

550

W Plumb Ln
SUITE E
RENO, NV 89509

RETAIL
SUBLEASE



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CORFAC
INTERNATIONAL



550

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ABOUT THE PROPERTY

- Prime location within Plumgate Shopping Center at Plumb Ln and Arlington Ave
- Population of 18,531 within a one-mile radius
- Specific Plan District (SPD) zoning with flexible use opportunities
- Fully built-out restaurant space with commercial kitchen, bar, and abundant seating
- Ample on-site parking
- FF&E available for purchase; equipment list available upon request



LEASE RATE | Negotiable

SIZE | 3,433 SF

ZONING | SPD
SPECIFIC PLAN DISTRICT

PARCEL MAP

SARLINGTON AVE

WEST PLUMB LANE



550
W PLUMB LN SUITE E



AREA MAP

550 WEST PLUMB LANE



POPULATION

1 mile
20,160

3 miles
121,266

DOWNTOWN

LANDER STREET

SOUTH ARLINGTON AVE

550
W PLUMB LN

WEST PLUMB LANE



Demographics



Primary Traffic Counts (24 hrs.)

W PLUMB LN - 29,000



Units in 1 Mile radius

10,020

**550
W PLUMB
LN**

1 MILE

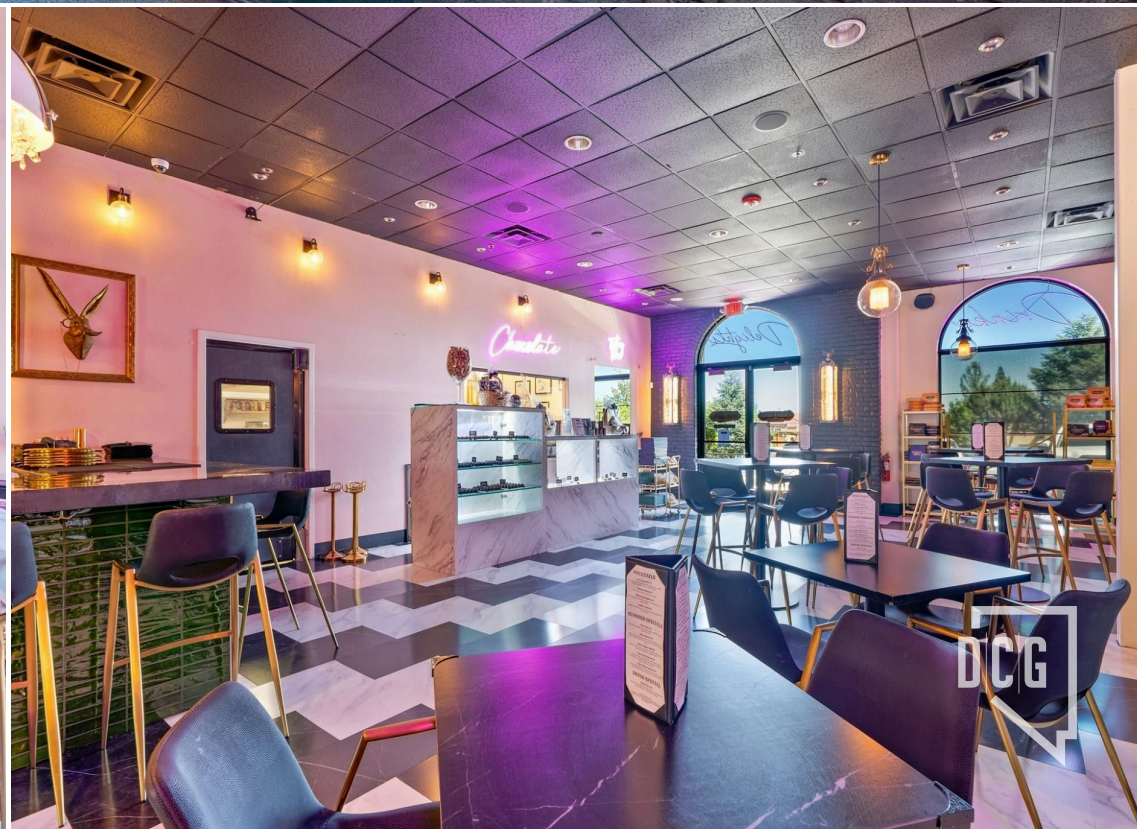
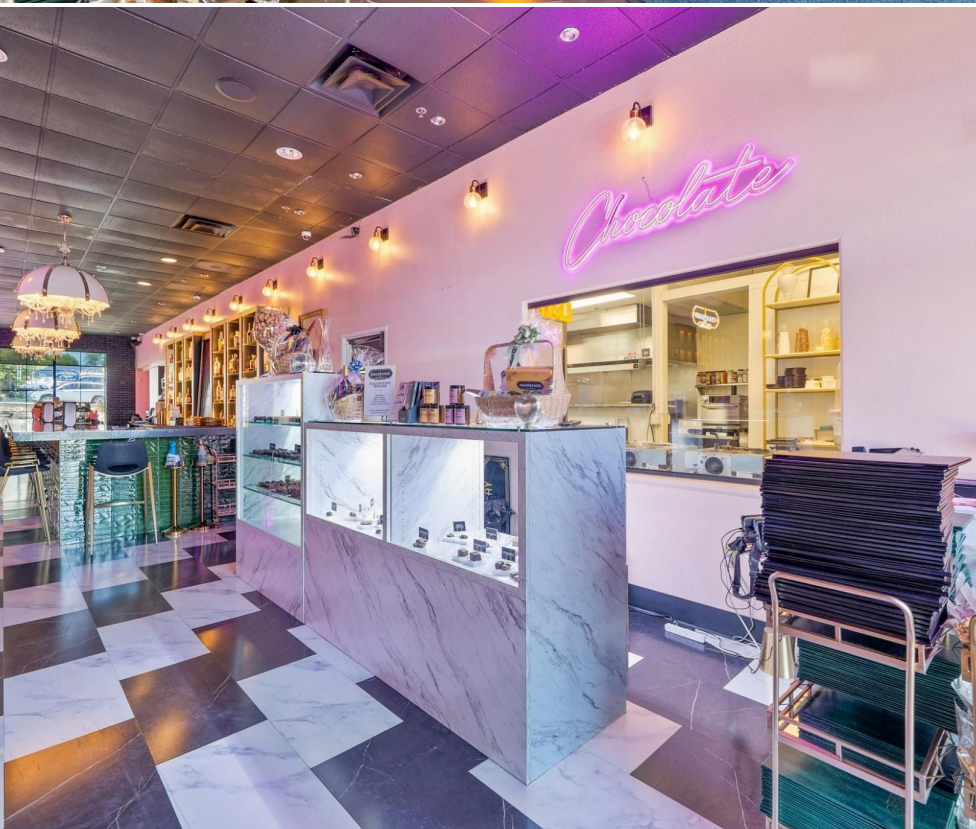
3 MILES

5 MILES



	1 Mile	3 Miles	5 Miles
Population	20,160	121,266	233,355
Average Household Income	\$101,935	\$109,850	\$107,861
Households	10,020	54,217	100,223
Population Growth Rate 2023-2028	0.40%	0.70%	0.70%

INTERIOR PHOTOS



INTERIOR PHOTOS



KITCHEN PHOTOS



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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



AMERCO



SNC



SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA - BLACK HAWK



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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