

FOR LEASE

# THE oddie DISTRICT & COMMONS

2450 ODDIE BOULEVARD | SPARKS, NV



Creative-Class Flex | Tech | F&B  
Retail | Office PRODUCT TYPE



Now Under Construction



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**NAI Alliance**

**FOOTHILL PARTNERS**  
REAL ESTATE AND URBAN ECONOMICS



### Property Highlights

The Oddie District is an urban infill redevelopment project on Oddie Boulevard in Metro Reno / Sparks, Nevada. The project is the deconstruction of a former Lowe's and re-construction of a ±200,000 SF innovation hub featuring a 300+ seat food & beverage / retail marketplace, The Oddie Commons. It's located 10 minutes from the Reno-Tahoe International Airport and 7 minutes from the University of Nevada, Reno.

**The Oddie District is the catalyst for a community-centric economic and cultural resurgence.**

Anchored in cultural relevance by The Generator, a maker space community including celebrated Burning Man artists and engineers, and The Innovation Collective, a collaborative workplace business accelerator engaged in human capital investment.

**Delivering 2026**

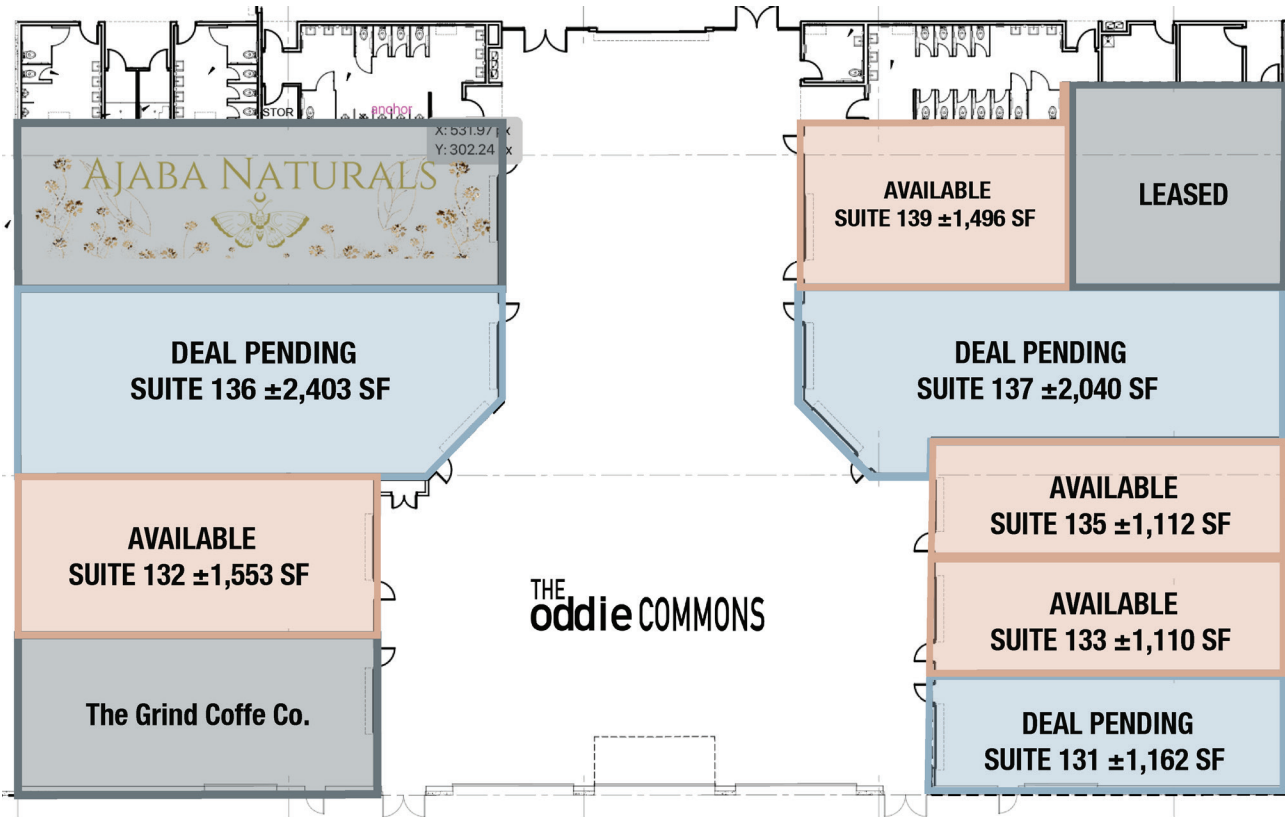


The Oddie Commons



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THE  
oddie DISTRICT & COMMONS



