

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
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FOR SALE

403 & 421 HILL ST

RENO, 89509



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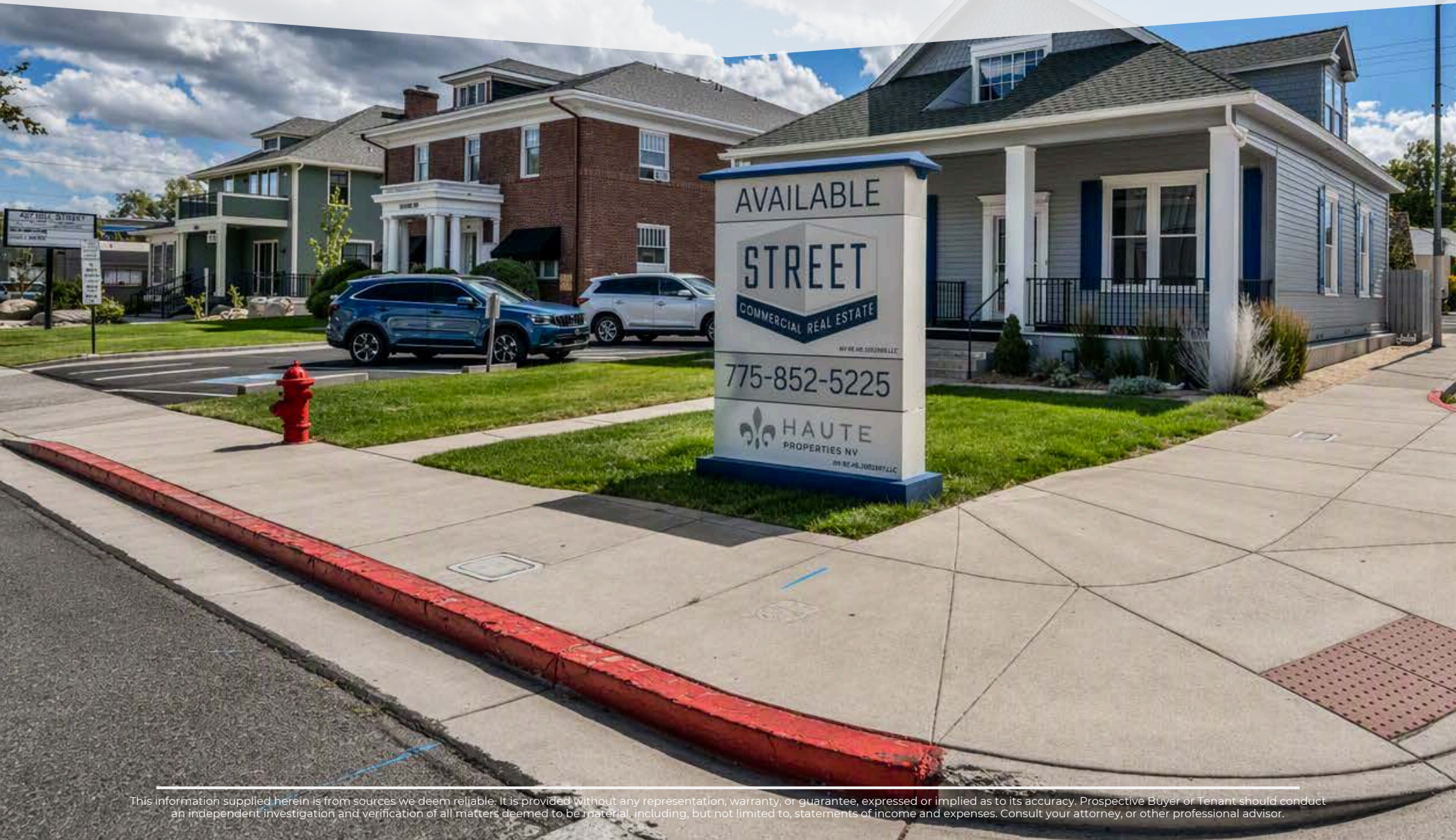
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PORTFOLIO OVERVIEW

STREET COMMERCIAL REAL ESTATE

This offering consists of a two-property portfolio totaling 7,746 square feet of office space in Reno's Downtown submarket. The portfolio presents a unique owner-user and multi-tenant investment opportunity, providing flexibility for businesses seeking occupancy while also benefiting from income-producing tenants. Its central downtown location offers strong accessibility and proximity to key business, retail, and service amenities.



