

The Esmeralda Ranch

This Unique 2.13-Acre Mixed-Use Property Features Two Buildings Totaling 6,400 Square Feet, In-Place Rental And Cell Tower Income, And Exceptional Live/Work Or Owner-User Flexibility.



Marcus & Millichap

145 ESMERALDA DR

EXCLUSIVELY LISTED BY

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OFFERING SUMMARY

145 ESMERALDA DR

\$

Listing Price

\$1,995,000

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Lot Size

2.13 Acres

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Building Size

6,400 SF

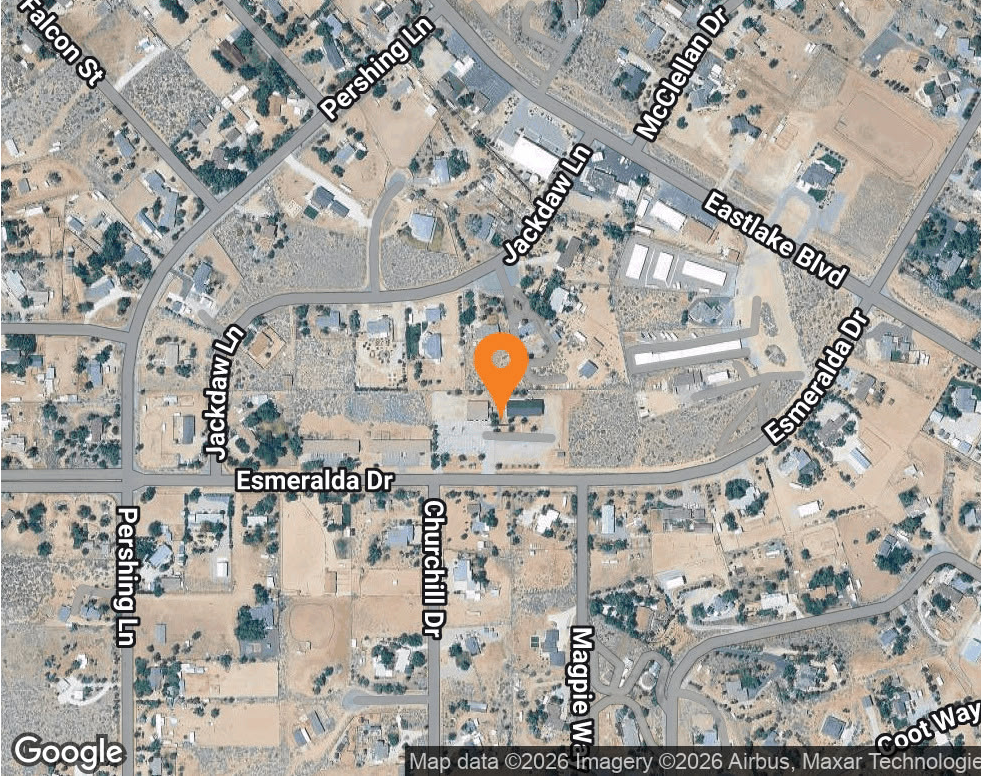
FINANCIAL

Listing Price	\$1,995,000
Price/SF	\$311.72
Gross Income	\$45,000 (Separate of the Vacant 4,000 SF building)

PROPERTY

Gross SF	6,400 SF
APN #	050-411-32
# of Buildings	2
Lot Size	2.13 Acres (92,782 SF)
Year Built	1996
Power	400 Amps with Tesla charger
Zoning	LDS (WCTY - Low Density Suburban)

*In addition to the above mentioned gross income, landlord is also entitled to 5% of net income from the childcare tenant as well. Contact agent for details.





Subject Property

145 ESMERALDA DR

Washoe Valley, NV 89704

INVESTMENT OVERVIEW

145 Esmeralda Drive is a unique mixed-use property comprised of two buildings situated on a 2.13-acre parcel in scenic Washoe Valley, Nevada. Zoned Low Density Suburban (LDS), the site accommodates low-density residential as well as light commercial uses. To top it off - the property enjoys views of the Sierra Nevada mountains to the west, and the Virginia Range to the east.

The existing improvements are turnkey and provide a rare combination of investment income and owner-user flexibility. Although currently configured as a single parcel, the two buildings are positioned to create semi-private, 1+ acre settings that can function largely independent of one another.