Distillery Opportunity



300 Seats in Open-Air Covered Commons



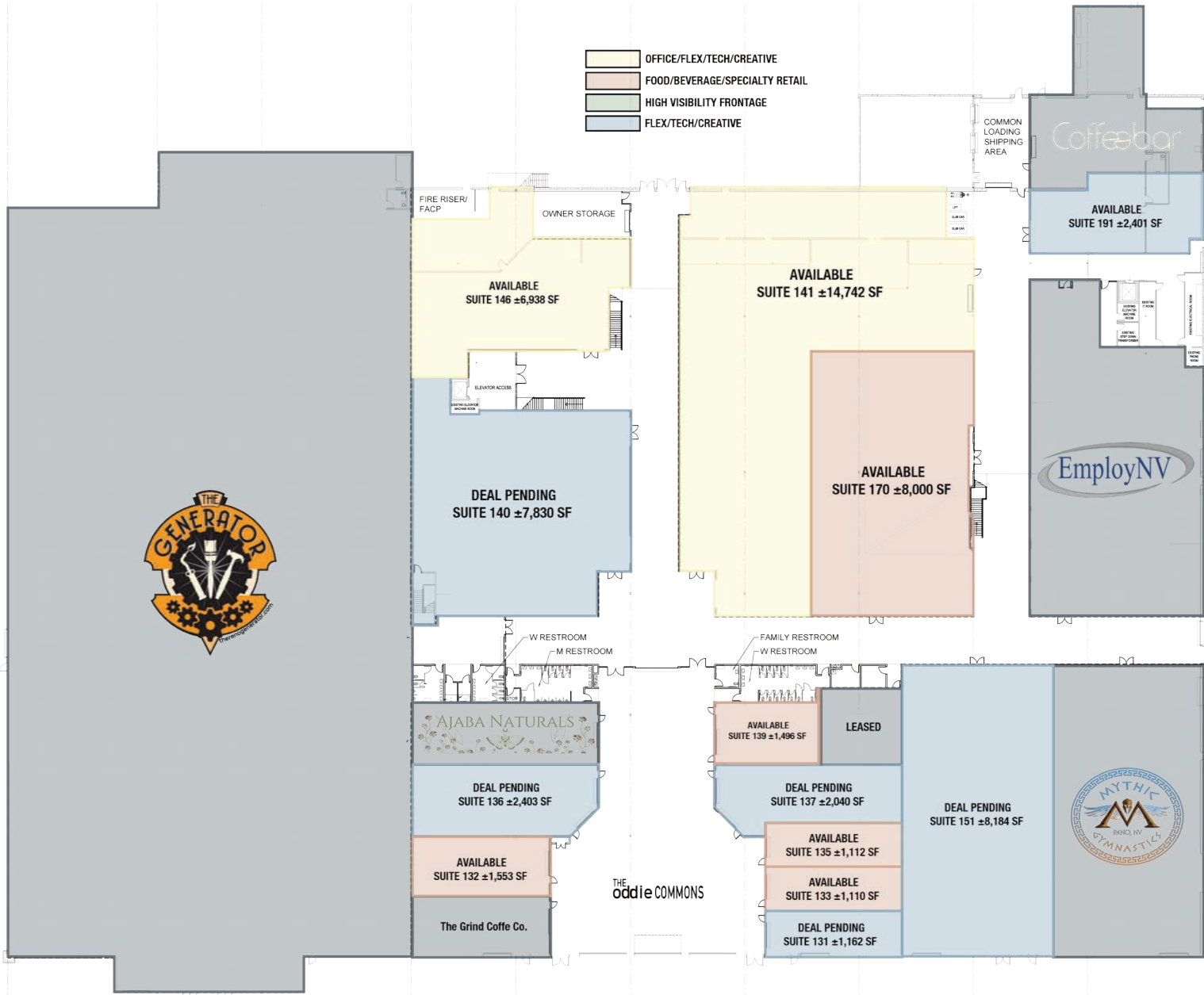
±10,000 SF of Food & Beverage/Retail

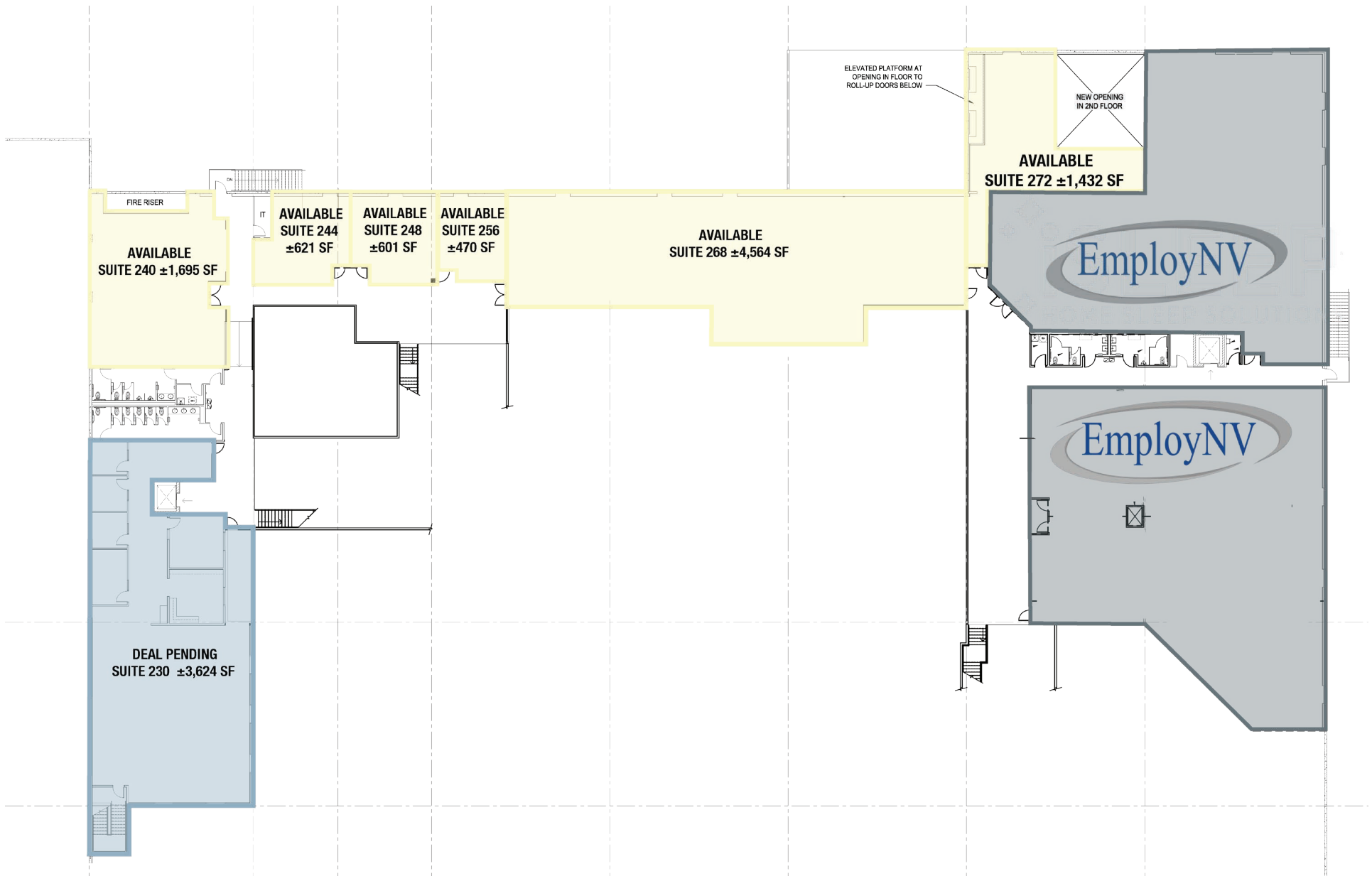


Small Shop Retail



±62,000 SF Regional Maker Space







The Generator, a nonprofit makerspace collection of celebrated artists and engineers from Burning Man and the greater Reno/Sparks community, is the cornerstone and largest tenant in The Oddie District, in 62,000 SF of the building. Artwork created at The

Generator will be displayed in an Art Park on the east side of the project. "The Generator is a cultural icon of Reno/Sparks; to provide it a long-term home, to surround it with working environments for design, engineering and production companies and to build together a broad culture of innovation and creation will be great for Sparks and for the region," said Doug Wiele, the President and Founding Partner of Foothill Partners, Inc.



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PEPPERMILL  
RENO

Renown  
HEALTH

Downtown Reno



**N**  
University of Nevada, Reno

Walmart

580

80

Bank of America  
McDonald's  
Tires LES SCHWAB  
Auto Zone



ODDIE BLVD

octapharma  
plasma  
Walgreens  
Jack  
In the box  
EGG ROLL  
KING  
LIBERTY  
TAX  
H&R  
BLOCK

EL RANCHO DR

SUBJECT

goodwill  
DOLLAR TREE

FOR LEASE

# THE ODDIE DISTRICT & COMMONS

2450 ODDIE BOULEVARD | SPARKS, NV

Sparks Marina

Sparks, NV

**Nugget**  
CASINO RESORT

Walgreens Jack In the box octapharma plasma  
EGG ROLL KING LIBERTY TAX H&R BLOCK PIZZA PLUS

**RENO-TAHOE**  
Reno-Tahoe International Airport

HARBOR FREIGHT food maxx Polo loco  
Jack Starbucks THRIFT STORE  
JJJ Jacks Applebees  
FIREHOUSE SUBS T-Mobile

