

350

Gold Ranch Rd

Verdi NV 89439



RETAIL FOR LEASE

QUICK-SERVICE F&B LOCATED INSIDE THE GOLD RANCH CASINO



TAYLOR CAIN

ASSOCIATE
775.336.7106 **CELL**
tcain@dicksoncg.com
S.203477

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761

TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076



CORFAC
INTERNATIONAL



350



ABOUT THE PROPERTY

- Quick service food and beverage space suitable for grab and go or fast casual concepts.
- Located within Gold Ranch Casino on the I 80 corridor, capturing consistent local and regional traffic.
- Adjacent tenants include Sinclair, Port of Subs, Jack in the Box, and CalLotto.
- Area benefits from strong residential growth, including the nearby Quilici housing community.
- FF&E available or can be removed based on tenant requirements.
- Equipped with a 1,000 pound grease interceptor.
- Plumbing available within the suite, with restrooms located just outside the space within the casino near the entrance.



Lease Rate | Negotiable
| Full Service Lease
Available Space | 1,134 SF
APN | 038-861-01

PARCEL MAP

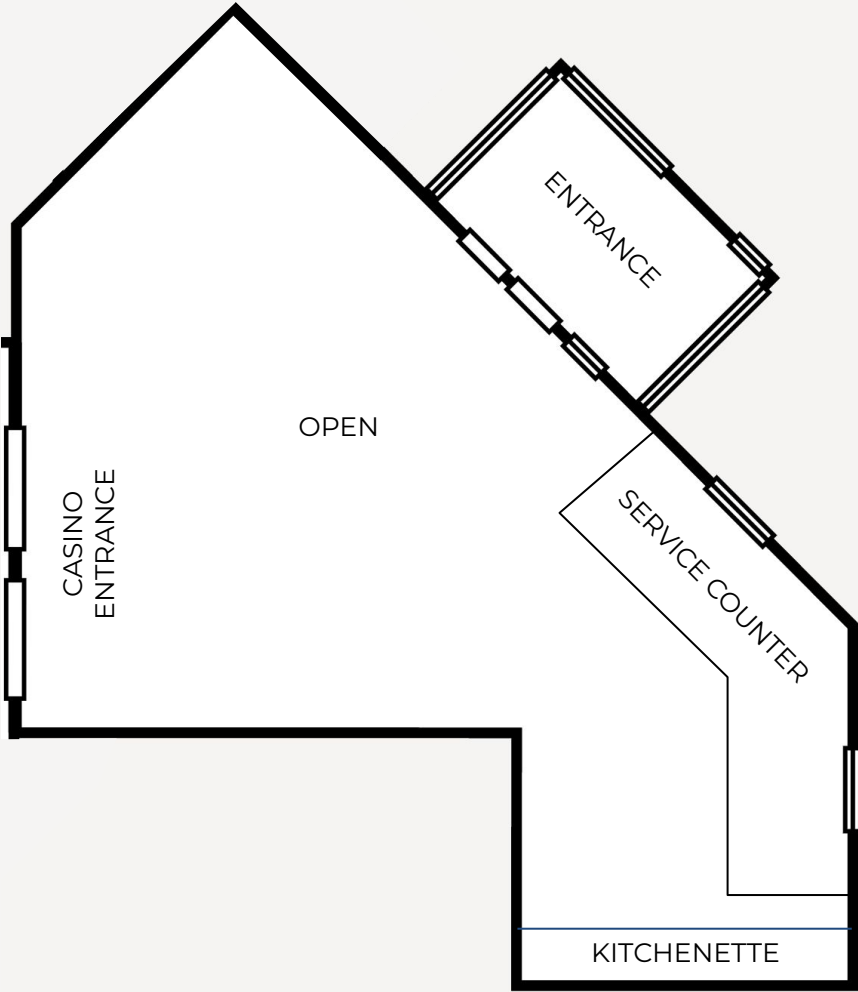
I-80- 40,500 ADT



350
GOLD RANCH RD

GOLD RANCH
CASINO • VERDI





PHOTOS



AREA MAP

NORTHEAST VIEW



VERDI

POWERPSONIC
TRUSTED BATTERY SOLUTIONS

MASONITE

DAIKIN patagonia

Cabela's
WORLD'S FOREMOST OUTFITTER

BOOMTOWN
CASINO HOTEL
RENO, NV

QUILCI
BY TOLL BROTHERS
NEW HOME
DEVELOPMENT
±1,200 HOMES &
±180 MULTIFAMILY



350
GOLD RANCH RD



I-80- 40,500 ADT

GOLD RANCH
CASINO • VERDI

Jack
in the box

PORT
OF SUBS

Sinclair



AREA MAP

NORTHWEST VIEW



VERDI EXECUTIVE
RV & BOAT STORAGE



I-80- 40-500 ADT

Stremmel
AUCTIONS



CALIFORNIA
STATE LOTTERY
AT GOLD RANCH

GOLD RANCH
CASINO & RV RESORT

TRUCKEE RIVER

350
GOLD RANCH RD



**YOUR
COMPETITIVE
ADVANTAGE**

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



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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