

# 1070

**SANDHILL RD.**  
RENO, NV 89521

FLEX-INDUSTRIAL STAND-ALONE  
BUILDING

PRIME OWNER-USER OPPORTUNITY

DESIRABLE SOUTH RENO  
SUBMARKET



LOGIC





# 1070

## SANDHILL RD.

RENO, NV 89521

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### Investment Team

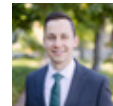


LOGIC

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**1070**  
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**01**

**Executive  
Summary**

Property Overview  
Property Details  
Investment Highlights





## Property Overview

LOGIC Commercial Real Estate is pleased to present this stand-alone flex-industrial opportunity located in south Reno. The building is currently configured with a warehouse, conference room, break room, multiple private offices, bullpen, showroom and reception. The showroom with high ceilings shares a wall with the warehouse and could provide a relatively easy modification to expand the warehouse area, which could remain fully conditioned for a lab or R&D users. In addition, there is a second floor mezzanine with a gate opening to the warehouse, providing forklift access to mezzanine for additional storage. Alternatively, the space could be used for additional office space (the second floor mezzanine is not included in the advertised SF). There are multiple restrooms in the facility, high-end finishes, and signage opportunities. This location offers close proximity to nearby retail, restaurants, and freeway access; and is directly across the street from the new DMV.

The property could be used for a variety of uses including flex-industrial, storage/retail, office and more. The stand-alone structure allows a professional appearance for a company to display pride of ownership. Employees can enjoy the ample amenities and outdoor space in the surrounding South Meadows, and the property also features a convenient parking lot in front of the building.

## Offering Snapshot

**\$2,800,000**  
Sale Price

**\$286 PSF**  
Price Per Square Foot

**2004**  
Built In

**+/-9,802 SF**  
Square Footage





This location is in close proximity to nearby retail, restaurants, and freeway access; and is directly across from the new DMV.

## Property Details



### Location

- 1070 Sandhill Rd.  
Reno, NV 89521



### Construction & Zoning

- Construction: Concrete Tilt-Up
- Zoning: PD – Planned Development



### Parcel Number(s)

- 163-031-15



### Low Vacancy & Rare Opportunity

- Historic low vacancies and opportunities for owner-users
- Desirable South Reno Location and rare opportunity along Sandhill Rd.



### Property Size

- Building Size: +/- 9,802 SF
- Lot Size: +/- 0.641 AC



### Pride of Ownership

- Previously owner/occupied
- Quality finishes and curb appeal





## Investment Highlights



### Prime Owner-User Opportunity:

- Ideal owner-user opportunity
- Turn-key and ready to occupy upon COE



### Excellent Location | Easily Accessible:

- Directly across the street from the DMV
- Easy access to US Hwy 395



### Surrounding Growth:

- An abundance of future developments planned in the South Reno area
- Scarce vacant land parcels in submarket



### Nearby Amenities:

- Close proximity to nearby retail and restaurants
- Open space, walking trails, hiking trails, and views



### Work, Live, Play:


- Easy access to Lake Tahoe
- Skiing, Mountain Biking, Hiking, SUP, and more



### Newer Construction | Built to Last:

- Invest in a newer structure with modern systems
- Built to last with long-term appreciation potential