**GROCERY OUTLET**  
bargain market

**Dotty's**

**PARQ**  
crossing  
apartments

**SUBJECT**

McDonald's Auto Zone  
Bank of America  
Tires LES SCHWAB

goodwill DOLLAR TREE

EL RANCHO DR

ODDIE BLVD

80



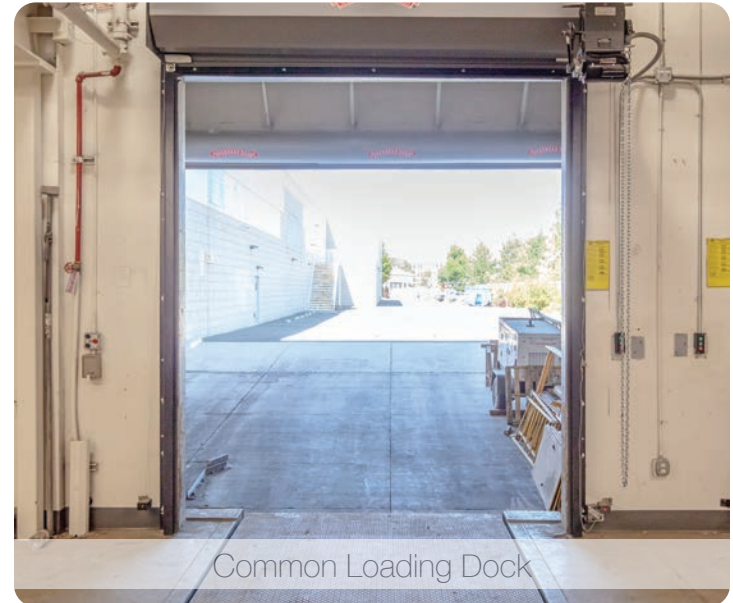
Common Loading Dock



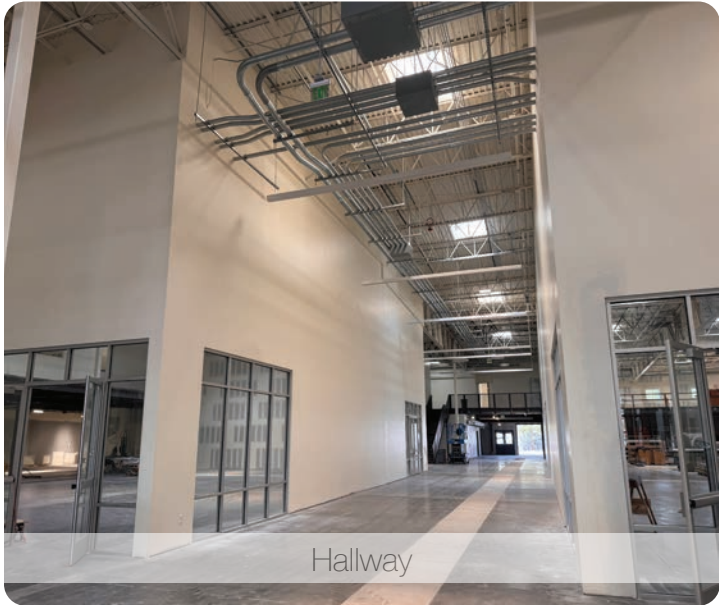
Mezzanine Q1 2026



2nd Floor Office



Common Loading Dock



Hallway



Suites 131, 133, & 135



Suite 132



Suite 136



Suite 136



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# THE oddie DISTRICT & COMMONS





