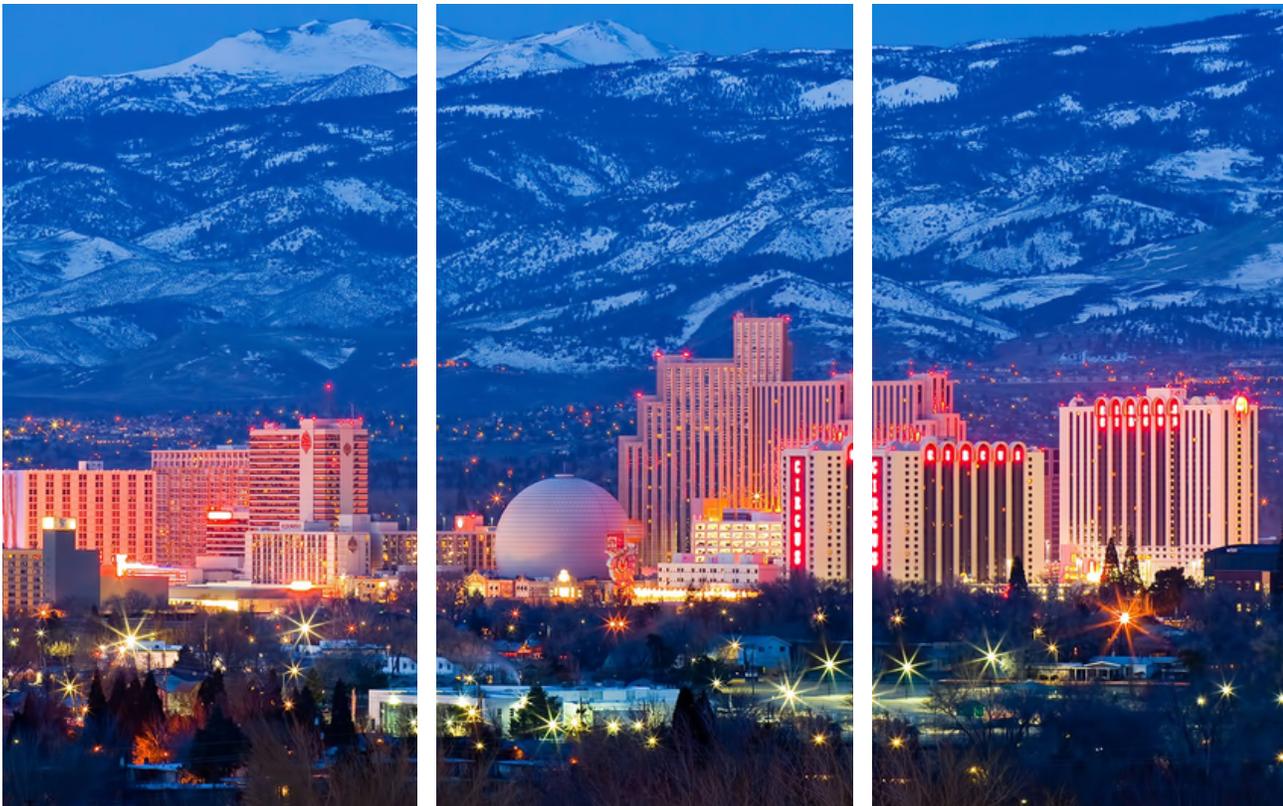


RELOCATE TO THE SILVER STATE

KEY FACTORS
THAT EVERY
BUSINESS
OWNER NEEDS
TO KNOW
ABOUT NEVADA



The Silver State's prime distribution location, its low-regulation climate, and expansive tax benefits have earned it a reputation as a pristine business destination. For start ups especially, Nevada has proven to be the place to fast track business operations.

THIS REPORT WAS COMPILED BY
STREET COMMERCIAL REAL ESTATE
522 LANDER ST RENO NV 89509
775.852.5225
WWW.STREET-CRE.COM



REGION/LOCATION



The Northern half of the state finds most of its activity in Reno, its second-largest city, and its capital, Carson City just 20 miles south. Reno has become a major warehouse hub for logistics and manufacturing activity as its favorable location and real estate availability grows.

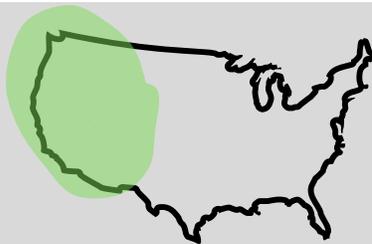
East of the Sierra Nevadas and within the heart of the Great Basin, Nevada is the beautiful state that we get to call home. With both high and low altitude deserts, the Silver State is home to a diverse range of industries, landscapes, cities, towns, and activities for its residents to enjoy.



