








PROFESSIONAL OFFICE SPACE FOR LEASE

April 2018




Photograph	Status	Address	Available Space	Div.	Zoning	Lease Rate (Full Service/ Modified Gross/Triple Net)	Comments	Loopnet & Costar Property ID Numbers
	NEW LISTING	5301 Kietzke Lane Reno, Nevada	10,000± SF		PUD	\$2.75/SF/ Month NNN	Premier Class A two story office from the second floor of the future Charles Schwab Brokerage location in Reno. Build to suit Class A improvements. Construction underway 1st Quarter 2018.	11418119
	NEW LISTING	500 Damonte Ranch Pkwy Suite 852 Reno, Nevada	3,171± SF		MU	\$1.65/SF/ Month MG	Built out with 6 Offices, 2 Bullpen Areas, Conference/Break Room, Reception and Storage Area. Garden Style Office Setting with landscaped Quad Area with flowers and fountain.	11931352
		1130-1190 Selmi Drive Reno, Nevada	1,249± SF to 11,445± SF	Yes	NC	Negotiable	Great North Reno location with multiple sized office suites available for lease. Currently in Shell Condition, ready to be built out to your specifications. Also For Sale.	20426824
		2195 South Virginia Street, Reno, Nevada	3,400± SF to 12,500± SF	Yes	MUSV	Negotiable	2-Story Office Building. Suites with Build to Suit Finishes. Ample Surface Parking. Foot of Midtown! Also for Sale.	19606073

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	UNDER CONTRACT	5470 Reno Corporate Drive Reno, Nevada	Up to 13,532± SF	Yes	IC	From \$1.45/SF/ Month MG	2-Story Office Building with 22 Downstairs Offices, 6 Upstairs Offices, Reception Area, 2 Breakrooms, Conference Room & Multiple open Work Areas. Also Available For Sale.	19441938
	GROUND FLOOR SPACE	9855 Double R Blvd. Reno, Nevada	831± SF & 1,102± SF	No	PD	\$1.75/SF/ Month MG	Built Out—Ready for immediate occupancy. CAT5 Wiring with access to High Speed Data Lines. Utilities Included, No CAM— Tenant Pays Janitorial. 24 Hour Keypad Access	19784884
		Sparks Florist Building 1001 Pyramid Way Sparks, Nevada	822± SF to 1,095± SF	No	MUD	Starting at \$0.75/SF/ Month	Office/Retail Space located above Sparks Florist @ intersection of Pyramid Way & Oddie Blvd. Electronic Signage Opportunity. Recently Remodeled.	19816880

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	YARD SPACE	775 East Glendale Avenue Sparks, Nevada	Up To 8,576± SF	Yes	I	\$0.75/SF/ Month + Janitorial	2-Story Office space Fenced Parking/Yard All utilities Included.	18892836
	ONLY ONE SPACE LEFT!	Vista Village 4840 Vista Blvd. Suite 104 Sparks, Nevada	1,785± SF	No	C2	\$1.25/SF/ Month NNN	Suites 104 - Open Space/Showroom with 1 bathroom & 1 sink in the back. High End Finishes throughout. TI Allowance available with multi-year lease. Signage Opportunity	19021641
		Vista Village 4830 Vista Blvd. Suites 102-104 & 108 Sparks, Nevada	1,500± SF to 6,800± SF	Yes	C2	From \$1.25/SF/ Month NNN	Suites 102-104 is 6,800± SF of shell space divisible to 1,500±SF. Suite 108 is a 1,885±SF former Martial Arts Studio. TI Allowance available with multi-year lease for Suite 108. Signage Opportunity.	17650066

INDUSTRIAL SPACE FOR LEASE

April 2018




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		1355 N McCarran Blvd Reno, Nevada	6,800 ± SF to 9,600± SF	Yes	I	\$1.00/SF/ Month NNN	Industrial/Retail Property available for lease with paved front yard area. 859 SF of Upstairs Office. New Mechanical, Plumbing and Roof Systems. Also For Sale.	11270775
	SUBLEASE	8670 Technology Way Reno, Nevada	8,000± SF	No	PUD	\$0.65/SF/ Month NNN	South Meadows Warehouse for Sublease - Available January 1, 2018. 500± SF office with additional warehouse office. Oversized drive through door and 2 docks with levelers.	9661957
	LEASED	4587 Longley Lane Reno, Nevada	1,784± SF	-	-	-	-	-
	LEASED	8587 White Fir Street, Unit A-1 Reno, Nevada	2,964± SF	-	-	-	-	-