### 5-MILE KEY FACTS



**266,097**  
POPULATION



**5.7%**  
UNEMPLOYMENT



**2.4**  
HOUSEHOLD  
SIZE (AVG.)



**36**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$72,087**

MEDIAN  
HOUSEHOLD  
INCOME



**\$38,685**

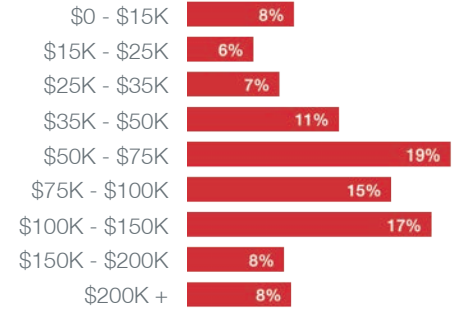
PER CAPITA  
INCOME



**\$110,774**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**10,863**  
BUSINESSES



**157,260**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**15%**

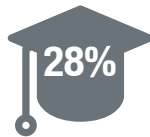
NO HIGH  
SCHOOL  
DIPLOMA



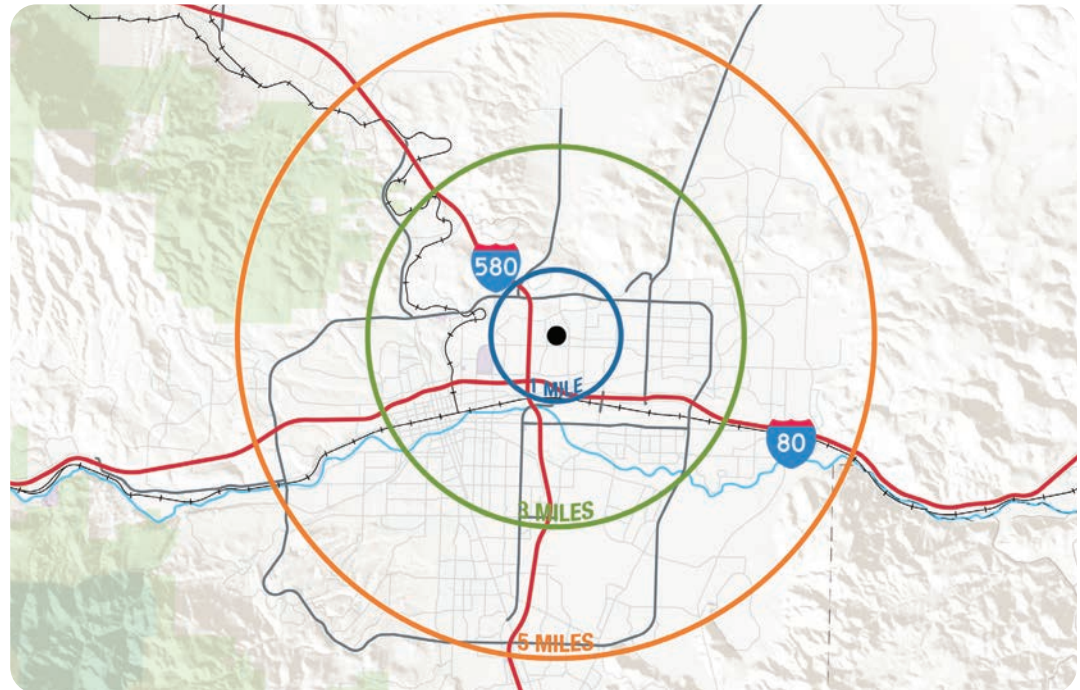
**27%**  
HIGH  
SCHOOL  
GRADUATE



**31%**  
SOME  
COLLEGE



**28%**  
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

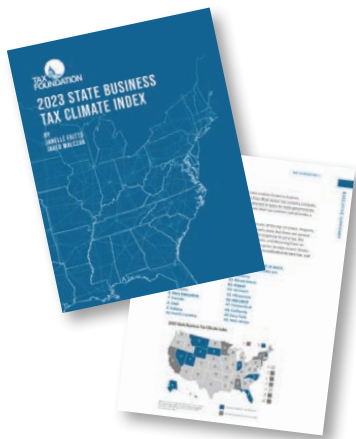
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their 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