The Southern half of the state leaves the well-known city of Las Vegas. Beyond the gaming industry lies a substantial commercial business hub that accounts for nearly three quarters of the state's population and economic activity. In North Las Vegas especially, the logistics boom shows no signs of stopping, thanks to its access to SoCal markets.



Over 130 Departures/Arrivals in a day at Reno Tahoe Airport and more than 500 daily at McCarran Airport in Las Vegas



20% of the country can be reached in 1 day through major shipping carriers



Less than one day's drive to 60 million customers and 5 major US ports on the Pacific Rim (GOED)

Region/Location
OVERVIEW

A key aspect of the state that continuously draws in business is its convenient location; With Nevada's two major cities a last-stop before California, the west coast market in its entirety is within reach. In addition to its business-friendly amenities, Nevada's location makes it a worthwhile place to reside and put down roots.

1,515,764 People in Nevada's Labor Force

Q4 of 2022 saw Nevada's Real GDP Growth rate as 5.3%, increasing from the previous quarter's 3.6%- both above the national average for growth.

↑9.7% Increase in Employment **↑10.2%** Increase in Personal Income

Income

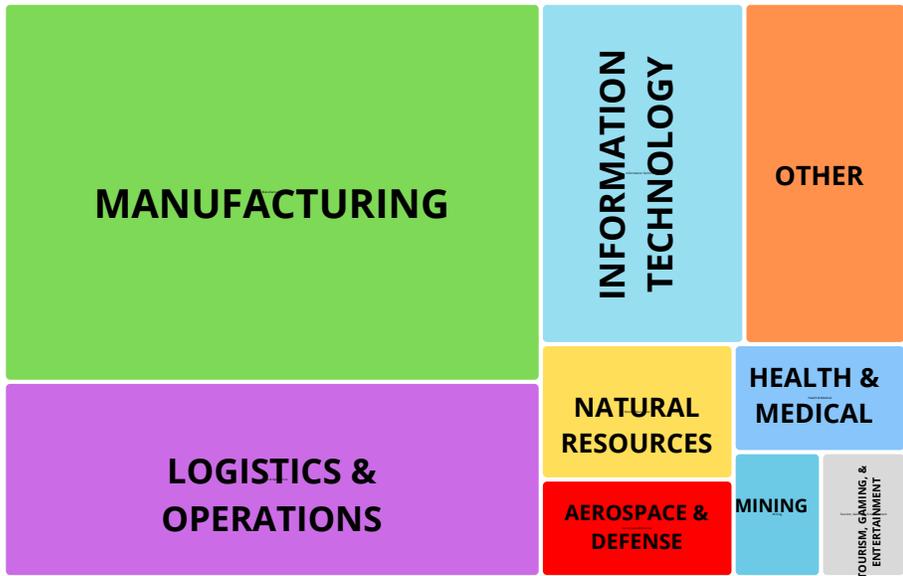
Median Household: **\$65,686**

Average Household: **\$89,562**

Per Capita: **\$34,621**

Key Industries

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming



Economic OVERVIEW

As a state, Nevada is performing well across its industries. In Manufacturing and Real Estate especially, it's growth has hit all-time highs and shows signs of continued performance in those areas. With the state's increasing population and jobs, it is expected to maintain a favorable GDP.

Tax Benefits

- NO Corporate Income Tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax
- NO special intangible tax
- NO Inheritance or gift Tax
- NO Unitary Tax
- NO Estate Tax



Nevada Governor's Office of

ECONOMIC DEVELOPMENT

Empowering Success

An excellent resource for both current residents and prospective ones, the Nevada Governor's Office of Economic Development (GOED) works to create a vibrant, innovative, and sustainable economy with high paying and high-quality jobs for Nevadans.