The first building is a 2,400 SF wood-frame structure constructed in 1996. It is currently leased to a childcare operator and includes a residential component that allows the tenant to live on-site. The property also benefits from a cell tower lease that generates passive income, which will transfer with the sale. The second building is a 4,000 SF masonry and metal structure originally built in 2001. Current ownership has extensively renovated the property with high-end finishes to include a 3-bedroom, 2-bath residence and lounge area, complemented by an attached 2,200 SF shop. The grounds are fully improved with concrete and paved surfaces, landscaped yard areas, a water feature, detached storage shed, and more. Offered vacant at closing, this building presents an exceptional opportunity for an owner-user, live/work occupant, weekend retreat, or potential small-event venue.

Centrally located between Reno and Carson City, Washoe Valley has retained its rural, ranch-oriented character, yet is just minutes from the region's major employment and population centers. The property offers a compelling blend of privacy, functionality, and accessibility, with easy access to surrounding markets such as Reno, Sparks, Carson City, and Gardnerville. Potential users include contractors, landscapers, automotive enthusiasts, and other business owners seeking a flexible live/work environment.

This is truly a one-of-a-kind property. Touring in person is highly recommended to fully understand the property's versatility and potential. Please contact the listing agents for additional information or to schedule a showing.

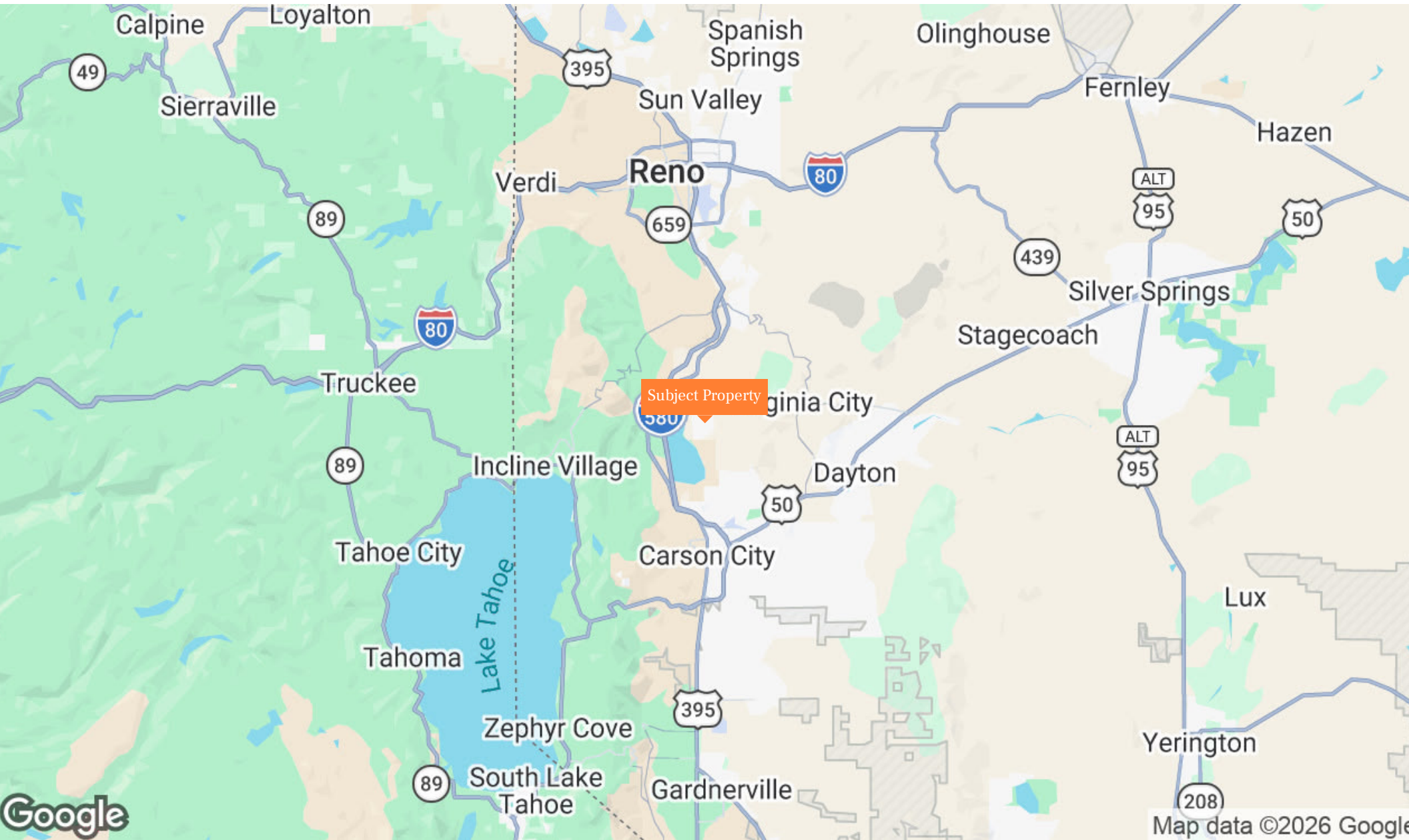
INVESTMENT HIGHLIGHTS

- Large 2.13 Acre Lot
- In-Place Rental Income Plus Existing Cell Tower Revenue Stream
- Low Density Suburban (LDS) Zoning Permits Residential and Light Commercial Uses
- Ideal for Contractors, Landscapers, Automotive Enthusiasts, and Other Owner/Users