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PROPERTY HIGHLIGHTS

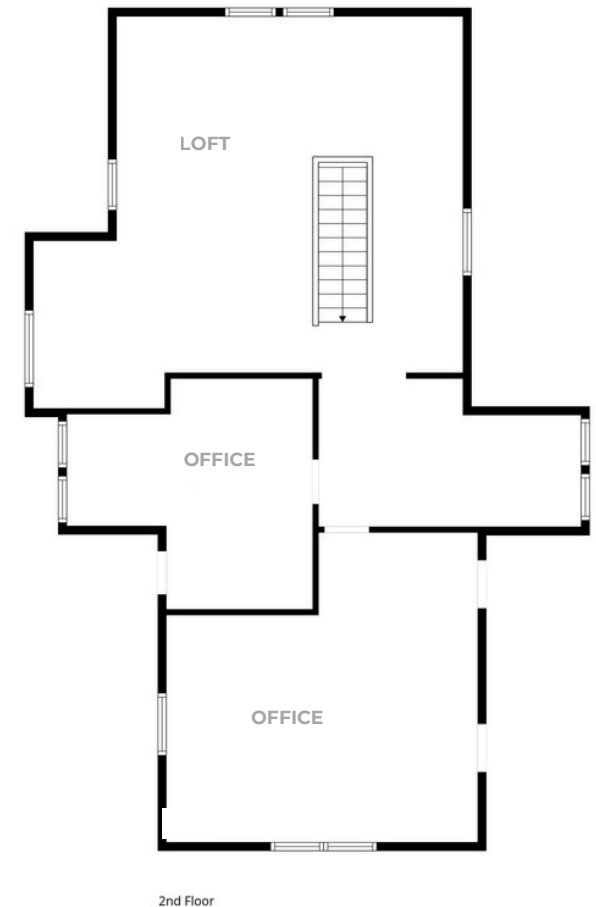
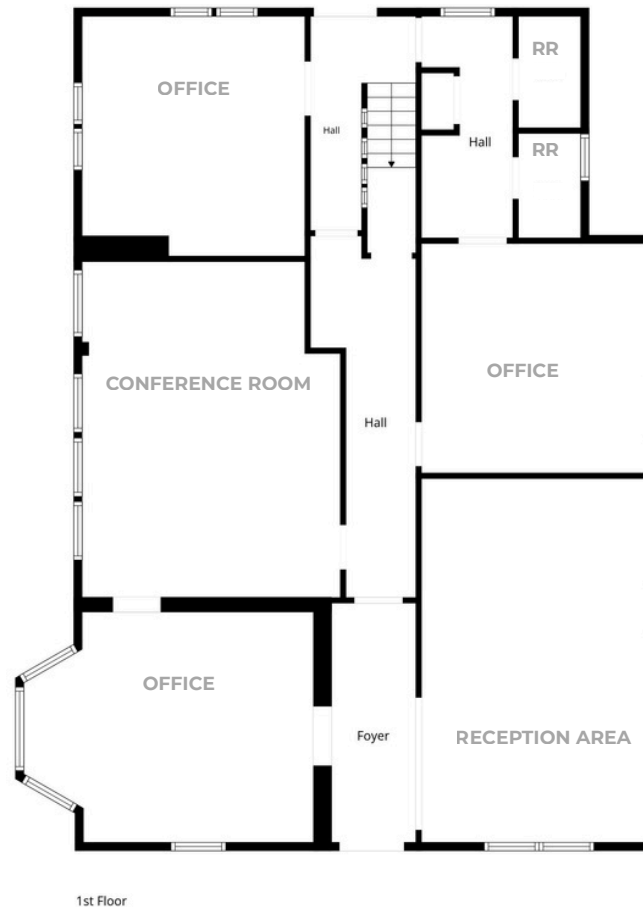
STREET COMMERCIAL REAL ESTATE

403 Hill St

- 2,730 SF Office Building
- 5 Private Offices
- Conference Room
- 2 Restrooms
- Open Loft Area
- Dedicated Surface Parking Lot
- Owner-User Opportunity



SCAN TO VISIT
LISTING SITE



- 5,016 SF Office Building
- 6 Executive Suites
 - Suite 1: ~611SF
 - Suite 2: ~515 SF
 - Suite 3: ~630 SF
 - Suite 4: ~615 SF
 - Suite 5: ~565 SF
 - Suite 6: ~630 SF
- Restroom In Each Suite
- Dedicated Surface Parking Lot
- Multitenant Investment Opportunity