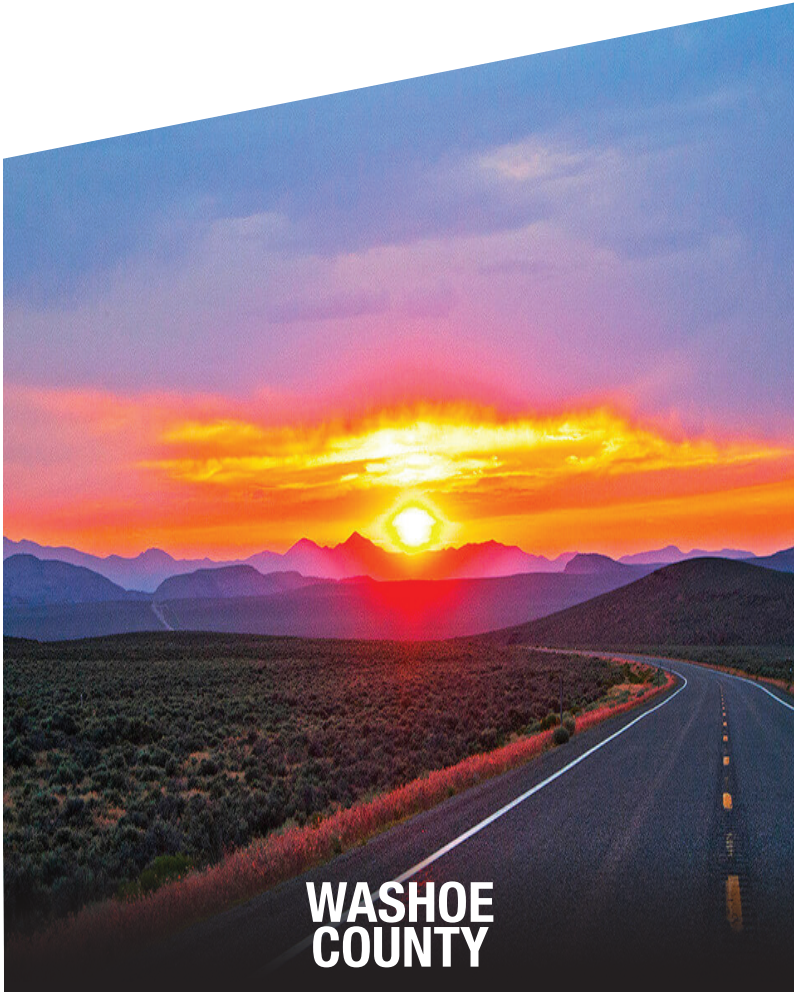


## 61 OPPORTUNITY ZONE DESIGNATIONS

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

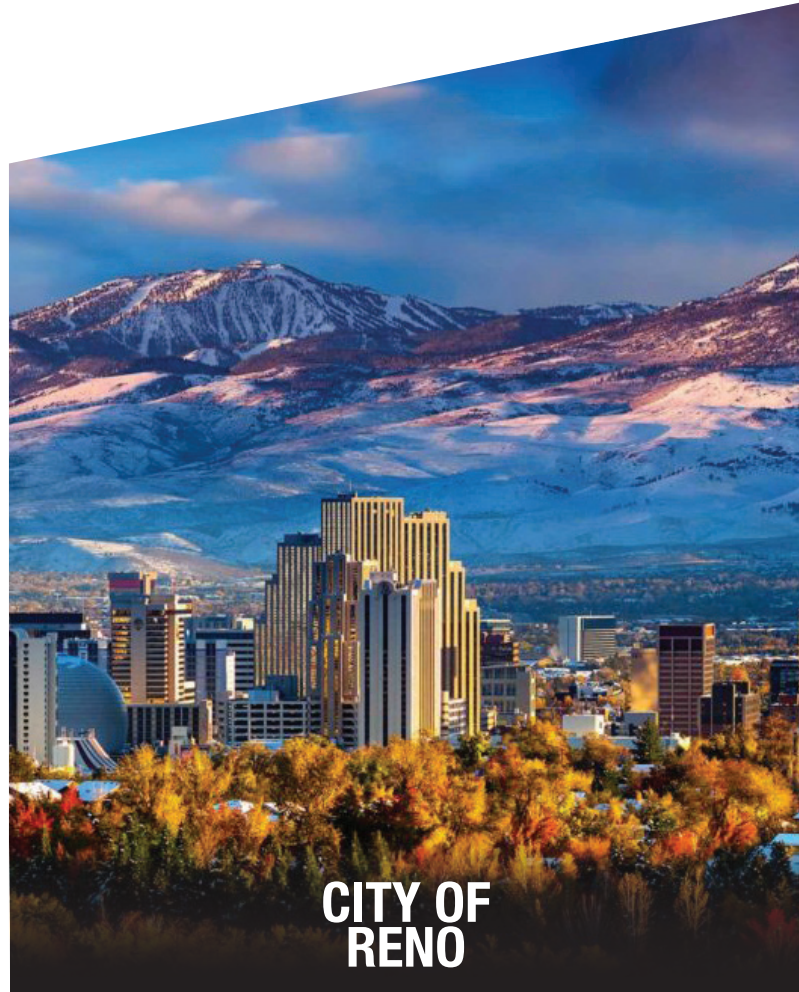