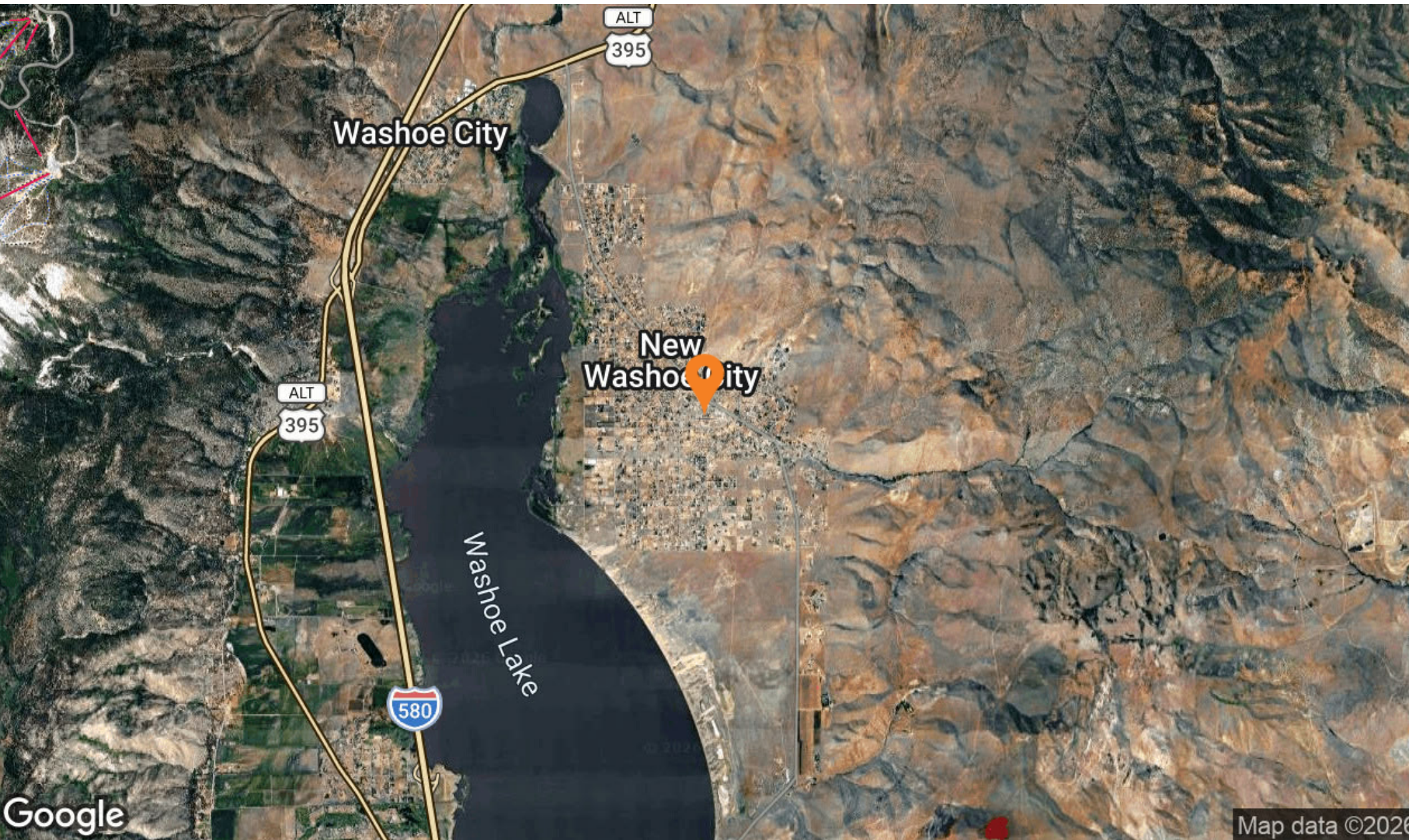
145 ESMERALDA DR

REGIONAL MAP



145 ESMERALDA DR

LOCAL MAP





28 min / 22.4 mi



42 min / 38.7 mi



Subject Property

Esmeralda Drive

Distance To:

 Downtown Reno - 28 min / 22.4 mi

 Carson City - 20 min / 11.8 mi



lake
tahoe



43 min / 34.5 mi

34 min / 24.1 mi



Washoe Lake



40,000+
Cars per Day



Esmeralda Drive

Subject Property

Distance To:

 Downtown Reno - 28 min / 22.4 mi

 TRIC - 42 min / 38.7 mi



20 min / 11.8 mi

Washoe Lake

Esmeralda Drive

Subject Property



Subject Property
(Approx. 2.13 Acres)

