

OFFICE PAD DEVELOPMENT OPPORTUNITY >

Monte Vista Village Office Pads

West McCarran Boulevard, Reno, NV

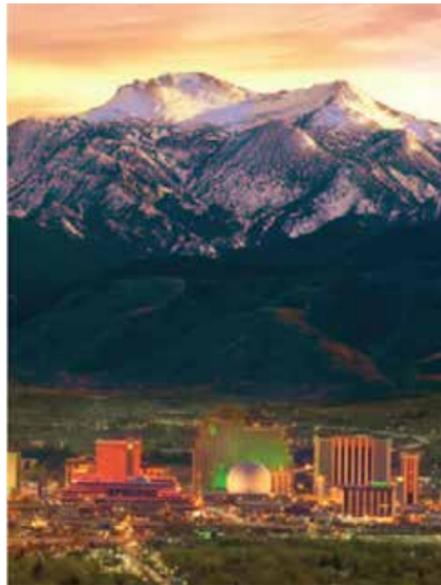


AREA DEVELOPMENT:



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 and Apple. Google recently purchased 1,210 acres of land in the Tahoe Reno Industrial Center, making 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 5.8 million square foot footprint. This \$5 billion lithium battery plant is projected to employ 6,500 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 it's 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 data center and warehouse, on top of the current 717 established employees in Nevada.



In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. Electric vehicle manufacturer, Cenntro Automotive also opened their new headquarter in an 80,000 square foot building in Sparks. While Amazon and Cenntro have become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand.

For more information,
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**Office pad development opportunity in the heart of Northwest Reno.
Finished pad available on McCarran Blvd. between Interstate-80 and W. 4th Street.
Accessible to over 112,000 people within a 10 minute drive and passed by 37,000 cars per day. This is an ideal location for a neighborhood development.**

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PROPERTY FEATURES:

Development opportunity for the remaining parcel of the Monte Vista Village development area ideal for medical office or professional office.

- SITE AREA:** A 1.07 acre lot including common area in the Monte Vista Village, master planned development, consisting of 21.3 total acres
- APN:** 400-130-06
- LOCATION:** Monte Vista Village on W. McCarran, between I-80 and W. 4th Street
- ZONING:** Specific Plan District – Monte Vista Village Handbook
- ACCESS:** McCarran Blvd-North entrance features left and right turn-in and turn-out
 - South entrance features right turn-in and turn-out
 - 4th Street - right turn-in and right turn-out
- UTILITIES:** Available to site
- TRAFFIC:** 39,000 ADT on McCarran Blvd and 79,000 on Interstate 80 – NDOT 2016
- DEMOGRAPHICS:** Over 90,000 people and 39,000 households within a three mile radius, average household income \$74,182 – ESRI 2017
- USES:** Medical, professional and office
- JOB GROWTH:** EDAWN expects over 52,400 new jobs and 64,700 new residents to the area within the next five years

Current Tenants	
Number	Tenant
1	Freestyle Martial Arts
2	Tres Image Salon
3	Farmers Insurance
4	West Reno Dental
5	Eye Zone
6	Mountain Family Medicine
7	Cochrane Family Eye Care Edward Jones Investments
8	State Farm Insurance Scope Clinical
9	Nevada Hearing Associates
10	SOLD!
11	SOLD!
12	SOLD!
13	SOLD!
14	SOLD!
15	SOLD!

Available Lots					
Lot #	Gross SF	Acres	APN	Pricing	PSF Gross
16	46,676	1.07	400-130-06	\$560,000.00	\$12.00
Total	46,676	1.07			