1st Floor



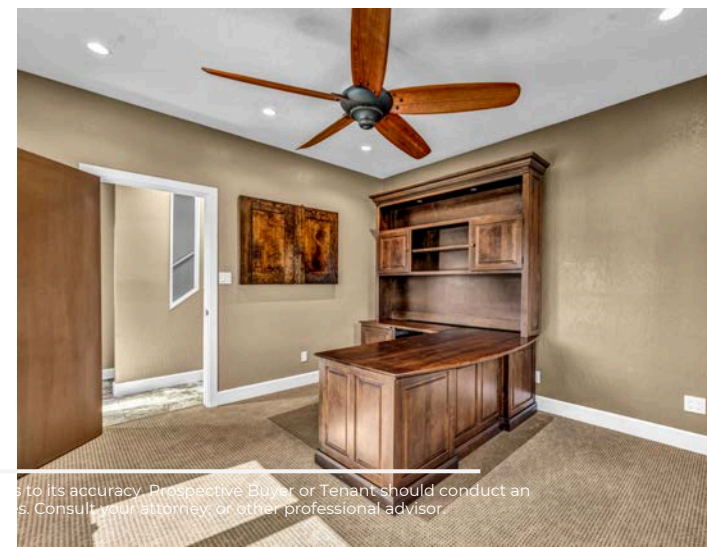
2nd Floor



SCAN TO VISIT
LISTING SITE

SITE PHOTOS

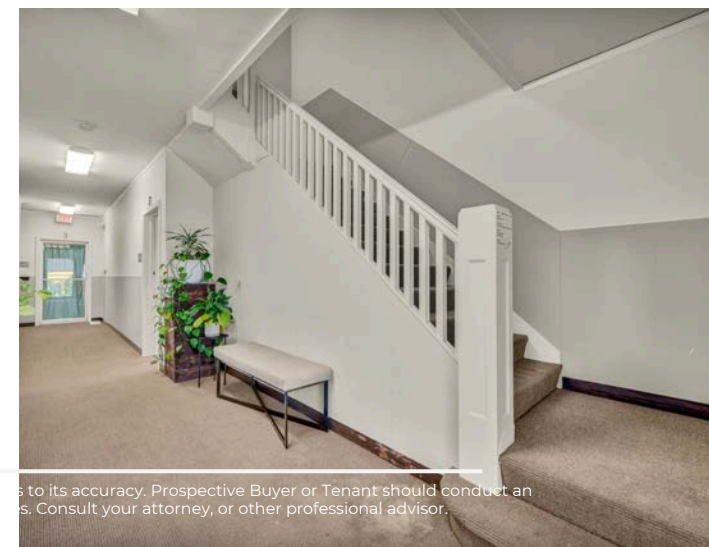
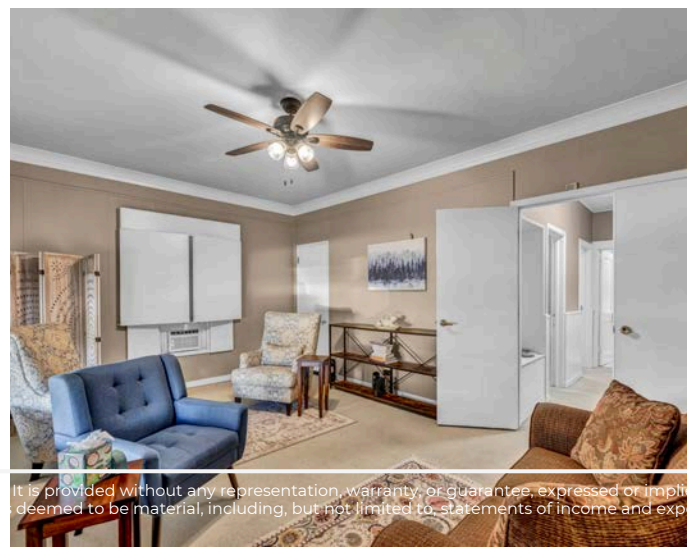
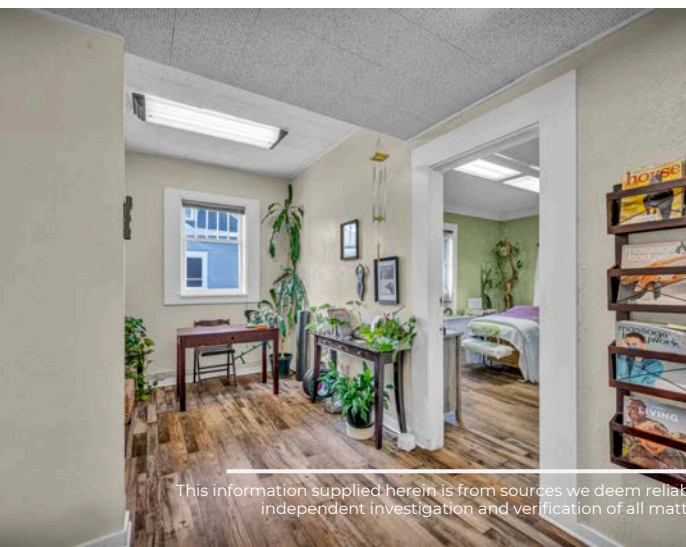
403 HILL ST



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SITE PHOTOS

421 HILL ST



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INVESTMENT HIGHLIGHTS

STREET COMMERCIAL REAL ESTATE

- **Downtown Reno Office Assets**
Well-positioned in the Hill Street corridor with quick access to Downtown, Midtown and nearby business services
- **Owner-User or Investor Fit**
Works for an owner-user looking to control occupancy, or an investor seeking a value-add office opportunity
- **Existing Office Infrastructure**
Established improvements reduce the need for a full buildout and support a faster path to occupancy
- **Visible, Professional Presence**
Street frontage, monument signage and strong curb appeal create a professional first impression
- **Upside Potential**
Opportunity to improve income through leasing strategy, rental growth and targeted capital improvements
- **Convenience**
Convenient Parking & Accessibility with on-site parking and easy access for employees and clients.

REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

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