State Incentives

- Business Development & Assistance Programs
- Workforce Development Programs
- Innovations-Based Economic Development Programs
- International Trade Program
- Rural Community & Economic Development Programs



Right to Start State

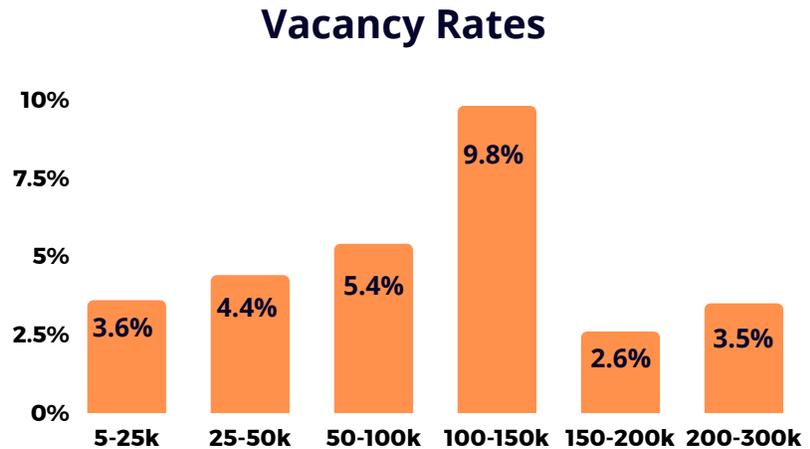
As of July 2023, Nevada became the first state to sign the "Right to Start" bill- which aims to "foster entrepreneurship and economic growth" by removing unnecessary hurdles and regulations for new businesses. (NV GOED)

Policy & Gov't OVERVIEW

Nevada's Government and Policies ensure that it is a pro-business state that provides the ideal climate for not just start up business, but incoming expansions from already established companies, as well. With less regulation and tax expenses, it is an ideal state to operate out of.

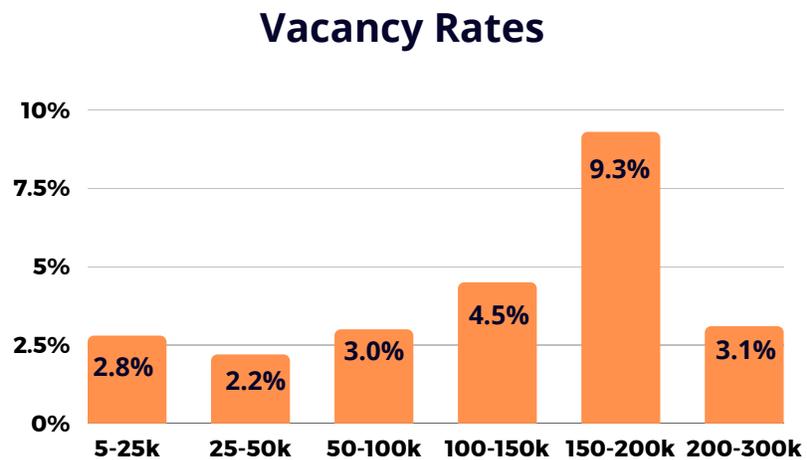
Reno

Square Ft	Ask Rent Rate PSF	Avg Sale PSF
5-25k	\$1.00	\$182
25-50k	\$0.93	\$139
50-100k	\$0.78	\$128
100-150k	\$0.69	\$121
150-200k	\$0.66	\$121
200-300k	\$0.66	\$112



Las Vegas

Square Ft	Ask Rent Rate PSF	Avg Sale PSF
5-25k	\$1.22	\$248
25-50k	\$1.16	\$201
50-100k	\$1.18	\$218
100-150k	\$1.12	\$216
150-200k	\$1.06	\$216
200-300k	\$1.06	\$211



Tahoe-Reno Industrial Center is the largest industrial park in the world! Located in Storey County, just 10 miles east of Reno, it is home to Tesla Gigafactory 1, operations for Blockchains, Google, Switch, and more! As a major distribution and manufacturing hub conveniently located along the interstate, it has proven to be a prime business destination.

Industrial Real Estate & Development

OVERVIEW

Nevada's growing commercial real estate network and numerous ongoing projects are signs of the significant development boom that the state is experiencing. With projections showing no signs of stopping, Nevada is the perfect place for businesses to move into, and the perfect time to get in on the ground floor.

For more information on our services, market data, or doing business in Nevada, contact us today!



Our Industrial Occupier Team



Benjamin Harris

O: 775.852.5225 Ext 1001
C: 775.221.6846
ben.harris@street-cre.com
NV RE#S.0187049



Nathan Masdon

O: 775.852.5225 Ext 1009
C: 775.530.2045
nathan.masdon@street-cre.com
NV RE#S.0199093



Kody Baker

O: 775.852.5225 Ext 1007
C: 775.434.3656
kody.baker@street-cre.com
NV RE#S.0186031

STREET COMMERCIAL REAL ESTATE

522 LANDER ST #200 RENO, NV 89509
775.852.5225
WWW.STREET-CRE.COM