

FOR LEASE

# 770-780 SMITHRIDGE DRIVE



**Flex Industrial**  
PRODUCT TYPE



**± 1,950 SF**  
SIZE



**Reno**  
LOCATION



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**NAI Alliance**



### Property Highlights

Conveniently located near the South Virginia Street and South McCarran Boulevard intersection, Smithridge Business Center provides flexible accommodations for a wide variety of users. Retail, office, and light industrial users stand to benefit from the abundant parking, convenient location, and attractive design.

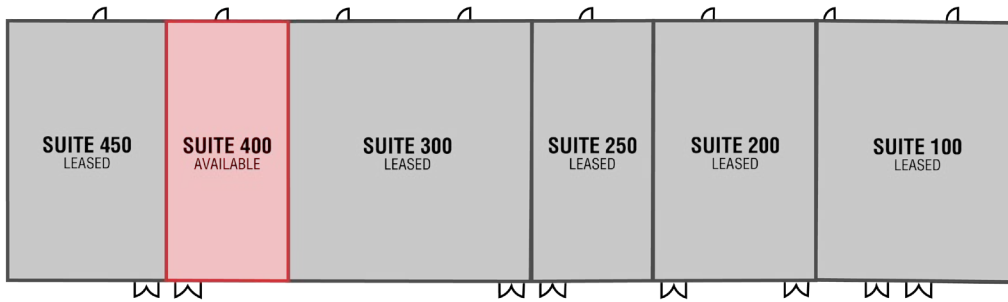
### Property Details

<b>Address</b>	770-780 Smithridge Drive Reno, NV 89502
<b>Available SF</b>	± 1,950 SF
<b>Lease Rate</b>	\$1.65/SF
<b>Lease Type</b>	NNN
<b>OPEX</b>	\$0.44/SF/Mo
<b>APN</b>	025 021 20
<b>Year Built</b>	1997
<b>Zoning</b>	MUCC - Mixed Use Community Commercial
<b>Feature</b>	Separate freezer and refrigerator space

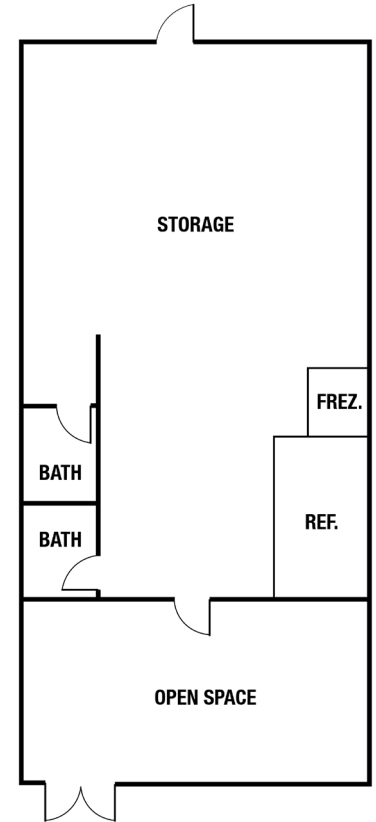


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780 Smithridge Dr Floor Plan



780 Smithridge Dr Suite 400

Address/Unit	Size (SF)	Available	Notes
780 Smithridge Dr Suite 400	±1,950	Immediately	Reception, Refrigerator, Freezer, 2 Restrooms, 1 Grade Level Door