Esmeralda Drive



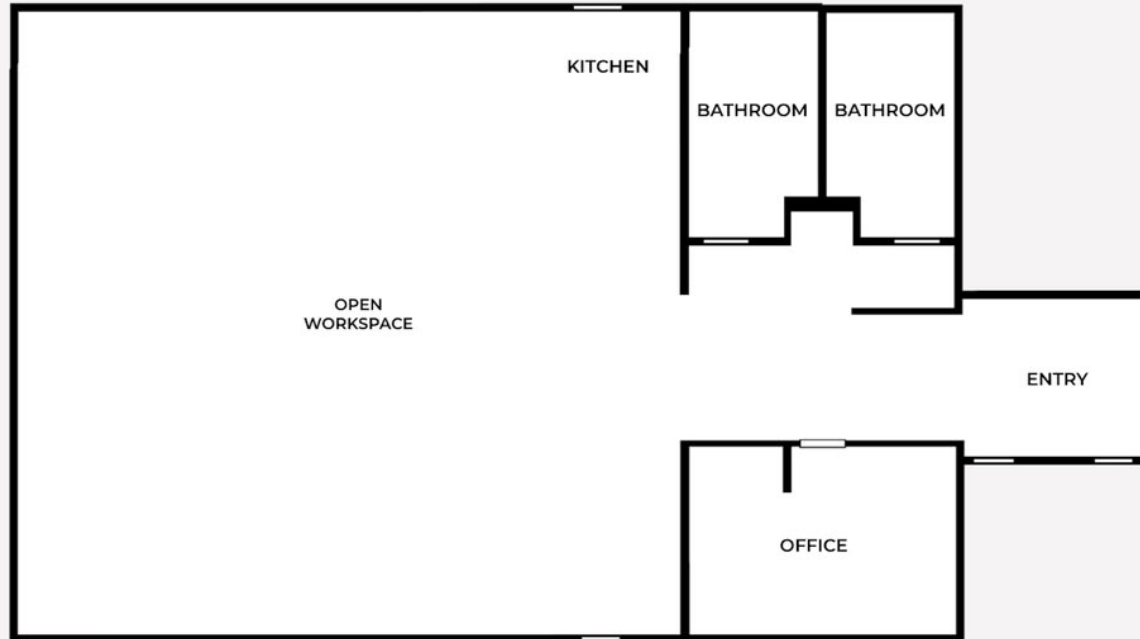






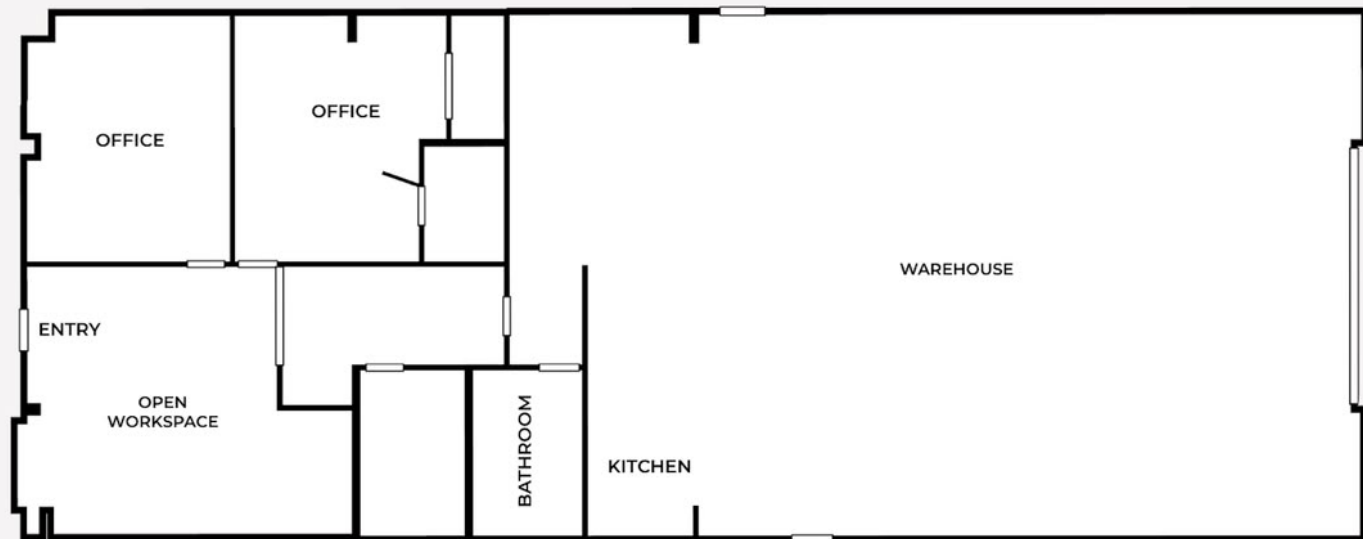
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SITE PLANS



2,400 SF
Commercial Building

4,000 SF
Industrial Building



145 ESMERALDA DR

MARKET OVERVIEW

RENO-SPARKS-CARSON CITY

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into an emerging high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. Lower cost and higher-quality living, as well as a business-friendly environment, are drawing companies and residents from across the nation, particularly from neighboring California. Across the next five years, nearly 30,000 additional people are expected to enter the metro, which encompasses Washoe and Storey counties, as well as Carson City, home to the state's capital. The eastern shore of Lake Tahoe is included in the market, contributing to an active outdoor recreation segment. A diverse array of activities — including gambling and cultural amenities — sustain the growing tourism industry.

METRO HIGHLIGHTS



LOWER BUSINESS COSTS

More affordable costs and a business-friendly climate attract firms, including Switch Data, Apple, Google and Tesla, to the region.



