

Offering Memorandum

5 PINE
CONE RD

50

23,400+ ADT

Pine Cone Rd



Great Clips



ASKING PRICE: \$2,950,000 (\$134.09/SF)

Premier Investment Offering In Dayton, NV

5 Pine Cone Rd | Dayton, NV 89403

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This premier professional office building is being offered below replacement cost, and one of only two in the growing Dayton, Nevada area, located on the high-visibility Hwy 50 corridor. Positioned at the corner of Hwy 50 and Pine Cone Road, this property benefits from high traffic visibility and close proximity to Smith's Shopping Center, which sees over 23,000 cars per day.

Offering Price	\$2,950,000 (\$134.09/SF)
County	Lyon
Municipality	City of Dayton
Year Built	2002
Total Building SF	21,119
Total Rentable SF	18,484
Stories	2
Land Area	3.1 Acres
Parking Stalls	98
Parking Ratio	4.45/1,000
Signage	Pylon Signage Available
Zoning	CC (C2 previous classification) Community Commercial



For Sale



For Sale



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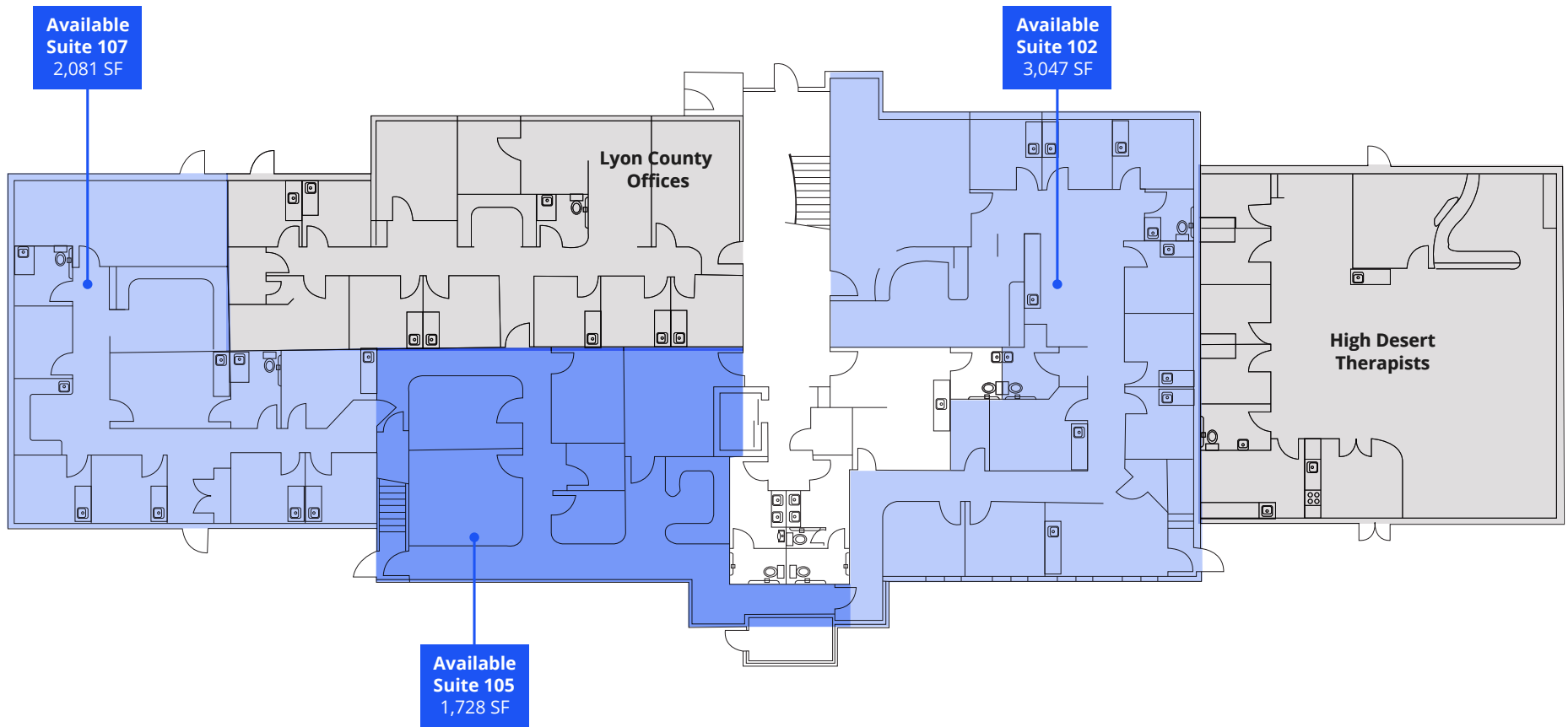