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**05**

**Aerials  
& Plans**

Demographics  
Vicinity Map  
Aerials  
Site Plan  
Floor Plan  
Property Photos



## Key Facts: 5-Mile Radius



**117,157**  
Total Population



**141,139**  
Daytime Population



**6030**  
# of Businesses



**78,151**  
Total Employees

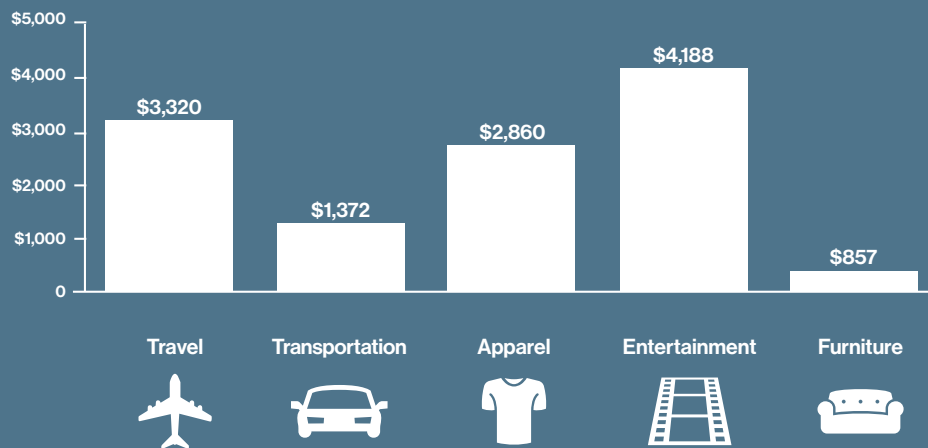


**2.07%**  
2020-2022 Population Growth



**\$477,190**  
Median Home Value

## Key Spending Facts: 5-Mile Radius



Spending facts are average annual dollars per household

## Full Demographic Report

Population	1-mile	3-mile	5-mile
2010 Census Population	9,188	40,824	91,465
2020 Population	10,823	56,230	111,871
2022 Population	11,423	58,470	117,151
2027 Population	12,555	61,623	125,056
Annual Growth 2020 - 2022	2.43%	1.75%	2.07%
Annual Growth 2022 - 2027	1.91%	1.06%	1.31%

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$103,628	\$102,381	\$87,059
2027 Average Household Income	\$115,485	\$113,793	\$103,208
2022 Per Capita Income	\$127,918	\$131,703	\$121,825
2027 Per Capita Income	\$151,566	\$153,451	\$140,738

Households	1-mile	3-mile	5-mile <sup>6</sup>
2010 Total Households	4,039	16,551	36,612
2020 Total Households	4,510	23,068	46,069
2022 Total Households	4,769	24,074	48,471
2027 Total Households	5,282	25,457	52,015

Housing	1-mile	3-mile	5-mile
2022 Total Housing Units	5,357	25,942	52,128
2022 Owner Occupied Housing Units	2,793	14,503	26,818
2022 Renter Occupied Housing Units	1,976	9,571	21,653
2022 Vacant Housing Units	588	1,868	3,657
2027 Total Housing Units	5,890	27,453	55,913
2027 Owner Occupied Housing Units	3,107	15,460	28,966
2027 Renter Occupied Housing Units	2,175	9,997	23,049
2027 Vacant Housing Units	608	1,996	3,898



## Vicinity Map

This property is strategically located in a dense and mature residential area servicing +/- 117,151 residents with an average household income of \$87,059 within a 5-mile radius.