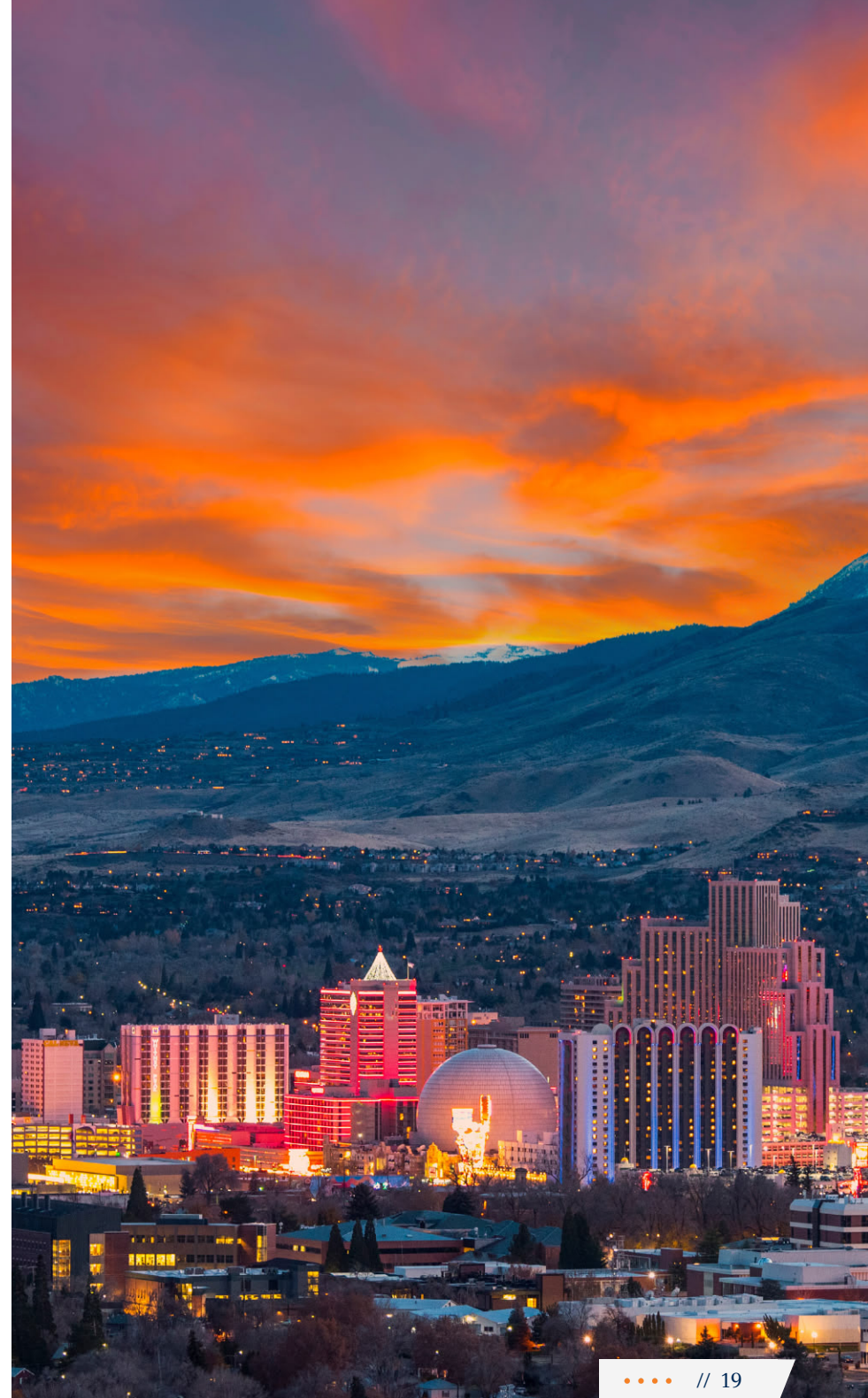
STRONG EMPLOYMENT GAINS

Between 2019 and the end of 2023, Reno's employment growth rate has nearly doubled that of the national average.



TOURISM

Special events, such as the Reno Rodeo or Reno Jazz Festival, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.