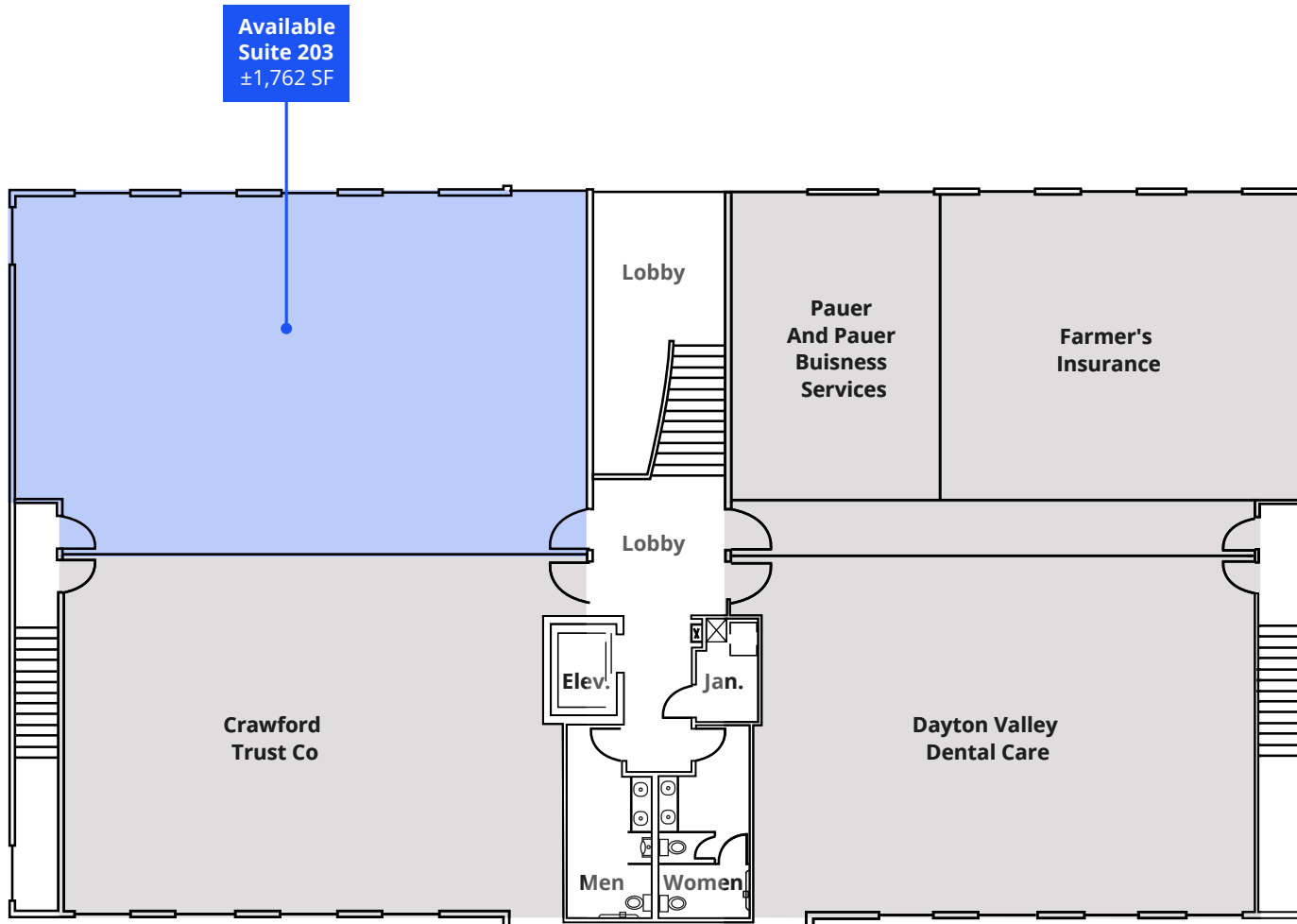
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For Sale