RETAIL-COMMERCIAL SPACE FOR LEASE April 2018

Photograph	Status	Address	Available Space	Div.	Zoning	Lease Rate (Full Service/ Modified Gross/ Triple Net)	Comments	Loopnet & Costar Property ID Numbers
	NEW PAD SITES AVAILABLE	Sierra Marketplace 3650 S. Virginia St. Reno, Nevada	800± SF to 69,212± SF	Yes	MUCC	Negotiable Modified Gross Lease	Central Reno Retail Center. Prime Visibility with Average Daily Traffic Counts over 42,000. Anchor & Jr. Anchor Units available.	19441146
		Fernley Village Marketplace 1330—1480 Highway 95A North Fernley, Nevada	600± SF to 2,714± SF	Yes	C2	Aggressive Negotiable Rates	Premier Shopping Center Anchored by Scolari's Food & Drug. Multiple Layouts & Configurations with Tenant Improvements Available.	18537073
	ONLY ONE SPACE LEFT!	Vista Village 4840 Vista Blvd. Suite 104 Sparks, Nevada	1,785± SF	No	C2	\$1.25/SF/Month NNN	Open Space/Showroom. One Bathroom & One Sink Located in the Back. High End Finishes. T.I. allowance with multi year lease. Signage opportunity.	19021641
	LEASED	611 Kuenzli Street Reno, Nevada	4,600± SF	-	-	-	-	-


RETAIL-COMMERCIAL SPACE FOR LEASE

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		Vista Village 4830 Vista Blvd. Sparks, Nevada	1,500± SF to 6,800± SF	Yes	C2	From \$1.25/SF/ Month NNN	Suites 104 & 106 are Shell Space Divisible to 1,500±/SF. Suite 108 is 1,885±SF former Martial Arts Studio. TI Allowance available with multi-year lease for Suite 108. Signage Opportunity.	17650066
	ONLY ONE SPACE LEFT!	Hacienda Plaza Sparks Blvd & Prater Way Sparks, Nevada	1,400± SF	No	TOD	Starting at \$1.35/SF/ Month NNN	Prominent Retail Location. Close to Businesses, City Offices & High Schools. Open Floor plan with back room and a restroom. Located next to Flowing Tide Pub. Motivated Landlord!	19117349
	MUST SEE INSIDE!	Sparks Florist Building 1001 Pyramid Way Sparks, Nevada	822± SF to 1,095± SF	No	MUD	Starting at \$0.75/SF/ Month	Office/Retail Space located above Sparks Florist @ intersection of Pyramid Way & Oddie Blvd. Electronic Signage Opportunity.	19816880



LAND FOR LEASE

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	RETAIL PADS AVAILABLE	Sierra Marketplace 3650 S. Virginia St. Reno, Nevada	Land 5,000± SF and 6,000± SF	MUCC	Negotiable Modified Gross Lease	Central Reno Retail Center. Prime Visibility with Average Daily Traffic Counts over 42,000. Anchor & Jr. Anchor Units available.	19441146





LAND FOR SALE

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Photograph	Status	Address	Square Footage	Zoning	Price	Comments	Loopnet & Costar Property ID Numbers
	MOTIVATED SELLER!	2900 Waltham Way APN 004-092-18 McCarran, Nevada	Land 5.88± Acres	I2	\$449,000 or \$1.75/SF	Prime Lot in First Phase of Tahoe-Reno Industrial Center.	19052918
	SOLD!	2255 Los Altos Pkwy. APN 518-150-11 Sparks, Nevada	Land 7.72± Acres	-	-	-	-





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		Goldstrike at Double Diamond Double Diamond Parkway Reno, Nevada	Land 2.5± Acres	PUD	\$1,550,000	Vacant land for sale. Building plans included in the sale for Industrial Flex Units: 5,000± SF to 45,000± SF.	8490069
		TRIC Land 150 Ireland Drive Sparks, Nevada	Land 4.00± Acres	I-2	\$699,000	Prime location near the intersection of Ireland Drive and Waltham Way. Parcel is located across from the Tire Rack Distribution Center.	20268596
		2850 Sorensen Way Sparks, Nevada	Land 2.16± Acres	C2	\$1,400,000	Highly Visible Property. Adjacent to Smith's & Ace Hardware. Across from Reed High School. Excellent Re-Development Opportunity.	20134014
		U.S. 395 @ Muller Parkway Gardnerville, Nevada	19± to 154.09± Acres	GC	\$2.00/SF to \$7.00/SF with frontage	3 Lots Totaling 154.09± Acres	18902109

