

FOR LEASE

2304 ODDIE BLVD



Retail

PRODUCT TYPE



±1,457

AVAILABLE SF



\$1.25 /SF

RATE



NNN

LEASE TYPE



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NAI Alliance



±1,547

SIZE



\$1.25

RATE



NNN

LEASE TYPE



Immediately

AVAILABLE



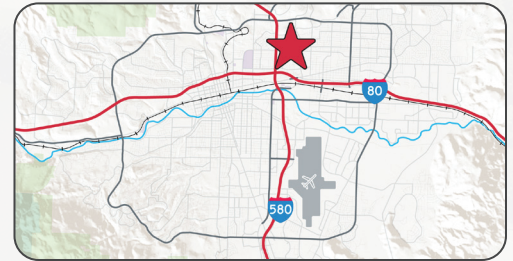
Unit Photos

NAIAlliance



FOR LEASE

2304 ODDIE BLVD



Property Highlights

Ideally located across from the Oddie District redevelopment project with 288 new multi-family development. Only a 3-minute drive from Interstate 580 and 5-minute drive from Highway 80.

Property Details

| | |
|--------------|---|
| Address | 2304 Oddie Blvd Sparks, NV 89431 |
| Available SF | ±1,457SF |
| Lease Rate | \$1.25 /SF/MO |
| Lease Type | NNN |
| Parking | Ample Parking Available |
| APN | 026-284-34 |
| Lot Size | 8.12 AC |
| Year Built | 1980 |
| Zoning | MUD - Mixed Use Development Formerly Tod |

Unit 2304

| | |
|-----------|--|
| Office | 3 Private Offices |
| Bathroom | 1 Private Bathroom |
| Brakeroom | Plumbed in |
| Reception | Open Reception Area With Built In Desk |

Aerial Map + Property Highlights


±1,547
SIZE


\$1.25
RATE


NNN
LEASE TYPE


Immediately
AVAILABLE

5-MILE KEY FACTS



263,106
POPULATION



6.0%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$60,450

MEDIAN
HOUSEHOLD
INCOME



\$34,770

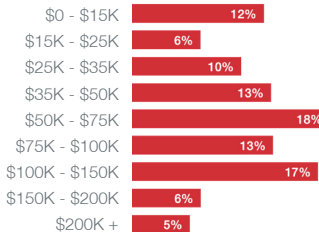
PER CAPITA
INCOME



\$67,817

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



10,953
BUSINESSES



165,453
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



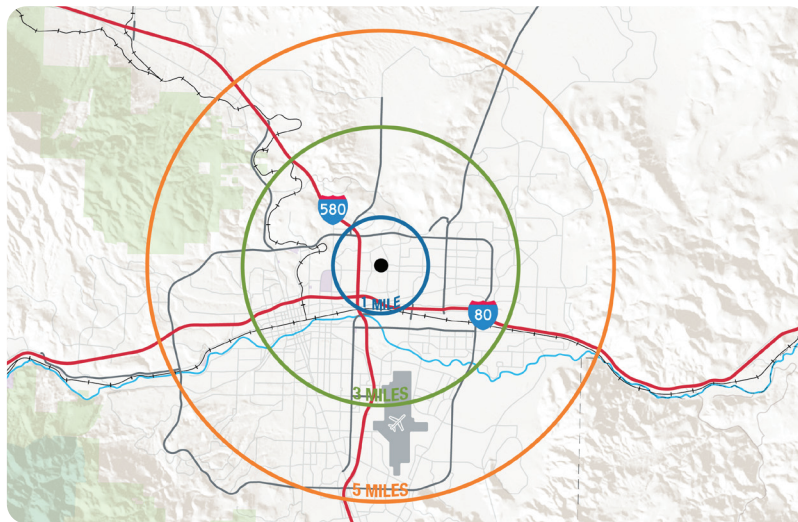
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

2304 ODDIE BLVD
BLVD

580

SUBJECT

ODDIE BLVD

EL RANCHO DR

80

DISTANCE FROM SUBJECT

| | |
|---|----------------------|
| NEAREST  ON-RAMP | 0.5 MI 3 MIN DRIVE |
| RENO-TAHOE AIRPORT | 5 MI 11 MIN DRIVE |
| SOUTH RENO | 8 MI 10 MIN DRIVE |
| CARSON CITY | 28 MI 30 MIN DRIVE |

Area Map



±1,547

SIZE



\$1.25

RATE



NNN

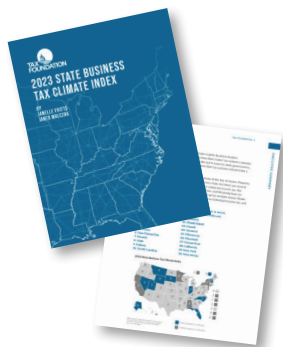
LEASE TYPE



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

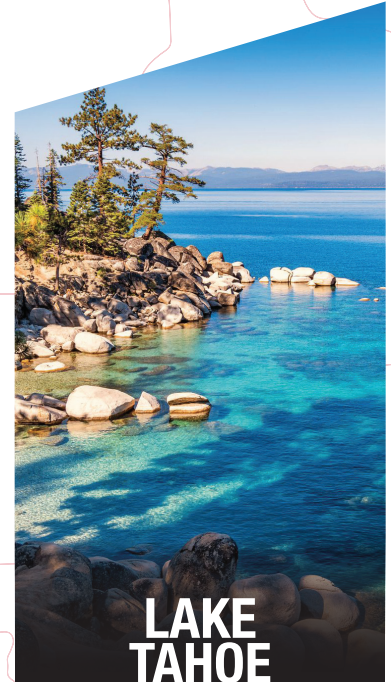
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI 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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