

**MOTIVATED OWNER – RECENT
\$100,000 PRICE REDUCTION!**

COLLIERS INTERNATIONAL
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
+1 775.823.9666
www.colliers.com/reno



FOR SALE >

**1925 & 1929 East Prater Way,
Sparks, Nevada 89434**

**4,938 SF & 7,323 SF Buildings
Plus a 1,145 SF Garage on one Acre**

ASKING PRICE: \$1,590,000.00

MELISSA MOLYNEAUX, SIOR, CCIM

Senior Vice President
Executive Managing Director
+1 775 823 4674 DIRECT
+1 775 762 7990 CELL
Melissa.Molyneaux@colliers.com

ROXANNE STEVENSON

Senior Vice President
+1 775 823 4661 DIRECT
+1 775 848 3673 CELL
Roxanne.Stevenson@colliers.com

CASEY SCOTT, CCIM

Senior Associate
+1 775 823 6630 DIRECT
+1 775 741 4324 CELL
Casey.Scott@colliers.com



1925 E Prater - Work Area



1929 E Prater - Work Area



1929 E Prater - Entry

Property Overview

Rare opportunity to own a one acre parcel with two free-standing office buildings in Sparks. The property contains two office buildings, 1925 and 1929 E Prater Way, in a prominent location for commercial users in the booming Sparks market. 1925 E Prater was built in 1994 and consists of 4,938 sq. ft. 1929 E Prater was built in 2007 with modern interior improvements with a nice mix of offices and open space and consists of 7,323 sq. ft. with an additional 1,145 sq. ft. garage. This is an outstanding owner-user opportunity with the ability to occupy a building or both with flexibility to rent out one building for income.

- › Current owner is willing to lease back a portion of the property.
- › Ample parking for both buildings with a gated yard.
- › Garage space is rare in an office setting with two roll up doors and heated.
- › Property is well located with ingress/egress on Prater Way with close proximity to I-80 on and off ramps.
- › Opportunity for signage.
- › Sparks location is ideal to serve Tahoe/Reno Industrial Center and the growing Sparks area.
- › Excellent views of surrounding mountains
- › Close to nearby retail amenities.



Physical Description

> PROPERTY ADDRESS

1925 & 1929 East Prater Way,
Sparks, NV, 89434

> TOTAL BUILDING AREA

1925 East Prater (North Bldg)
1st Floor: 4,224 sq. ft.
Mezzanine Level: 714 sq. ft.
Total: 4,938 sq. ft.

1929 East Prater (South Bldg)
1st Floor: 3,699 sq. ft.
Mezzanine Level: 3,624 sq. ft.
Garage: 1,145 sq. ft.
Total: 8,468 sq. ft.

> LAND ACRES

1.0 Acres

> LAND SF

43,560 sf

> PARCEL

037-350-02

> ZONING

Professional Office (PO)

> SUBMARKET

Sparks

> YEAR BUILT

1925 Building: 1994
1929 Building: 2007

> PARKING

42 Parking spaces
2 Garage spaces

> FOUNDATION

Concrete slab

> STRUCTURAL

Wood frame

> ROOF

Pitched metal & composite tile

> CEILINGS & LIGHTING

Painted drywall and/or dropped
T-Bar grid system with acoustic
tiles. Lighting provided by
recessed or hung florescent
and incandescent lights

> HVAC

Assumed to meet load demands

> INTERIOR WALLS

Primarily taped, textured and
painted drywall

> FLOOR FINISHES

Combination of tile & commercial
grade carpeting

> EXTERIOR WALLS

Painted wood

> WINDOWS

Aluminum frames with dual pane
windows

> PLUMBING

Men's and women's multi-fixture
restrooms in each building

> SITE IMPROVEMENTS

Asphalt-paved parking lot, a
portion of which is gated &
fenced with minimal landscaping