For Sale



For Sale

Unit	Tenant	SF	Lease Term		Rental Rates	
			Lease Start	Lease End	Monthly	Monthly PSF
100	High Desert Therapy	2,613	7/1/02	MTM	\$1,960	\$0.75
102	Vacant	3,047	-	-	-	-
103	Lyon County	2,263	10/27/22	10/31/26	\$2,172	\$0.96
104	Lynn Ann Watson	327	2/1/22	1/31/27	\$399	\$1.22
105	Vacant	1,728	-	-	-	-
107	Vacant	2,081	-	-	-	-
202A	Pauer & Pauer Business Serv.	545	6/1/18	6/30/27	\$534	\$0.98
202B	DHW Insurance	944	4/1/12	1/31/27	\$868	\$0.92
203	Vacant	1,762	-	-	-	-
204	Dayton Valley Dental	1,593	8/1/10	10/31/26	\$2,055	\$1.29
205	Sierra Nevadas Wealth Mgmt.	1,581	10/1/21	9/30/28	\$1,739	\$1.10
Total		18,484	-	-	\$9,728	\$0.99

Income	In-Place		Stabilized	
	Total	\$/SF	Total	\$/SF
Rental Income	\$116,733	\$6.32	\$269,509	\$14.58
Expense Reimbursements	\$42,504	\$2.30	\$85,738	\$4.64
Vacancy Factor (5%)	-	-	(\$17,762)	(\$0.96)
Effective Gross Income	\$159,236	\$8.61	\$337,485	\$18.26
Expenses	Total	\$/SF	Total	\$/SF
Real Estate Taxes	\$37,264	\$2.02	\$38,382	\$2.08
Property Insurance	\$6,400	\$0.35	\$6,592	\$0.36
CAM/R&M	\$35,967	\$1.95	\$37,046	\$2.00
Management	\$7,743	\$0.42	\$7,976	\$0.43
EGL (%)	4.86%	-	2.36%	-
Non-Reimbursable Expenses	-	-	-	-
Operating Expenses	\$87,374	\$4.73	\$89,995	\$4.87
Net Operating Income	\$71,862	\$3.89	\$247,489	\$13.39
Operating Expense Ratio	55%	-	27%	-
Occupancy	53.4%	-	95.0%	-



For Sale

PROPERTY SUMMARY

Investment Summary

Sale Price	\$2,950,000
Current Occupancy	53%
Total Rentable Square Feet	18,484
In Place Income	\$71,862
Stabilized Income	\$247,489
Stabilization NOI Growth	344%
Vacancy T.I. Investment (2nd Floor)	\$141.8/SF
Vacancy T.I. Investment (1st Floor)	\$20/SF

Investment Highlights

- Parcel is zoned CC (Community Commercial) with drive thru's are a permitted use.
- Parcelize pad and either sell as vacant or lease up and spin off as stabilized STNL asset.
- Next to the most visited shopping center in a 15 mile radius (Placer.AI). High Traffic to any retail tenant filling pad space.
- 1,752 new homes are being developed with in the immediate trade area.
- 1.26 acre feet of water rights included with the parcel are available for any future development.



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Dayton, Nevada, situated approximately 15 miles east of Carson City and 40 miles south of Reno, is a growing community that offers a diverse range of commercial real estate opportunities. The market is characterized by a significant presence of industrial properties, complemented by retail and office spaces.



Commercial Real Estate

Dayton, Nevada, situated approximately 15 miles east of Carson City and 40 miles south of Reno, is a growing community that offers a diverse range of commercial real estate opportunities. The market is characterized by a significant presence of industrial properties, complemented by retail and office spaces.

As of early 2025, Dayton's commercial real estate market comprises approximately 385,454 square feet across 12 properties. The majority of these listings are industrial spaces, accounting for about 97.35% of the total, with retail spaces making up the remaining 2.65%.

The Dayton housing market has experienced a 2.5% increase in median home prices over the past year, reaching \$450,833 in January 2025.

This upward trend in residential property values may positively influence the commercial real estate market, as increased residential development can drive demand for local commercial services.

Conclusion

Dayton, Nevada, presents a dynamic commercial real estate market with a strong emphasis on industrial properties. While opportunities for retail and office spaces are more limited, the area's strategic location and growth in residential property values offer promising prospects for investors and businesses in the industrial and office sector.

For Sale





For Sale

Grow Your Business Here



Favorable Tax Climate

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



Truck Service

In just 1-day truck service can reach 60-million customers. Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



Competitive Commercial Utility Rates

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



Nevada Business Tax Incentives

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



Silver State Works Training Assistance And Financial Incentives

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options. Including employer-based training, employer incentive job program & incentive-Based employment.



Opportunity Zone Tax Benefits

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas. The three core incentives include: temporary deferral of capital gain, step-in basis, & permanent exclusion from taxable capital gains income.



