

960

S McCarran Blvd

Suite 108

SPARKS, NV 89431

**WELL ESTABLISHED
RESTAURANT
RETAIL**
SUBLEASE



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ABOUT THE PROPERTY

- Existing walk-in refrigerator, provides ample cold storage capacity for efficient kitchen operations
- Dedicated bar area with gaming
- All FF&E is for sale to stay with the sublease
- 8 years remain on the lease with 2 ten year options



SIZE | 4,077 SF

ZONING | I
INDUSTRIAL

YEAR BUILT | 2008

SITE MAP

LOCATION HIGHLIGHTS

- Conveniently located along the high-traffic S. McCarran Boulevard corridor, drawing customers from both Reno and Sparks.
- High-traffic corridor with excellent accessibility and ample nearby services.
- Strong demographic profile with a large population and workforce.

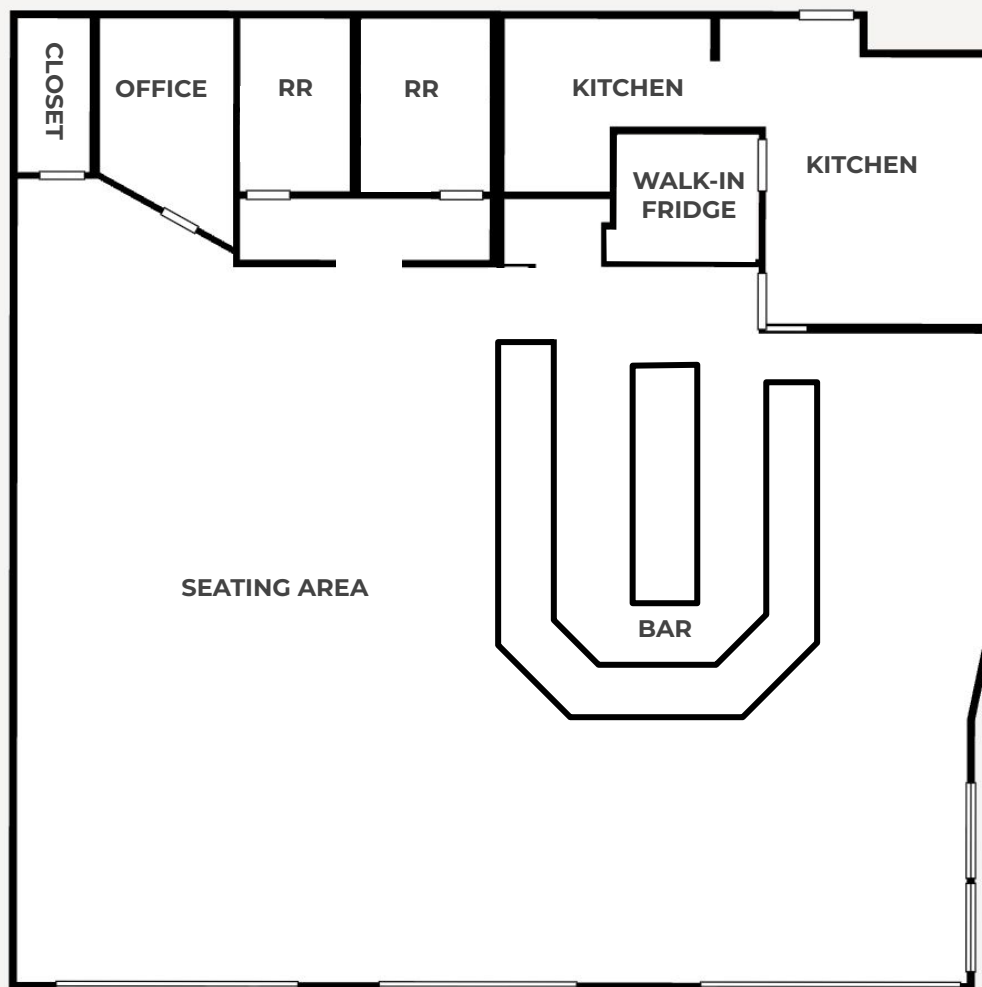


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S MCCARRAN BLVD

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FLOOR PLAN
SUITE 108
4,077 SF