**50**

Walk Score



**23**

Transit Score



**51**

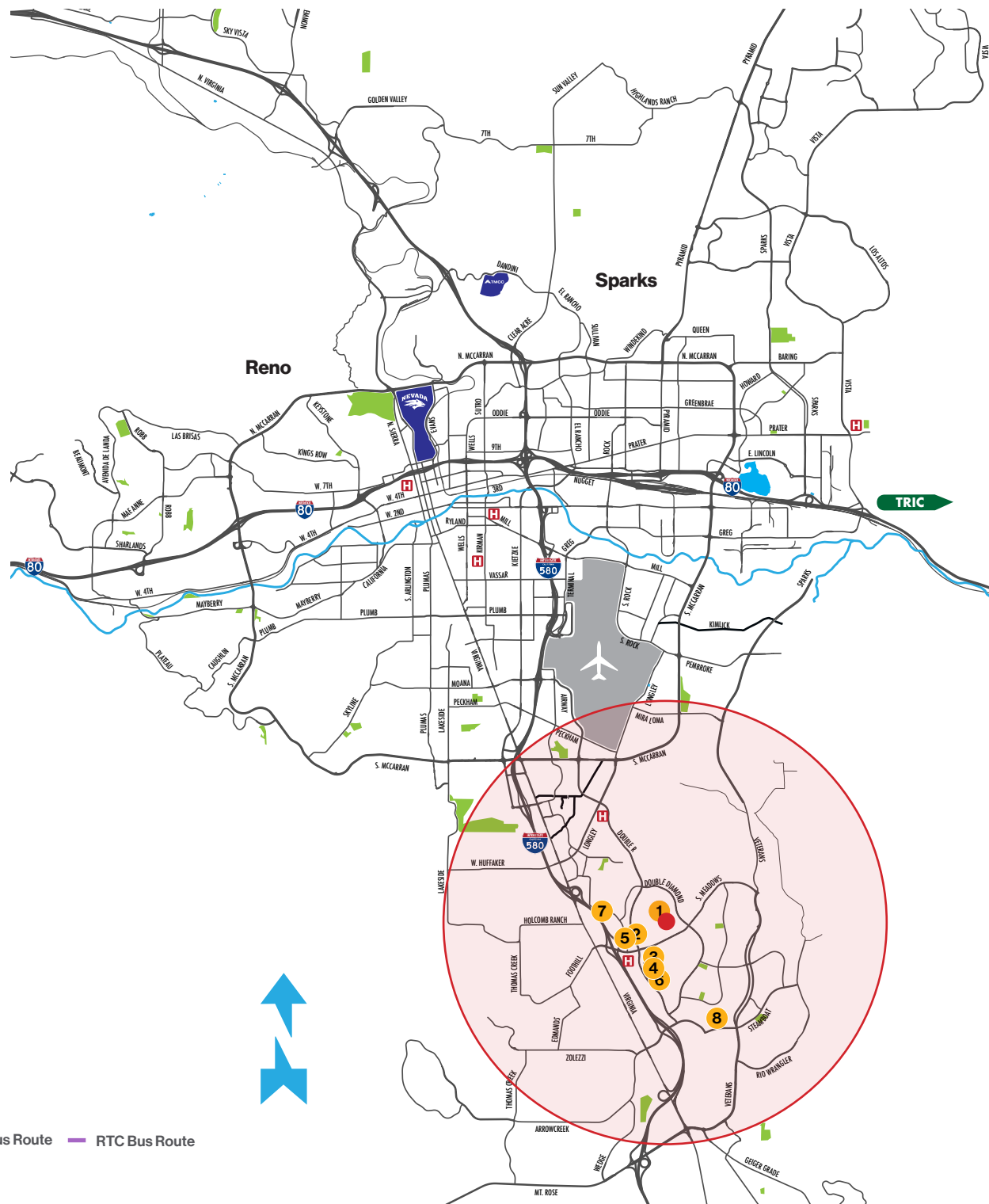
Bike Score

On a scale of 100

## Amenities within 3-miles of Radius

- 1** Nevada Department of Motor Vehicles  
- 0.07 miles
- 2** Hilton Garden Inn Reno  
- 0.64 miles
- 3** Great Full Gardens S. Meadows  
- 0.64 miles
- 4** Peg's Glorified Ham N Eggs  
- 0.73 miles
- 5** Sprouts Farmers Market  
- 0.74 miles
- 6** Starbucks  
- 0.78 miles
- 7** South Reno Athletic Club  
- 0.91 miles
- 8** Home Depot  
- 1.50 miles