Green Building Abatements

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy efficient and create significant energy savings may be eligible for partial property tax abatement.

For Sale

Relocated & Expanded Companies

2024					
Aeon RV	Technology	20	CA	Reno	NV HQ
Arcadia Cold	Logistics/Distribution	80	GA	Storey	X
Brokee.IO	Technology	10	CA	Reno	
Continental Advisory Services	Aerospace, Aviation, Defense	500	TX	Reno	X
Edge Core	E-Commerce	50	CA	Storey	
Generac	Manufacturing	100	WI	Reno	
Kraus Hamdani Aerospace	Manufacturing / Aerospace	25	CA	Reno	
Kuriyama	Logistics/Distribution	15	CA	Reno	
Made Apparel	Technology	10	INTL	Reno	
Mental	Technology	10	CA	Reno	
Modiv	Back Office Support	20	CA	Reno	X
Monin	Manufacturing	26	FL	Sparks	
Montaro	Technology	15	CA	Reno	
Nailstry	Technology	10	FL	Reno	X
Omec Medical	Manufacturing	500	CA	Reno	
Omni Cable	Logistics/Distribution	50	PA	Storey	
Phone2	Technology	10	NV	Reno	
Pip Usa	Logistics/Distribution	50	CA	Storey	
Stellar Aviation	Aerospace, Aviation, Defense	100	DE	Reno	
Trivium Packaging	Manufacturing	17	OH	Storey	
Truck X	Technology	30	CA	Reno	
Weber Metals	Manufacturing	100	CA	Verdi	

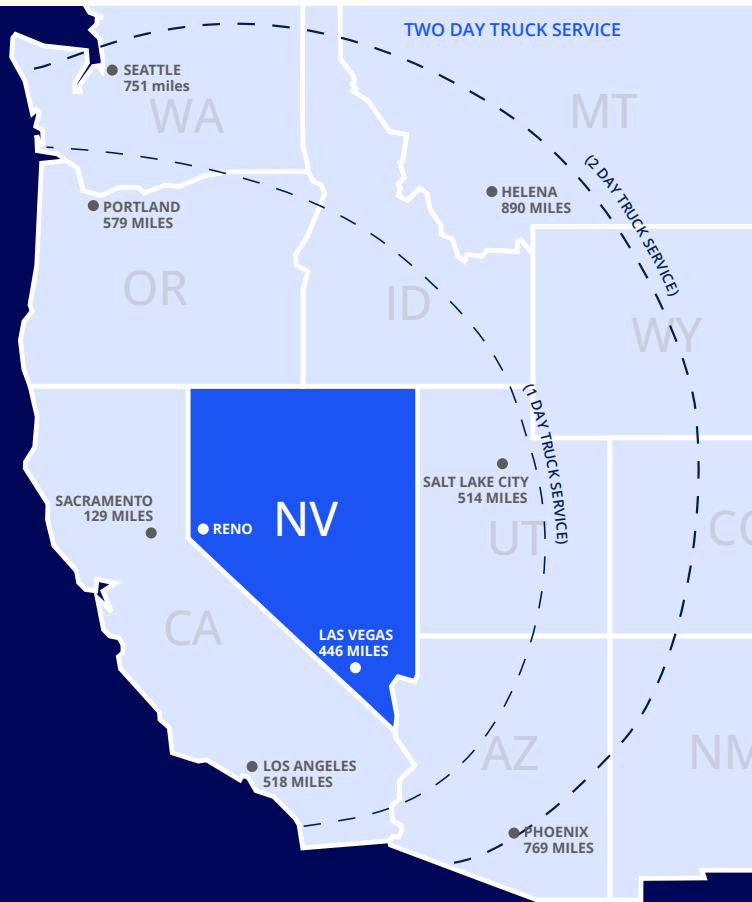


Big Name Companies In The Region



For Sale





Reno/Sparks is the hub to reach five major seaports and service 60 million people within one day by truck.

West Coast Influence

One of Reno’s chief attributes has been its proximity to California, which is driving growth today more than ever. It has prospered by offering an option for people and businesses seeking less expensive homes, land, and labor. Since the last recession, net annual departures from California have climbed from 20,000 to more than 100,000. A distinguishing feature of the recent migration is that it is not limited to retirees who sold their home with plans to funnel the profits toward a cheaper and lower-tax retirement. There is also a greater influx of young professionals and entrepreneurs.

The Ideal Distribution Point To The Western U.S.