**Flex Industrial**  
PRODUCT TYPE

**±1,950**  
AVAILABLE SF

**\$1.65**  
RATE

**Immediately**  
AVAILABLE

### 5-MILE KEY FACTS



**203,368**  
POPULATION



**5.2%**  
UNEMPLOYMENT



**2.2**  
HOUSEHOLD  
SIZE (AVG.)



**38**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$71,189**

MEDIAN  
HOUSEHOLD  
INCOME



**\$46,667**

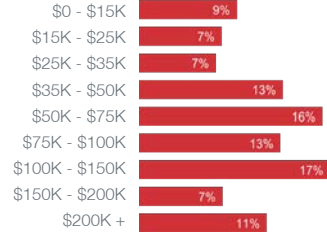
PER CAPITA  
INCOME



**\$96,538**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**12,166**  
BUSINESSES



**172,425**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**11%**

NO HIGH  
SCHOOL  
DIPLOMA



**25%**

HIGH  
SCHOOL  
GRADUATE



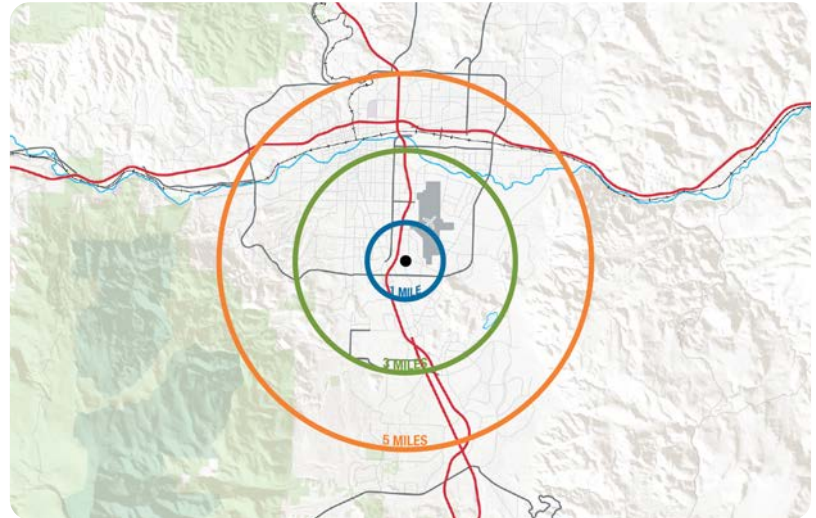
**29%**

SOME  
COLLEGE



**35%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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**770-780** SMITHRIDGE DRIVE

**SUBJECT**

S VIRGINIA ST

S MCCARRAN BLVD

580

**DISTANCE FROM SUBJECT**

NEAREST  ON-RAMP	0.5 MI   2 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI   7 MIN DRIVE
SOUTH RENO	2.7 MI   10 MIN DRIVE
CARSON CITY	24 MI   28 MIN DRIVE

Area Map

  
**Flex Industrial**  
PRODUCT TYPE

  
**±1,950**  
AVAILABLE SF

  
**\$1.65**  
RATE

  
**Immediately**  
AVAILABLE









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

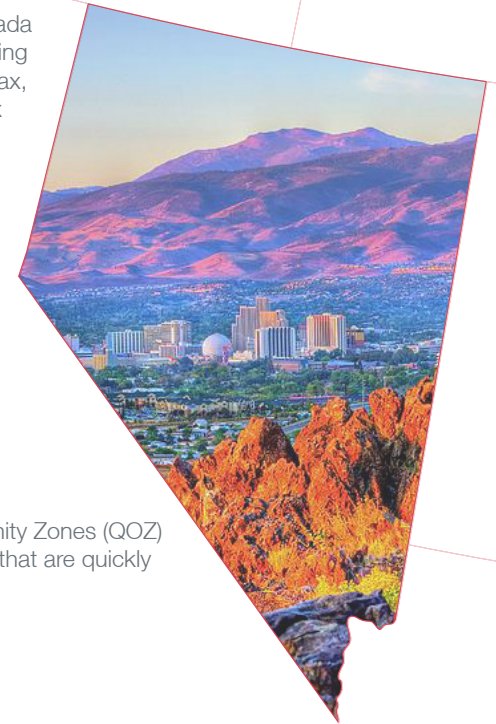
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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

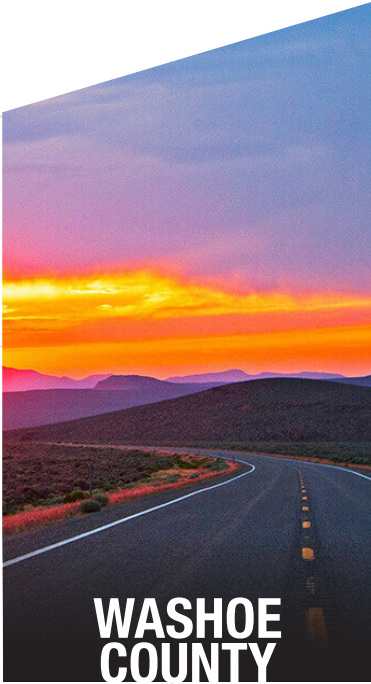
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing 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  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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## 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.



## TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

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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