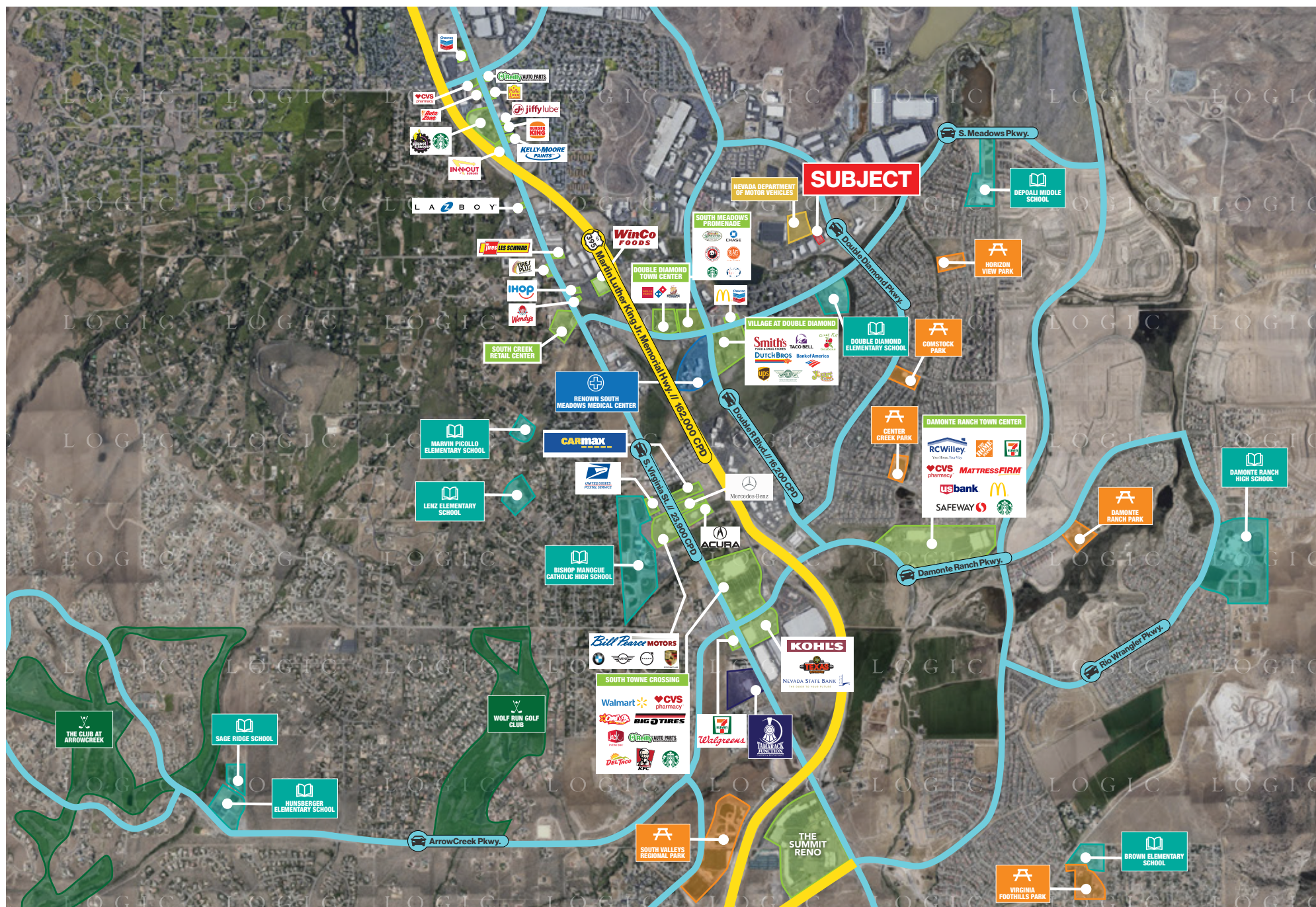
■ Major Landmark
 ■ Major Park
 H Hospital
 ■ Airport
 — RTC Bus Route
 — RTC Bus Route





# Major Landmarks

State Buildings   Park   Hospital   Casino   Retail   School   Golf Course









# Site Plan



Floor Plan





## Property Photos





Property Photos





A photograph of an office interior. In the center is a large conference table with a polished, speckled brown and gold marble top and dark wood legs. The table sits on a dark grey and black patterned carpet. In the background, there is a long wooden cabinet with drawers and glass-fronted upper cabinets. To the left, three windows with dark wood frames and horizontal blinds are visible. The ceiling has a grid of square acoustic tiles with several rectangular fluorescent light fixtures. A doorway on the left shows a glimpse of another room.