Employers are also moving to the Reno metro because of the cost of transportation, energy, land, and business in general. Reno/Sparks is perfectly situated as a hub to reach five (5) major seaports, service 55 million people, and access 80% of the eleven-state western U.S. region, within one day by truck. All national distributors seeking to access the west coast markets on a same-day basis will consider Reno/Sparks in their expansion plans.

Roads: Interstate 80, the east-west transcontinental freeway that runs from downtown San Francisco, California to Teaneck, New Jersey. It is the second longest Interstate Highway in the United States, and is a primary trucking/ logistics route. US Route 395 is just four miles east and runs north-south through California, Nevada, Oregon, and Washington.

Rail: The Union Pacific main line runs east- west through the center of Sparks, and is a central part of the area’s industrial logistics infrastructure, with a significant rail yard south of I-80. The area is also served by BNSF.

Flight: Reno-Tahoe International Airport consistently earns recognition as one of the most efficient and friendly airports in the U.S., serving more than 3.8 million passengers, and receiving more than 114 million pounds of cargo annually. The airport serves more than a dozen cities with nonstop flights, and more than 35 cities with a single stop. In addition to many local lesser-known but growing firms, the likes of Sherwin Williams, PetSmart, Walmart, Trex, and Barnes & Noble; tech giants like Amazon, Apple, and Switch have also elected to call Reno/Sparks home.

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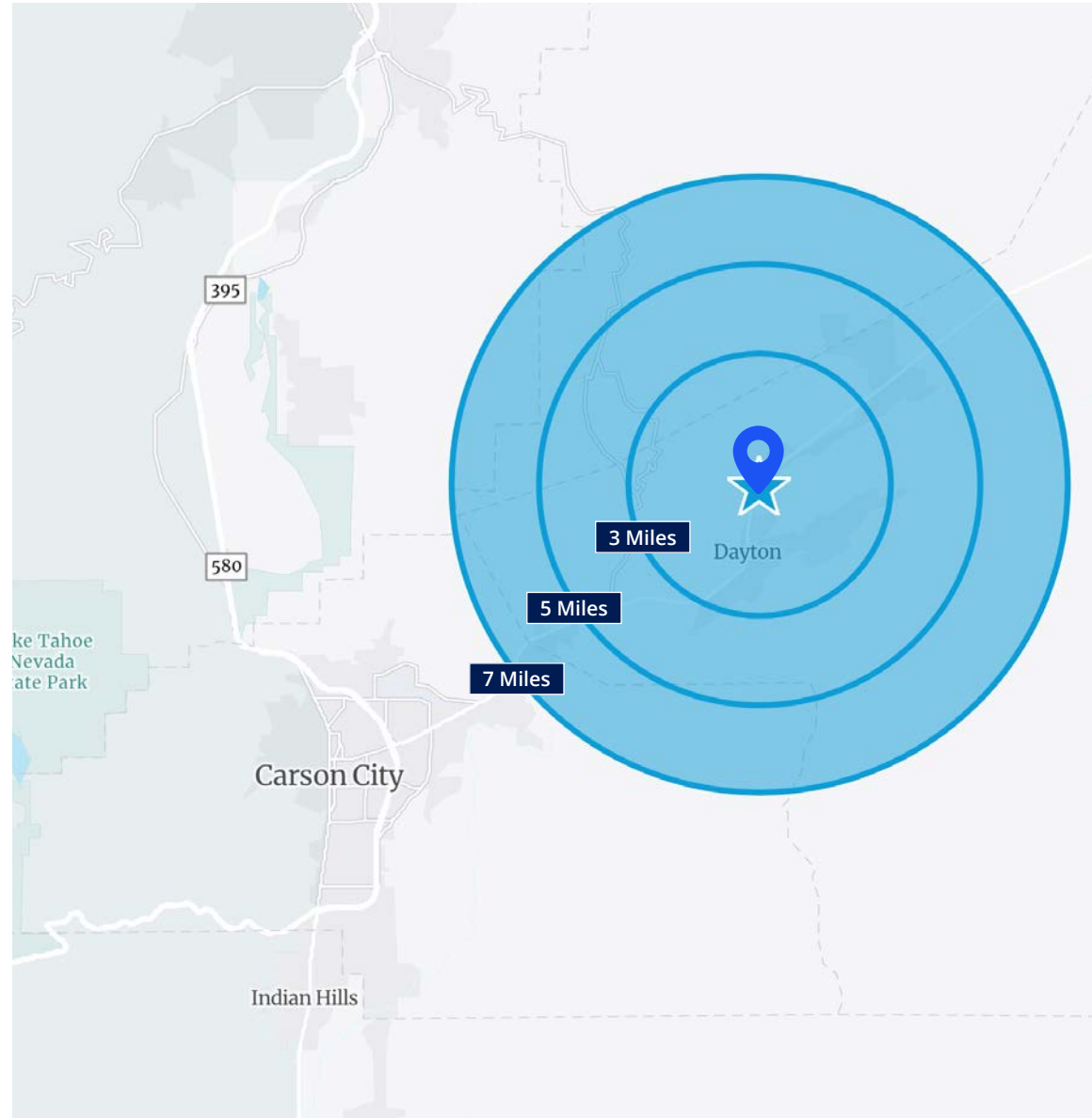