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		2061 East 4th Street Reno, Nevada	Land 49,068± SF	MUE4	\$499,000	Perfect opportunity for Condo, Town Home, or Multi Family. All utilities presently in the street, Immediate access to Downtown Reno and Interstate 80.	19154541
		4430 S. Highway 95A Silver Springs, Nevada	Land 0.78± Acres	C1	\$299,000	Corner lot with commercial zoning (C1) allowing for retail. Level topography. 3 Miles from USA Parkway. Main thoroughfare between Fernley and Yerington.	9671383
		855 Harrigan Road Fallon, Nevada	Land 3.78± Acres	RC	\$375,000	Multi Family Land for Development. Ideal for Investment & Future Development. Located between downtown & the Naval Air Station in the Southeast section of town	11328286
	SOLD	Pecetti Ranch 9300 Gateway Drive Reno, Nevada	Land 5.99± Acres	L2.5	-	-	-

OFFICE BUILDINGS FOR SALE **April 2018**

Photograph	Status	Address	Square Footage	Zoning	Price	Comments	Loopnet & Costar Property ID Numbers
	NEW LISTING	543 Plumas Street Reno, Nevada	2,631± SF	MUSV	\$599,000	Office Conversion with corner location. Main level has 3 offices, conference, work area, bathroom and kitchenette. 2nd floor has 3 offices, open work area and 2 bathrooms. 3 onsite parking spaces and additional street parking.	11534270
	NEW LISTING	500 Damonte Ranch Pkwy Suite 852 Reno, Nevada	3,171± SF	MU	\$715,000	Built out with 6 Offices, 2 Bullpen Areas, Conference/Break Room, Reception and Storage Area. Garden Style Office Setting with landscaped Quad Area with flowers and fountain.	11931294
		2195 South Virginia Street Reno, Nevada	25,517± SF on 1.687± Acres Land	MUSV	\$5,000,000	Vacant - Building Signage Available Ample Surface Parking Elevator Served Across from Former Park Lane Mall Parcels: 019-550-08 & 019-550-12	19788444
	UNDER CONTRACT	5470 Reno Corporate Drive, Reno, Nevada	13,532± SF	IC	\$2,100,000	2-Story Office Building with 22 Downstairs Offices, 6 Upstairs Offices, Reception Area, 2 Breakrooms, Conference Room & Multiple open Work Areas. Also Available For Lease.	20051524




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		1355 N McCarran Blvd. Reno, Nevada	9,600± SF	I	\$1,900,000	Industrial/Retail Property with paved front yard area. New Mechanical, Plumbing and Roof Systems. 3 Grade Doors that are 12'x14'.	9575196
		1130-1190 Selmi Drive Reno, Nevada	1,249- 11,445± SF	NC	Negotiable	Great North Reno location with multiple sized office suites available for sale or for lease. Currently in Shell Condition, ready to be built out to your specifications.	20426980 20426974 20426961 20426938
	PENDING	1100 & 1200 Freeport Blvd Sparks, Nevada	28,000± SF On 2.25± Acres	I	\$1,820,000	Leased until April 30, 2018. Two 14,000± SF buildings on 2.25 Acres. Great Yard Space.	20497549
	SOLD!	8587 White Fir Street Reno, Nevada	12,000± SF Plus 1,500± SF Mezzanine	-	-	-	-





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	LEASED INVESTMENT	1300 Freeport Blvd. Sparks, Nevada	30,500± SF Building On 1.13± Acres Land	I	\$1,850,000	Current Tenant Lease Term Through January 31, 2020. Office/ Manufacturing Facility with Paint Booth, & Ample Power. Former Woodwork Facility & outside storage.	17733218
	SOLD!	8975 Double Diamond Pkwy #A11 Reno, Nevada	5,381± SF	-	-	-	-
	SOLD!	1075 & 1150 Matley Lane Reno, Nevada	51,400± SF	-	-	-	-

MULTIFAMILY FOR SALE

April 2018

Photograph	Status	Address	Square Footage	Zoning	Price	Comments	Loopnet & Costar Property ID Numbers
	NEW LISTING	1420 Grimes & 1420 Dalton Fallon, Nevada	26,280± SF	R2	\$2,500,000	40 Unit Apartment Complex in the heart of Fallon with additional common area building which can accommodate an additional unit or manager's quarters	11258571
		1190-1206 E Front St. Fallon, Nevada	8,418± SF	RC	\$849,000	Two Fallon Four-Plex Apartment Units (8 total) that are well located between downtown Fallon and the Naval Air Station. Currently full occupancy with upside potential on streamlining expenses.	7386648
		Menlo Drive & Lompa Lane Carson City, Nevada	47,466± SF 3.74± Acres	GC	\$5,900,000	Four Parcel Portfolio consisting of two existing Multifamily Apartment Complexes totaling 64 units, 47,466 SF on 3.74 acres. Two GC zoned parcels are ready for building another Apartment Complex.	11114631
	SOLD	1301 Stardust Street Reno, Nevada	31,110± SF	-	-	-	-