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**14**

**Market  
Overview**



# Northern Nevada By the Numbers

## Population Breakdown

**644<sup>K</sup>**

2019 Northern Nevada Population

**50<sup>K+</sup>**

2018 CA Residents Move to Northern Nevada

**24%**

Reno/Sparks Employment Growth in Past 5 Years

## Travel Breakdown

**5<sup>MM+</sup>**

2019 Annual Visitors Reno/Tahoe Area

**73%**

Repeat Visitors to Northern Nevada

**27%**

2019 Percentage of Visitors from California

## Visitor Breakdown

**17,000**

Hotel Rooms Available in Reno/Tahoe Area

**\$857<sup>MM</sup>**

Gross Gaming Revenue in Northern Nevada

**\$412<sup>MM</sup>**

2018 Visitor Recreation Spending in Washoe County

*The City of Reno and State of Nevada have consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.*

### Top 10 Small Cities

1. **Reno, Nevada**
2. Naples, FL
3. Santa Fe, NM
4. Savannah, GA
5. Asheville, NC
6. Anchorage, AK
7. Boulder, CO
8. Trenton, NJ
9. Myrtle Beach, SC
10. Ann Arbor, MI

Source: BestCities

### Economic Growth Potential

1. Colorado
2. Utah
3. **Nevada**
4. Texas
5. North Carolina
6. Ohio
7. Oklahoma
8. New Mexico
9. Louisiana
10. Mississippi

Source: Business Facilities

### Best States for Equality

1. New Hampshire
2. Vermont
3. Maryland
4. West Virginia
5. New York
6. Kentucky
7. **Nevada**
8. Florida
9. Delaware
10. Hawaii

Source: US News powered by McKinsey & Company

### Startup Activity

1. **Nevada**
2. Oklahoma
3. Wyoming
4. Montana
5. Idaho
6. Alaska
7. North Dakota
8. Utah
9. Vermont
10. South Dakota

Source: The Kauffman Index Smaller States

### Small Business Policy Index

1. **Nevada**
2. Texas
3. South Dakota
4. Wyoming
5. Florida
6. Arizona
7. Washington
8. Indiana
9. Ohio
10. Utah

Source: Small Business & Entrepreneurship Council Small Business Policy Index

### Best Business Tax Climate

1. Wyoming
2. South Dakota
3. Alaska
4. Florida
5. **Nevada**
6. Montana
7. New Hampshire
8. Indiana
9. Utah
10. Oregon

Source: Tax Foundation

### Global Best to Invest

1. Arizona
2. Utah
3. **Nevada**
4. Colorado
5. Wyoming
6. New Mexico
7. Idaho
8. Montana

Source: Site Selection Magazine Prosperity Cup

### Top States for Business

1. Texas
2. North Carolina
3. Wisconsin
4. Kentucky
5. **Nevada**

Source: Area Development Gold Shovel Award

### Best States for Net Migration

1. Florida
2. **Nevada**
3. Colorado
4. Oregon
5. South Carolina

Source: US News powered by McKinsey & Company



# Why Nevada

Nevada is the most business-friendly state in the West, offering a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

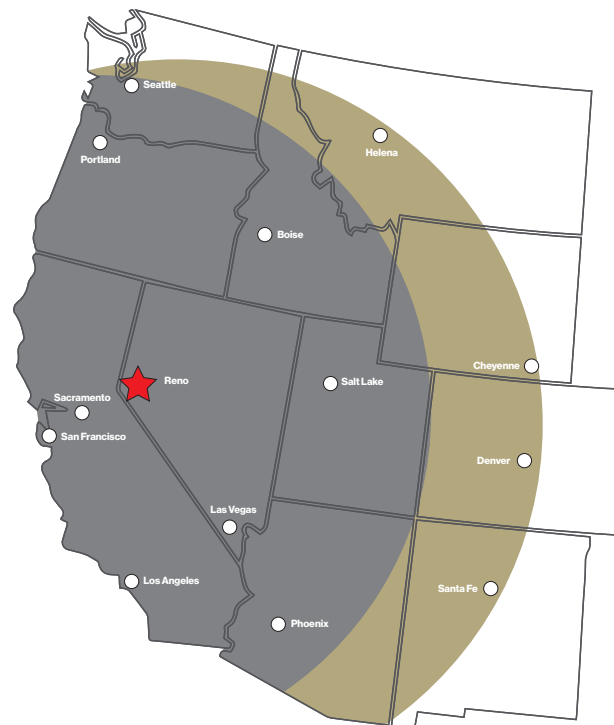
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 20th, Idaho 21st, Oregon 8th, and Utah 9th.

