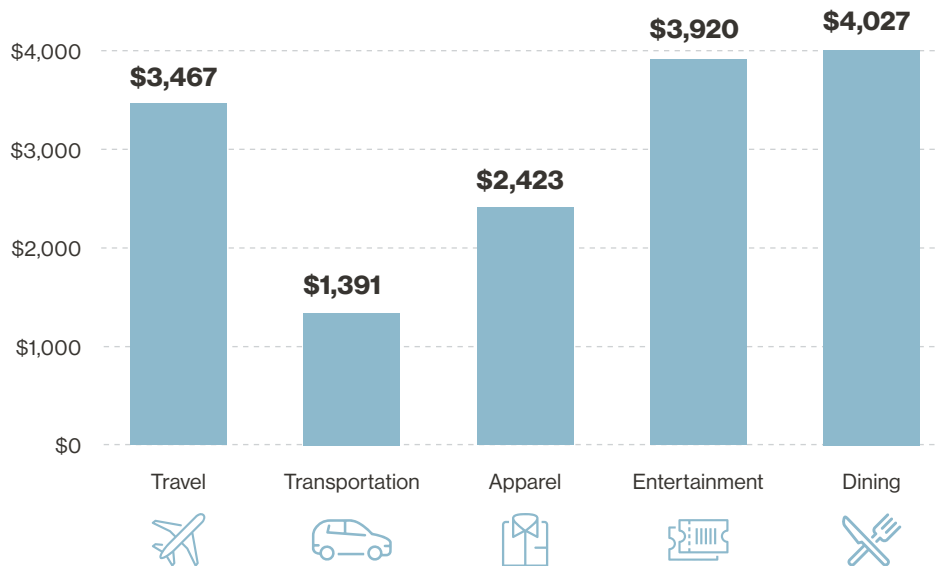
\$485,102

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	3,837	31,847	54,531
2025 Population	4,856	37,300	60,775
2030 Population	4,984	38,874	64,438
Annual Growth 2020 - 2025	4.59%	3.06%	2.09%
Annual Growth 2025 - 2030	0.52%	0.83%	1.18%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$105,292	\$101,052	\$112,384
2030 Average Household Income	\$118,803	\$113,568	\$126,601
2025 Per Capita Income	\$36,690	\$34,611	\$39,355
2030 Per Capita Income	\$41,683	\$39,146	\$44,719

Households	1-mile	3-mile	5-mile
2020 Total Households	1,326	10,825	18,780
2025 Total Households	1,673	12,753	21,171
2030 Total Households	1,727	13,374	22,647

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	1,846	13,420	22,204
2025 Owner Occupied Housing Units	920	8,830	15,032
2025 Renter Occupied Housing Units	753	3,923	6,139
2025 Vacant Housing Units	173	667	1,033
2030 Total Housing Units	1,851	14,019	23,707
2030 Owner Occupied Housing Units	964	9,438	16,227
2030 Renter Occupied Housing Units	763	3,936	6,420
2030 Vacant Housing Units	124	645	1,060

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel


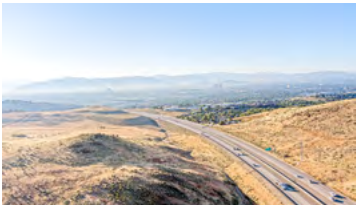




Top Projects 2025 Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 <p>Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p>Status of Project: In Progress Estimated Completion: 2028</p>	\$1.6B
2	 <p>I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p>Status of Project: Start of 2026 Estimated Completion: 2027</p>	\$275MM
3	 <p>Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p>Status of Project: In Progress Estimated Completion: 2027</p>	\$4.2B
4	 <p>UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p>Status of Project: In Progress Estimated Completion: Fall 2025</p>	\$150MM



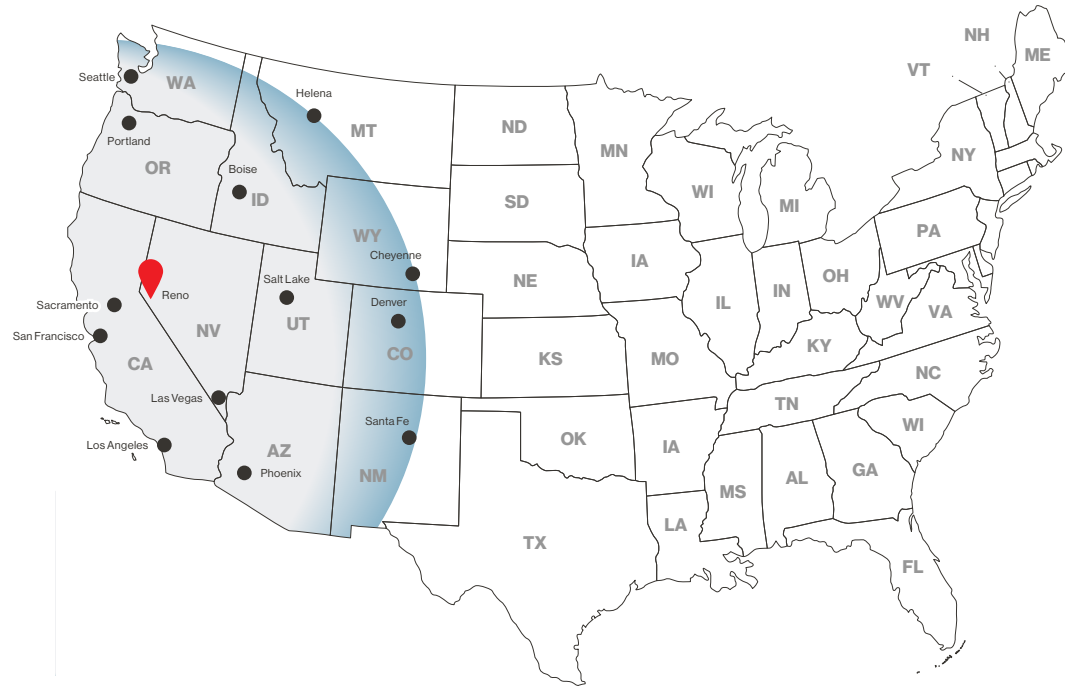
Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **O N. Virginia St., Reno, NV 89506**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

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LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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