> UTILITIES

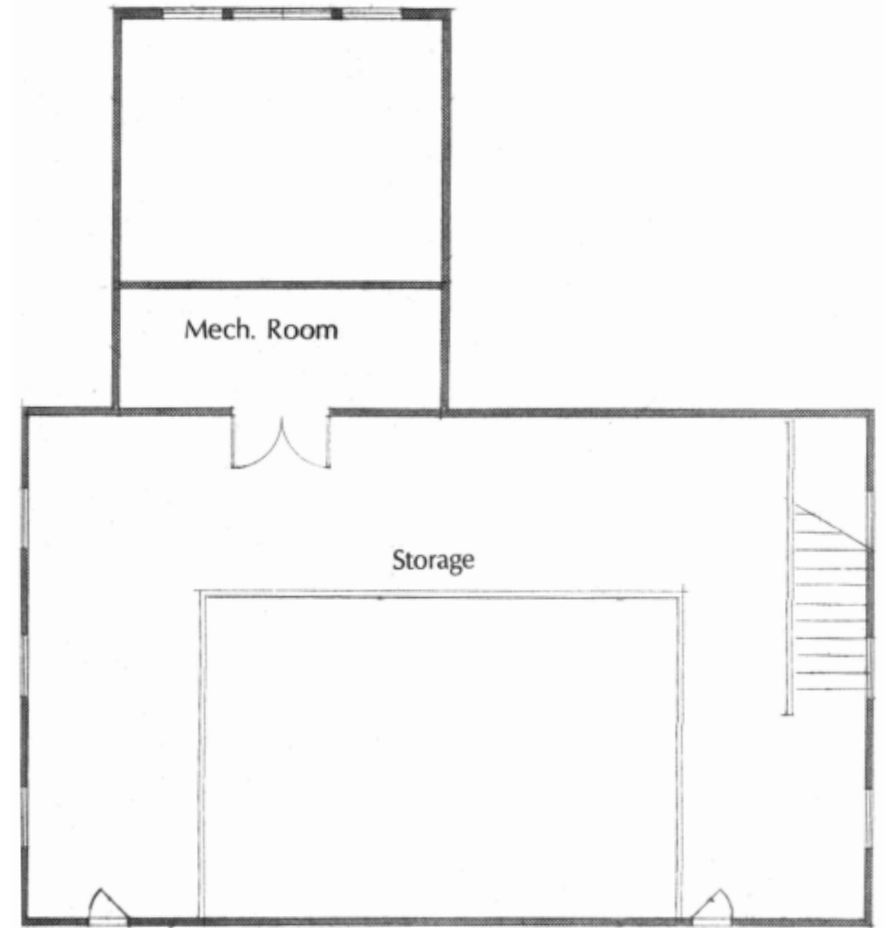
Water – TMWA
Sanitary/Sewer – City of Sparks
Natural Gas – NV Energy
Electricity – NV Energy
Telephone – Multiple providers
Mass Transit – RTC Bus

1925 East Prater Floor Plans

1ST FLOOR: 4,224 SQ. FT.
MEZZANINE LEVEL: 714 SQ. FT.
TOTAL: 4,938 SQ. FT.