## What Businesses Are NOT Paying For

 <b>Corporate Income Tax</b>	 <b>Corporate Shares Tax</b>	 <b>Franchise Tax</b>	 <b>Personal Income Tax</b>
 <b>Franchise Tax on Income</b>	 <b>Inheritance or Gift Tax</b>	 <b>Unitary Tax</b>	 <b>Estate Tax</b>

## Northern Nevada Transit Times



### 1-Day Truck Service

San Francisco, CA  
Sacramento, CA  
Los Angeles, CA  
Portland, OR  
Seattle, WA  
Boise, ID  
Salt Lake, UT  
Las Vegas, NV  
Phoenix, AZ

### 2-Day Truck Service

Helena, MT  
Cheyenne, WY  
Denver, CO  
Santa Fe, NM

## Why Northern Nevada?

- Northern Nevada can reach over 60 million customers with 1-day truck service
- Nevada's average retail price of power for commercial customers was 53% lower than neighboring California customers and 25% lower than the U.S.
- The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies relocating to Nevada including:
  - Sales & Use Tax Abatement
  - Modified Business Tax Abatement
  - Personal Property Tax Abatement
  - Real Property Tax Abatement for Recycling
  - Aviation Parts Tax Abatement
  - Data Center Tax Abatement
- Opportunity Zone – 61 of Nevada's low-income census tracts fall within an official Qualified Opportunity Zone (QOZ) with tax reduction incentives on realized capital gains including a deferral of taxes, a reduction of taxes by 10 – 15 percent, or the exclusion of taxes on appreciation if held for 10 years.

# A Look at Northern Nevada



*Pictured: Washoe Valley*



*Pictured: Downtown Reno Sign*



*Pictured: University of Nevada, Reno*



*Pictured: Sand Harbor, Lake Tahoe*

## Washoe County

- Washoe County is located in the northwest corner of Nevada along the California and Oregon borders.
- At the time of the 2010 census, the population was 421,407 with an estimated population of 474,137 in 2019.
- Washoe County is the second most populous county in Nevada by nearly 400,000 residents.
- The southwest corner of the county line borders the northeast corner of Lake Tahoe with Washoe Lake and Pyramid Lake also falling within the county borders.

## City of Reno

- Named as the U.S.'s #1 small city for 2020, the Reno area sees over 5,000,000 visitors per year attending annual events including the Reno Rodeo, Hot August Nights, Reno Air Races, Reno Balloon Races, Street Vibrations, and more.
- Reno has come into its own with a robust mix of heavy hitters who have set up shop in this tech-savvy city, and a burgeoning arts community now takes to the streets with murals, sculptures, and installation art.
- Expansions into industrial developments in northern Nevada including North Valley's, the Tahoe-Reno Industrial Center (TRIC), and eastern Sparks, along with the legalization of marijuana, has driven investors and manufacturers into Nevada from surrounding states.

## University of Nevada, Reno

- The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.
- Comprised of 11 separate colleges and schools, the university offers over 145 Tier-1 degree programs and averages over 21,000 students annually.
- One of the most noteworthy Nevada traditions includes the Reno-UNLV rivalry and competition for the Fremont cannon. The replica cannon is awarded each fall to the winner of the annual Reno-UNLV football game and painted blue or red for the winning team.

## Lake Tahoe

- Lake Tahoe is less than 25 miles from downtown Reno, a short drive for residents and visitors in northern Nevada.
- Tahoe is a summer and winter sweet spot for northern Nevada residents offering paddle boarders, kayakers, and fishing enthusiasts a top summer destination while the surrounding mountains are a winter playhouse for snowboarding, skiing, snowshoeing, and tubing.
- The Lake Tahoe basin is home to North America's largest concentration of ski resorts with 400 inches of plush-pile powder ever year.