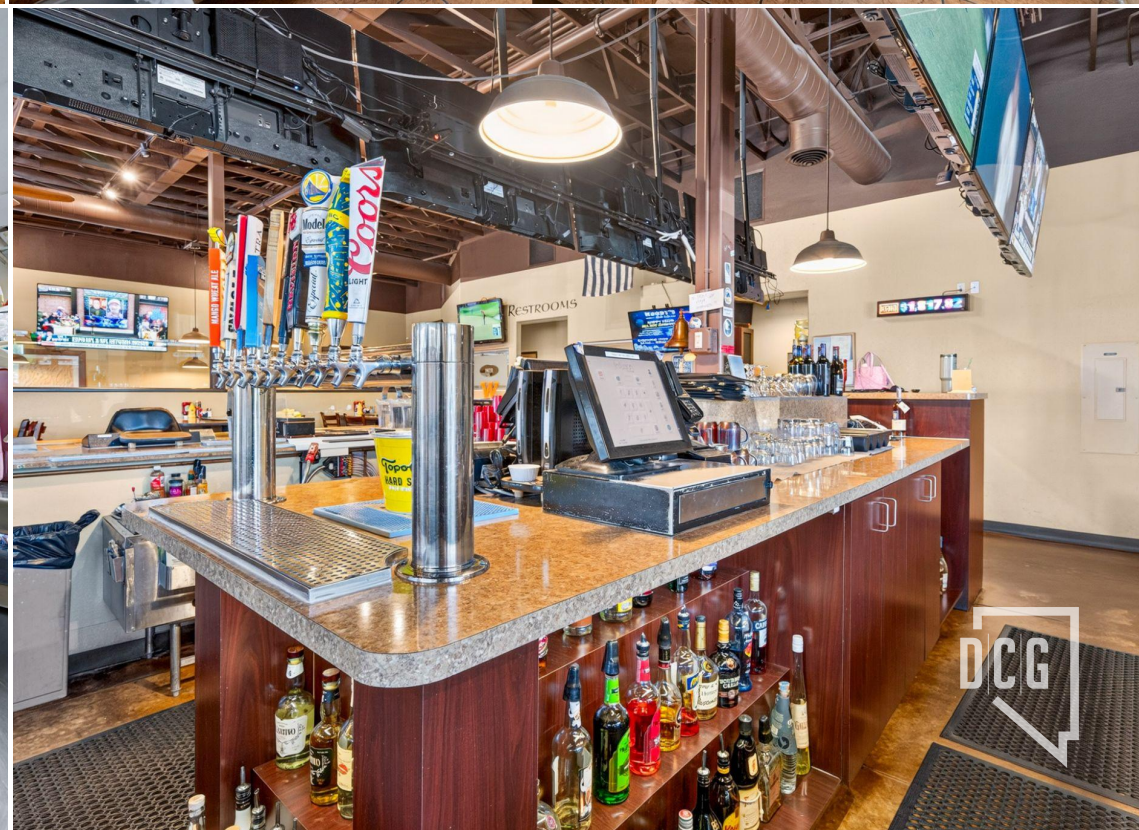




PHOTOS







AREA MAP | NORTHEAST



Nugget™
CASINO RESORT



BW Best
Western
PLUS.