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	96,015	190,932	290,432
2030 Proj. Population	98,667	199,997	304,044
2025 Med. Age	36.9	36.3	36.8
Daytime Population	64,311	182,867	310,379

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$110,366	\$103,313	\$102,008
2030 Proj. Avg. HH Income	\$123,309	\$116,230	\$114,533
2025 Est. Med. HH Income	\$90,762	\$81,619	\$78,655
2030 Proj. Med. HH Income	\$103,431	\$93,022	\$88,820
2025 Est. Per Capita Income	\$39,419	\$38,808	\$40,391

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	34,209	71,641	114,793
2030 Proj. HH	35,325	75,581	121,154
Proj. Annual Growth (2025-2030)	0.6%	1.1%	1.1%
Avg. HH Size	2.80	2.60	2.47

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$94,912.50	\$89,403.86	\$88,389.48
Annual Retail Expenditure	\$30,500.35	\$28,564.34	\$28,131.95
Monthly HH Expenditure	\$7,909.38	\$7,450.32	\$7,365.79
Monthly Retail Expenditure	\$2,541.70	\$2,380.36	\$2,344.33



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Reno-Sparks MSA Facts & Demographics

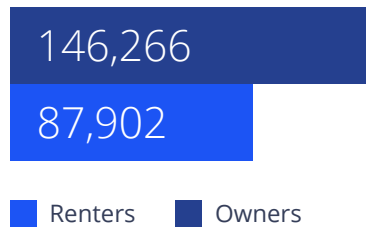
588,069
Population

2.48
Avg HH Size

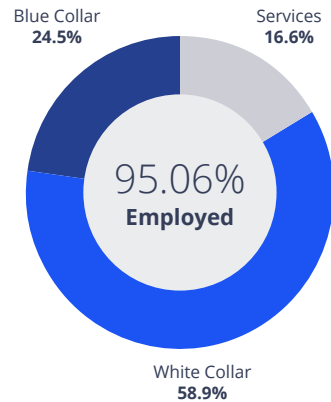
\$121,655
Avg HH Income

39.5
Median Age

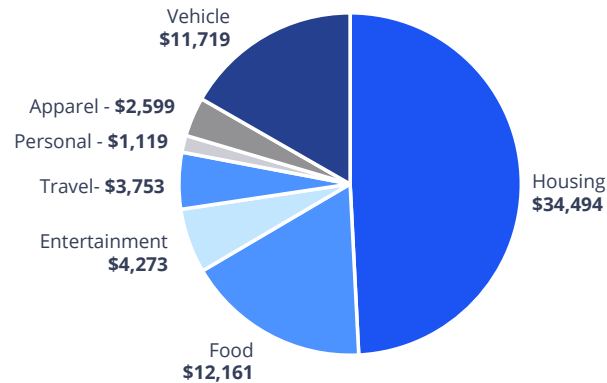
Home Ownership (2025 Housing Units)



Employment



Household Spending

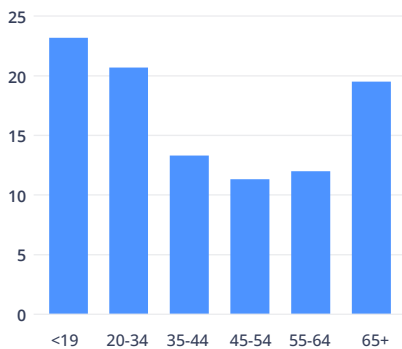


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35%
Less than 9th Grade

5.71%
9th - 12th Grade, No Diploma

20.34%
High School Graduate

4.36%
GED/Alternative Credential

21.47%
Some College, No Degree

9.77%
Associate Degree

21.12%
Bachelor's Degree

12.87%
Graduate/Professional Degree



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