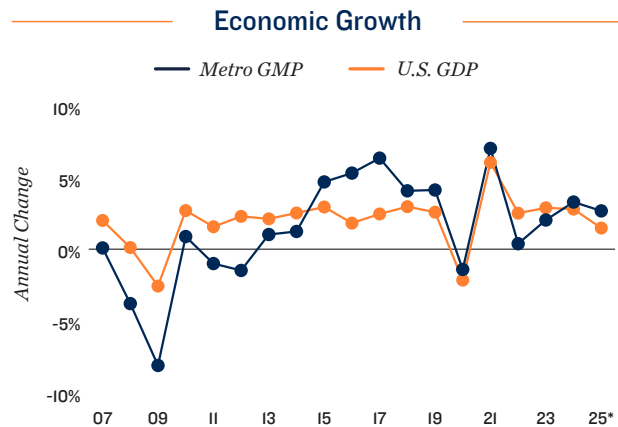


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MARKET OVERVIEW

ECONOMY

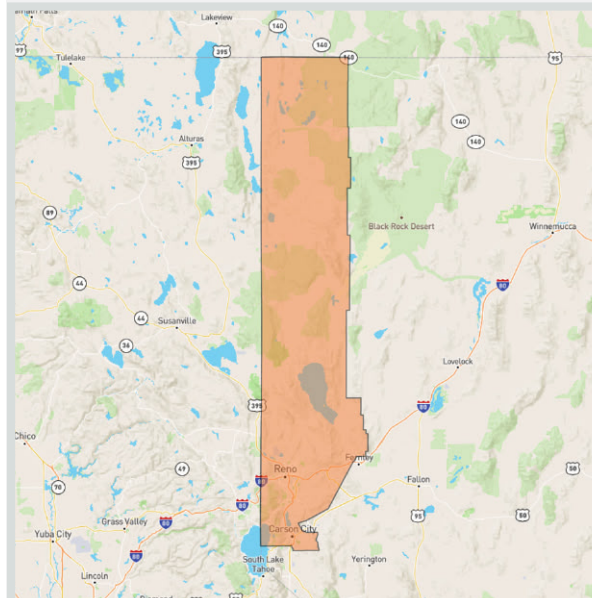
- The region is becoming an important center for distribution and industrial expansion, as all West Coast markets can be reached in one day.
- Pro-business environment and proximity to California attract an array of firms. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's Gigafactory and the Switch Digital Citadel, the world's most advanced data center, are also here.
- Redeveloping unique neighborhoods, such as the Brewery District and Mid-Town, are drawing businesses, tourists and residents.



*Forecast

MAJOR AREA EMPLOYERS

- Peppermill Reno
- Honeywell
- Eldorado Resort Casino
- Saint Mary's Health Network
- Carson Tahoe Health
- Tesla Gigafactory
- Sun Technical Services, Inc.
- Boomtown, LLC
- SanMar Corp.
- Chewy.com LLC



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

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MARKET OVERVIEW

DEMOGRAPHICS

- The local population will swell by roughly 30,000 people by 2029, supporting a household gain of 5.5 percent or nearly 13,000 new households, driving demand for more housing. Home prices below large California markets continue to draw residents from the neighboring state.
- Roughly 65 percent of residents ages 25 and older have completed some college, while more than 31 percent hold at least a bachelor's degree, creating a skilled workforce.

QUALITY OF LIFE

Outdoor activities abound in the metro, with golf courses, parks and trails for biking, running and hiking. The region's rivers, lakes and reservoir offer numerous water sports, while the mountains provide a scenic backdrop and snow in the winter. Cultural venues include the Nevada Museum of Art, Discovery Children's Museum, Brūka Theatre, Fleischmann Planetarium, the Pioneer Center for the Performing Arts, and a host of other museums, galleries and festivals. More than 50,000 students attend local institutions of higher education, including the University of Nevada, Reno, Truckee Meadows Community College, Western Nevada College and Sierra Nevada College. These institutions also contain cultural and sports venues.

SPORTS

Baseball | **AAA** | Reno Aces
Basketball | **NCAA** | Nevada Wolf Pack



EDUCATION

- Western Nevada College
- Sierra Nevada College
- University of Nevada, Reno
- Truckee Meadows Community College

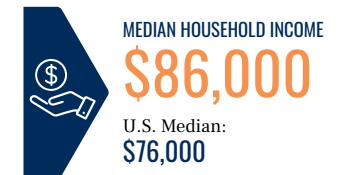
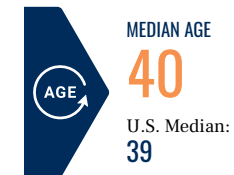
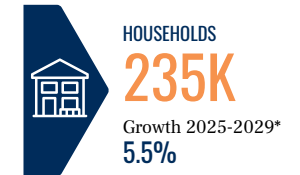
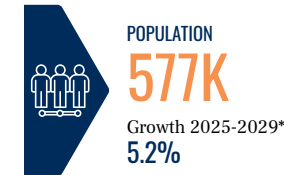


ARTS & ENTERTAINMENT

- Terry Lee Wells Nevada Discovery Museum
 - Nevada Museum of Art
- Pioneer Center for the Performing Arts
 - Fleischmann Planetarium