## WASHOE COUNTY

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

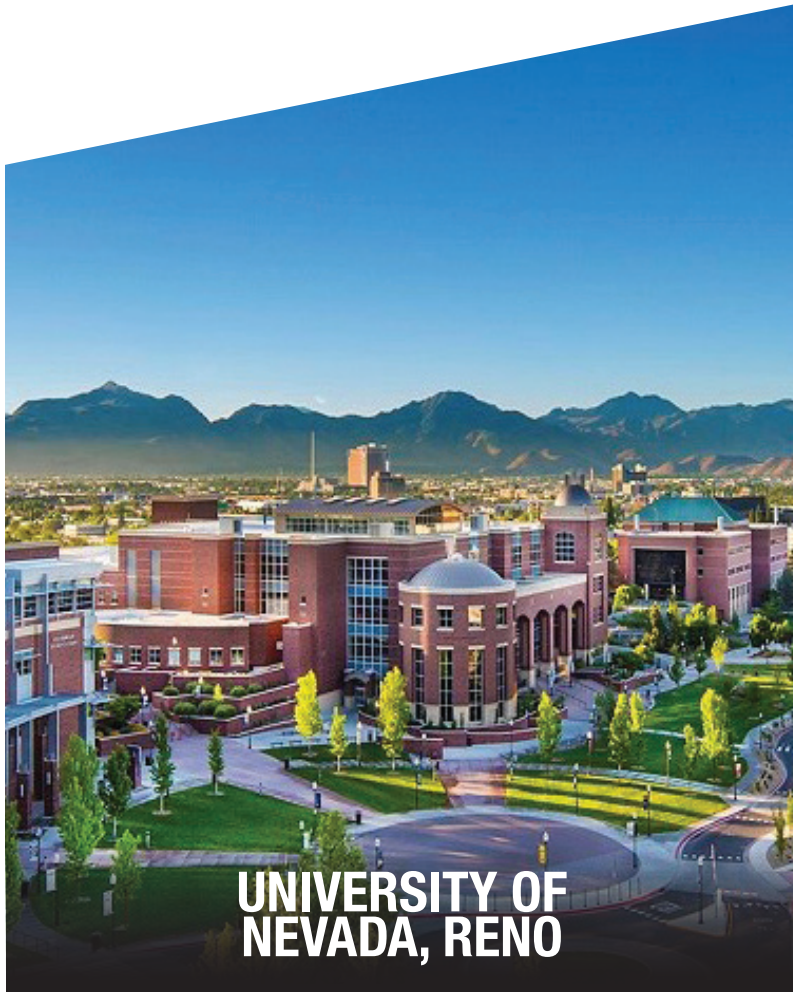
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



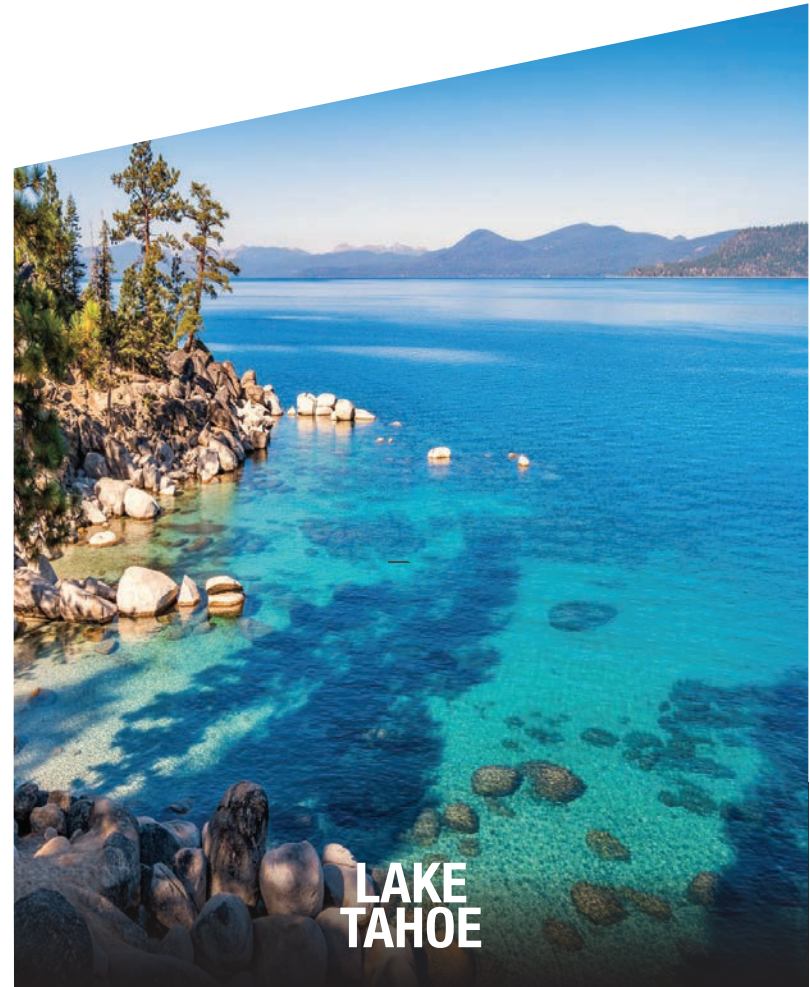
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The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



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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