

FOR LEASE

155 LEMMON DRIVE



Retail

PRODUCT TYPE



±1,400

AVAILABLE (SF)



Reno

LOCATION



Coming Soon

LEASING



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NAI Alliance

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Property Highlights

This prominent retail strip center off Lemmon Drive in North Valleys offers great visibility and strong co-tenants. Shadow-anchored by Smith's, this center provides a large parking field and is surrounded by numerous national retailers.

Property Details

Address	155 Lemmon Drive Reno, NV 89506
Available SF	±1,400
Building Size	±10,192 SF
Lease Type	NNN
Type	In-line Strip
APN	086-801-12
Year Built	2005
Zoning	GC - General Commercial



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THE bungalows

O'BRIEN LIONS

SUBJECT

SURF THRU
DUTCH BROS

Walmart
Walgreens
Smith's

Ansell
SupplyHouse
Rinnai
MARY'S
GONE CRACKERS

McDonald's
Peg's
Pizza Hut
The UPS Store
ACE Hardware

DISTANCE FROM SUBJECT

NEAREST 980 ON-RAMP	2 MI 4 MIN DRIVE
RENO-TAHOE AIRPORT	10 MI 15 MIN DRIVE
DOWNTOWN RENO	7 MI 12 MIN DRIVE
SOUTH RENO	15 MI 20 MIN DRIVE

Nearby Businesses



Retail

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±1,400

SIZE (SF)



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5-MILE KEY FACTS



90,098

POPULATION



4.4%

UNEMPLOYMENT



2.8

HOUSEHOLD
SIZE (AVG.)



35

MEDIAN
AGE

5-MILE INCOME FACTS



\$83,125

MEDIAN
HOUSEHOLD
INCOME



\$35,299

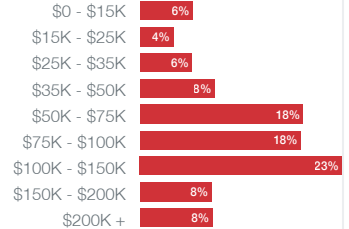
PER CAPITA
INCOME



\$224,793

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



1,117

BUSINESSES



17,704

EMPLOYEES

5- MILE EDUCATION FACTS

16%

NO HIGH
SCHOOL
DIPLOMA



28%

HIGH
SCHOOL
GRADUATE



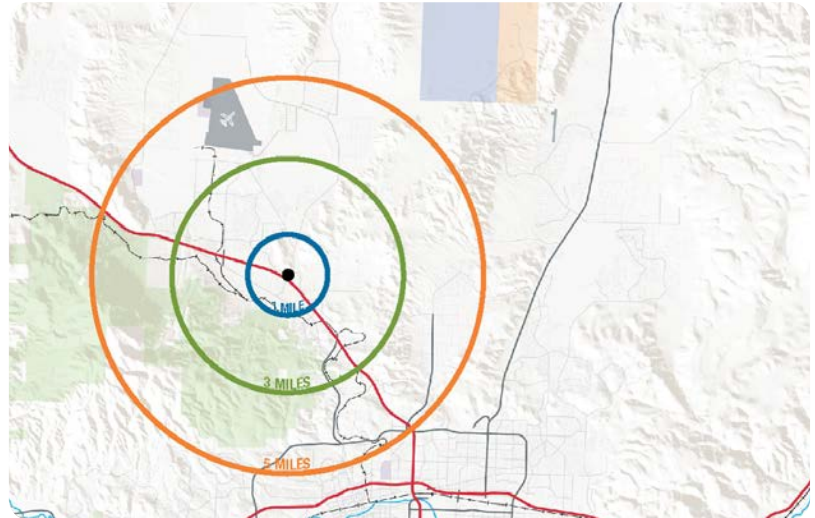
32%

SOME
COLLEGE



24%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI









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

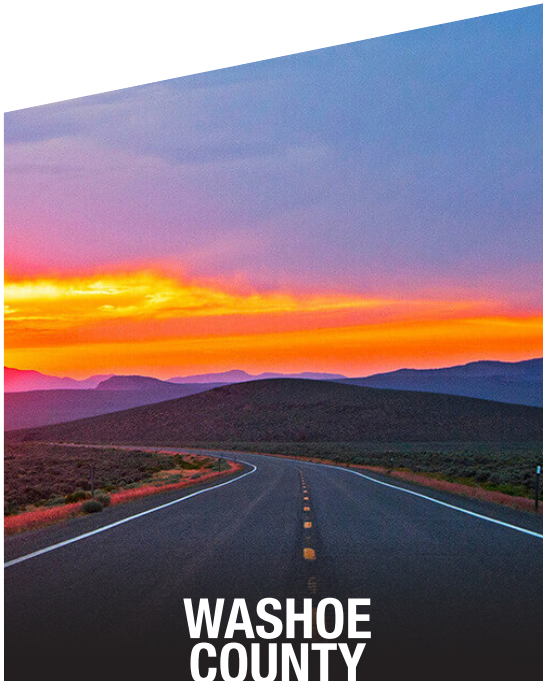


61 OPPORTUNITY ZONE DESIGNATIONS

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:

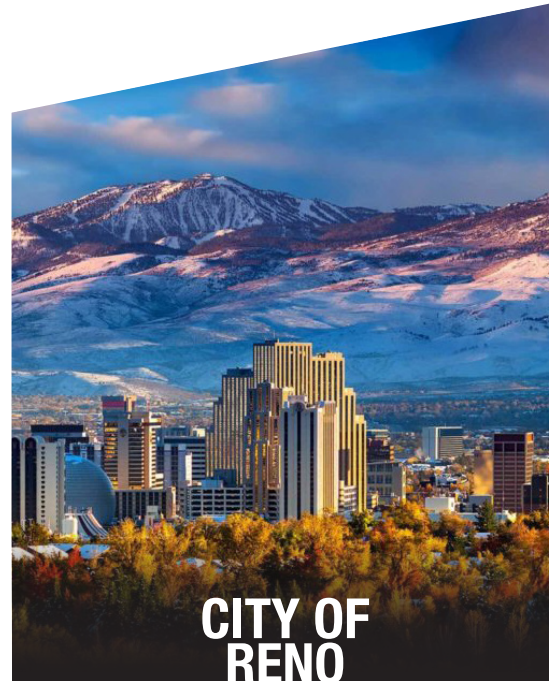
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

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



Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

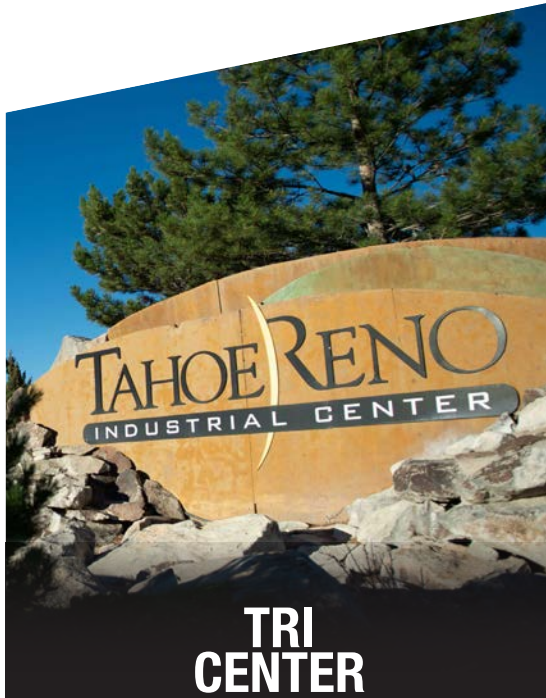
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



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.

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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

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