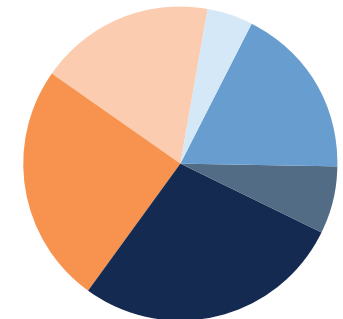
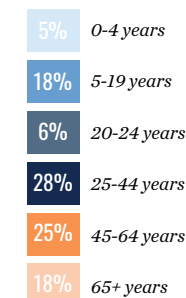


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,271	3,324	5,892
2025 Estimate			
Total Population	2,234	3,270	5,783
2020 Census			
Total Population	2,270	3,303	5,813
2010 Census			
Total Population	2,177	3,184	5,417
Daytime Population			
2025 Estimate	973	1,440	3,782
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,018	1,457	2,477
2025 Estimate			
Total Households	994	1,422	2,418
Average (Mean) Household Size	2.3	2.3	2.4
2010 Census			
Total Households	948	1,358	2,305
2010 Census			
Total Households	920	1,316	2,208
Occupied Units			
2030 Projection	1,080	1,541	2,638
2025 Estimate	1,053	1,503	2,572
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	20.4%	19.8%	27.6%
\$100,000-\$149,999	31.0%	30.0%	25.1%
\$75,000-\$99,999	11.4%	12.2%	14.3%
\$50,000-\$74,999	17.3%	18.2%	14.3%
\$35,000-\$49,999	7.1%	7.1%	6.9%
Under \$35,000	12.7%	12.7%	11.7%
Average Household Income	\$121,284	\$117,805	\$133,299
Median Household Income	\$103,192	\$99,681	\$111,824
Per Capita Income	\$52,301	\$50,757	\$56,038

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$90,720	\$90,338	\$93,206
Consumer Expenditure Top 10 Categories			
Housing	\$31,694	\$31,537	\$32,614
Transportation	\$16,874	\$16,785	\$17,390
Food	\$11,740	\$11,703	\$11,977
Personal Insurance and Pensions	\$11,591	\$11,498	\$12,030
Cash Contributions	\$5,756	\$5,818	\$5,725
Entertainment	\$4,553	\$4,522	\$4,644
Apparel	\$2,520	\$2,508	\$2,606
Education	\$1,331	\$1,321	\$1,399
Personal Care Products and Services	\$1,258	\$1,253	\$1,295
Alcoholic Beverages	\$836	\$834	\$866
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	2,234	3,270	5,783
Under 20	17.3%	17.2%	18.5%
20 to 34 Years	11.7%	11.6%	10.9%
35 to 39 Years	5.0%	5.1%	5.2%
40 to 49 Years	10.3%	10.2%	10.2%
50 to 64 Years	26.2%	26.0%	25.1%
Age 65+	29.6%	29.9%	30.1%
Median Age	54.0	54.0	54.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,780	2,608	4,532
Elementary (0-8)	0.7%	0.8%	0.7%
Some High School (9-11)	8.9%	9.0%	5.8%
High School Graduate (12)	20.4%	21.8%	21.6%
Some College (13-15)	35.5%	34.3%	30.3%
Associate Degree Only	8.4%	8.5%	10.1%
Bachelor's Degree Only	17.6%	17.5%	19.7%
Graduate Degree	8.5%	8.1%	11.9%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 5,783. The population has changed by 6.76 percent since 2010. It is estimated that the population in your area will be 5,892 five years from now, which represents a change of 1.9 percent from the current year. The current population is 50.8 percent male and 49.2 percent female. The median age of the population in your area is 54.0, compared with the U.S. average, which is 40.0. The population density in your area is 74 people per square mile.



HOUSEHOLDS

There are currently 2,418 households in your selected geography. The number of households has changed by 9.51 percent since 2010. It is estimated that the number of households in your area will be 2,477 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$111,824, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 67.58 percent since 2010. It is estimated that the median household income in your area will be \$130,373 five years from now, which represents a change of 16.6 percent from the current year.

The current year per capita income in your area is \$56,038, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$133,299, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 2,598 people in your selected area were employed. The 2010 Census revealed that 65.3 percent of employees are in white-collar occupations in this geography, and 18.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$673,339 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,935.00 owner-occupied housing units and 274.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 29.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 19.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.8 percent in the selected area compared with the 19.6 percent in the U.S.

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