

ONE 18

West St

RENO, NV 89501

RETAIL FOR LEASE

Located in Downtown Reno
This is a fully restored apartment building with retail down stairs. Built in 1907 this building offers built in clientele and a patio area for outside enjoyment.

GARY TREMAINE

SENIOR VP OF RETAIL
775.850.3151 OFFICE
gtremaine@dicksoncg.com
S.29033



CORFAC
INTERNATIONAL



ONE18

Unit 1

 **950 SF**

Unit 2

 **700 SF**

Property Highlights

- Retail spaces located within walking distance of restaurants, parking garage and the Truckee River.
- Located in the heart of Downtown Reno, with close proximity to N Arlington Ave and N Sierra St
- Two spaces available: 950 sf and 700 sf or can be combined for one larger space
- Tenant Improvement Allowance available, subject to approval

Lease Rate | Negotiable

Size | Total 1,650 sf

Zoning | MD-RD
*MIXED-USE DOWNTOWN
RIVERWALK DISTRICT*

APN | 011-042-12

Downtown Reno

AREA MAP



RENO CITY HALL
ONE EAST FIRST STREET

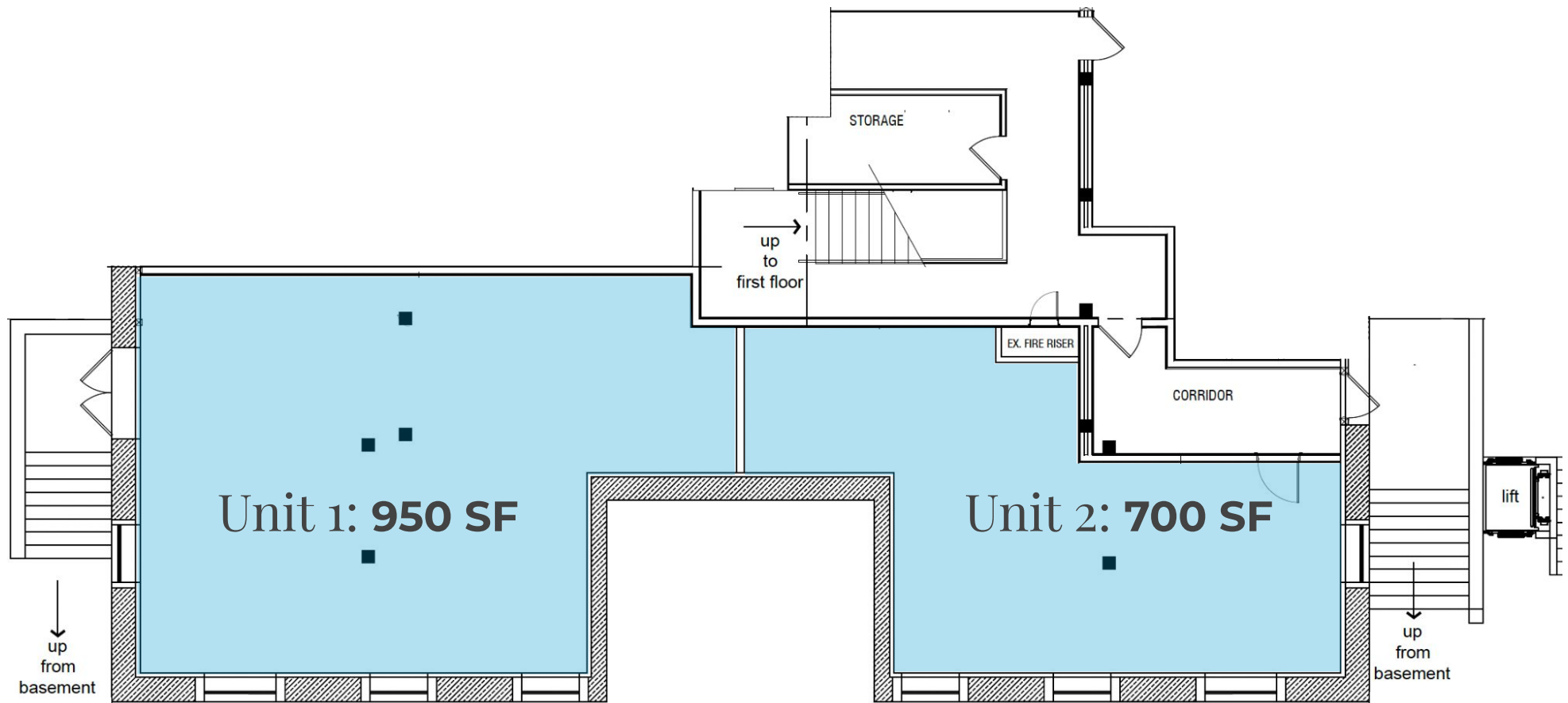


118
WEST ST

PARKING GARAGE



FLOOR PLAN



ONE18 West St

PARCEL MAP

W 1ST ST

UNIT 2

UNIT 1

WEST ST



Population

1 mile
21,461

3 miles
138,773





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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



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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6140 Plumas St., Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