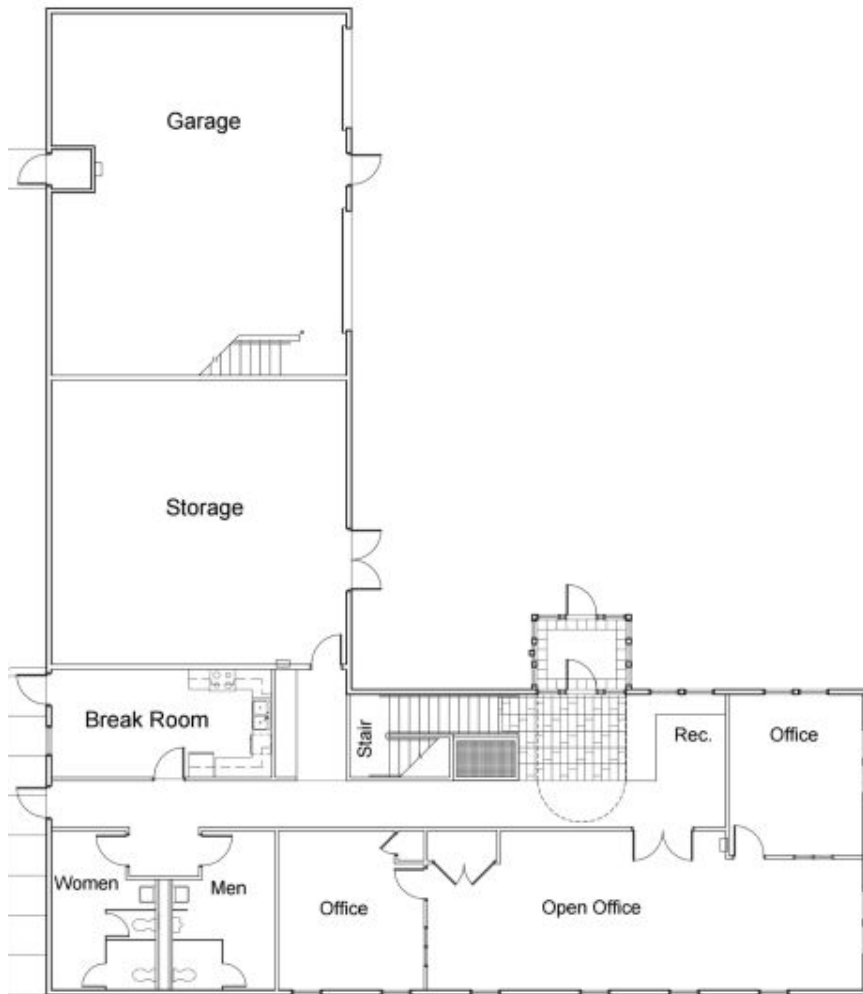
First Floor



Second Floor

1929 East Prater Floor Plans

1ST FLOOR: 3,699 SQ. FT.
MEZZANINE LEVEL: 3,624 SQ. FT.
GARAGE: 1,145 SQ. FT.
TOTAL: 8,468 SQ. FT.



First Floor



Second Floor

Property Photography - 1925 East Prater (North Building)



Property Photography - 1929 East Prater (South Building)



Property Photography - 1929 East Prater (South Building)





Property Aerial



Large Aerial Location



About Reno

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including **Google, Tesla, Switch, Apple**, and most recent newcomer, **Blockchain**. **Blockchain** recently purchased **67,125 acres** in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased **1,210 acres** of land in TRIC, making both of them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 18 million square foot footprint, with 6 million square feet already built. This \$10 billion lithium battery plant is projected to **employ 10,000 people and 16,000 indirect jobs** within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the **world's largest single data center**, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the warehouse, on top of the current 717 established employees in Nevada.



Demographics

Washoe County	2017
Population	460,932
Daytime Population	242,362
Female	208,663
Male	212,744
Population Median Age	38.0
Total Businesses	16,341
Average Household Income	\$74,006
Median Household Income	\$52,619
Per Capita Income	\$28,880
Total Housing Units	197,378
Average Household Size	2.58
Owner Occupied	49.4%
Renter Occupied	40.0%
Vacant Housing Units	10.6%

2017 Demographics	1 Mile	3 Mile	5 Mile
Population	16,318	90,780	197,665
Daytime Population	12,277	58,845	145,908
Female	3,573	32,551	66,048
Male	3,393	31,951	66,927
Population Median Age	35.9	36.6	39.6
Total Businesses	904	4,253	9,473
Average Household Income	\$62,400	\$68,815	\$77,740
Median Household Income	\$46,061	\$47,043	\$50,838
Per Capita Income	\$28,662	\$28,311	\$32,551
Total Housing Units	3,510	28,433	59,906
Average Household Size	2.19	2.47	2.42
Owner Occupied	30.5%	39.0%	44.6%
Renter Occupied	59.0%	52.3%	46.5%
Vacant Housing Units	10.6%	8.7%	8.9%