Vogue
LINEN & UNIFORM

MARINE SPECIALTIES
BOAT SALES & SERVICE
EST. 1974

EZ CASH metro
PAWN

E GLENDALE AVE

**LEVCO
TRANSMISSION**

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Allstate

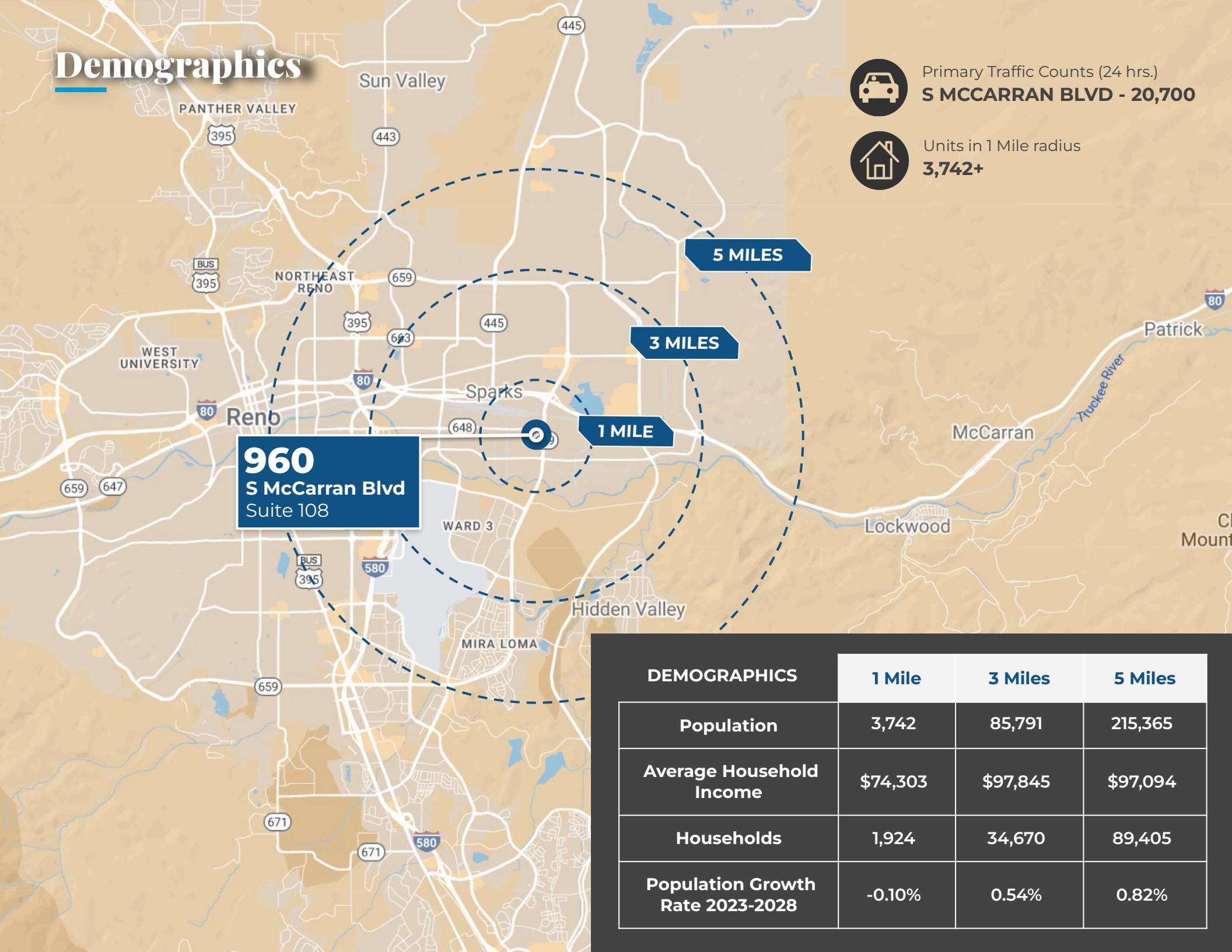
WASHOE METAL
WMF
FABRICATING

S MCCARRAN BLVD

KIKO'S
Add Kiko's Glitz
Real Party Like a Pro



Demographics



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Primary Traffic Counts (24 hrs.)
S MCCARRAN BLVD - 20,700



Units in 1 Mile radius
3,742+

5 MILES

3 MILES

1 MILE

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,742	85,791	215,365
Average Household Income	\$74,303	\$97,845	\$97,094
Households	1,924	34,670	89,405
Population Growth Rate 2023-2028	-0.10%	0.54%	0.82%

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



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:

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



FORMAT

STATE OF
NEVADA

switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION

Renown[®]
HEALTH

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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