# A Look at Northern Nevada



*Pictured: Downtown Reno*



*Pictured: MidTown District - Reno*



*Pictured: Greater Nevada Field*

## The Neon Line

- The Reno Neon Line District has emerged as a new submarket as developers purchase, build, and re-develop land and properties in downtown Reno.
- The development company, Jacobs Entertainment, plans to create a mixed-use development project that will include commercial and market-rate housing with a strong art and entertainment focus.
- The new Neon Line District will span from West St. to Keystone Ave., and from I-80 to W. 2nd St.

## Virginia Street Project

- The Regional Transportation Commission (RTC) of Washoe County and local construction firm Sierra Nevada Construction (SNC) are transforming Virginia Street with construction of the Virginia Street Bus RAPID Transit Extension Project in MidTown Reno.
- The goals behind the Virginia Street Project are to improve connectivity and safety of travel between UNR, downtown, and MidTown Reno.
- Sidewalks and pedestrian ramps throughout the area have been upgraded to ADA standards along this 5-mile stretch.

## MidTown

- Over the past five years, MidTown has increasingly become a go-to spot for investors bringing in modern art and architecture to the existing buildings.
- The MidTown district continues to boost the Reno economy by bringing together entrepreneurs and business developers in the area through a mix of redeveloped commercial buildings and residential conversions.
- Retail and office users have brought their ideas to life, collaborating and inspiring the community through annual events which promote engagement from residents throughout Reno and Sparks.

## Greater Nevada Field

- Greater Nevada Field is home to the Reno Aces Minor League Baseball team.
- The Reno Aces are the Triple-A affiliate of the Arizona Diamondbacks and had their inaugural season in 2009.



# A Look at Northern Nevada



*Pictured: Tahoe Reno Industrial Center*



*Pictured: SouthEast Connector*



*Pictured: Nevada State Capitol Building*



*Pictured: Douglas County*

## TRIC

- The Tahoe-Reno Industrial Center (TRIC) is the largest industrial park in the world with over 15,000 acres currently re-zoned, fully entitled, and in active development.
- Located just nine miles east of Reno/Sparks, the area offers access via I-80 as well as Hwy. 50 via the USA Parkway expansion into Silver Springs.
- Seven of the eleven western states are within a 1-day shipping deadline, with the remaining four states within a 2-day shipping deadline.

## SouthEast Connector

- The SouthEast Connector was completed in 2018 providing an alternative means of transportation between east Sparks and south Reno.
- The project included construction of a new 5.5 mile arterial road, seven bridges, two signalized intersection, and a multi-use path for recreational users.
- The new roadway is an alternative route from the heavily traveled US-395/I-580 freeway and the southwest portion of McCarran Blvd.

## Carson City

- Carson City, the capital of Nevada, is located just south of Washoe County with a population of 54,745 residents.
- The average daytime population increases to over 63,000 with a high number of government employees commuting to the area from Washoe and Douglas counties.
- Recent renovation to downtown Carson City have increased the number of businesses and foot traffic in the area while the history and scenic nature of Carson and Douglas counties attracts many tourists year-round.

## Douglas County

- Douglas County is located just south of Carson City running along the Nevada/California border.
- Minden, Gardnerville, and Genoa make up a majority of the county with the current population over 48,000 residents.
- Due to the abundance of land, many manufacturing companies have locations in Douglas County including Starbucks Roasting Plant, GE, the Bently Family Companies, and North Sails.



# Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of **1070 Sandhill Rd., Reno, NV 89521**. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Logic Commercial Real Estate (LCRE). The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from LCRE, you agree: The Offering Memorandum and its contents are confidential; You will hold it and treat it in the strictest of confidence; and You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Seller and LCRE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or LCRE or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

LCRE has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property. If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

**All property showings are by appointment only. Please consult listing agents for more details.**

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