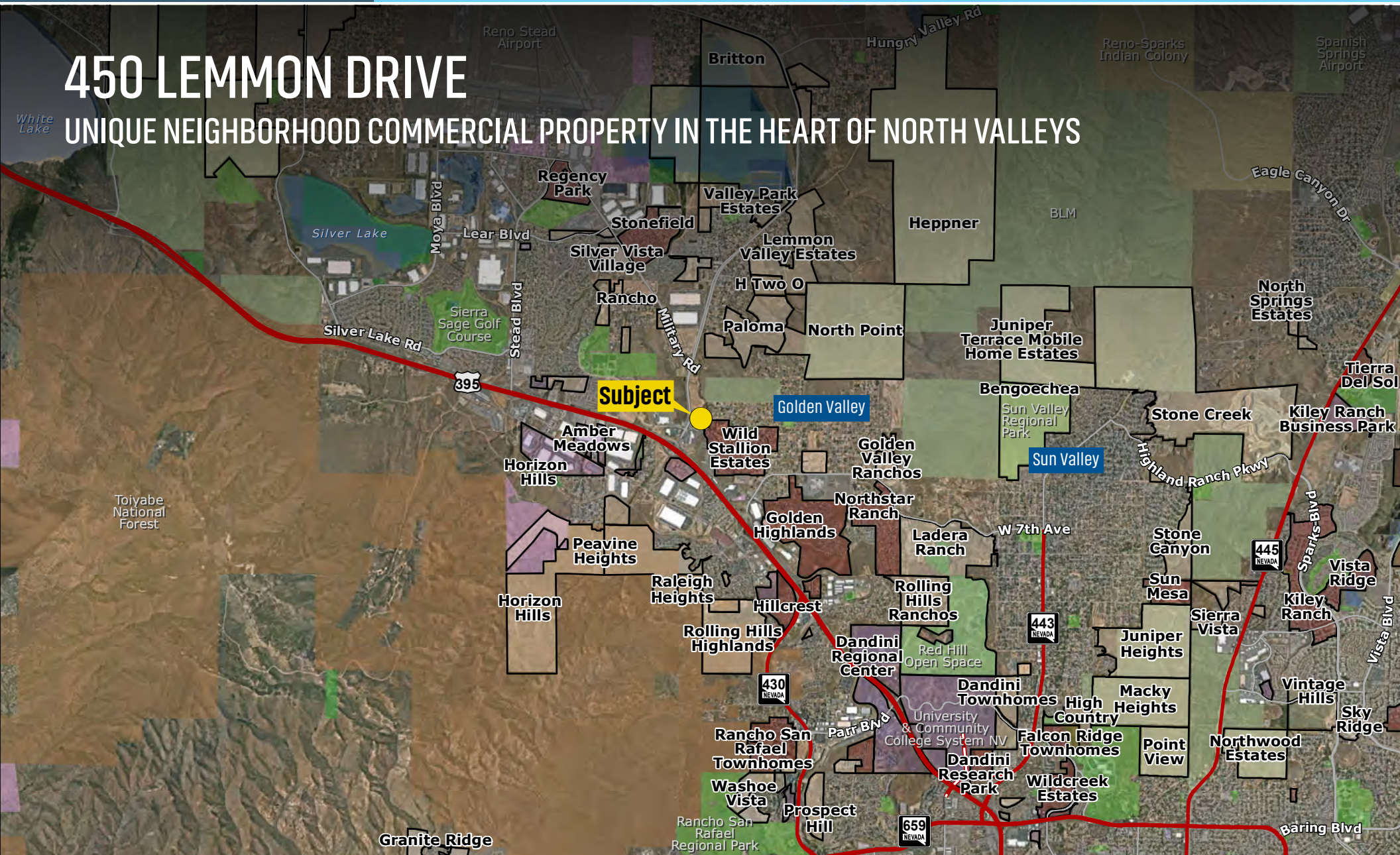


450 LEMMON DRIVE

UNIQUE NEIGHBORHOOD COMMERCIAL PROPERTY IN THE HEART OF NORTH VALLEYS



CONTACT THE KRUEGER LAND TEAM FOR MORE INFORMATION

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EXECUTIVE SUMMARY



LOCATION

Buck Drive & North Hills Boulevard



SIZE

±2.76 Acres



PRICE

\$950,000



PARCEL

552-190-01



PROPERTY
HIGHLIGHTS

- Located in the highly desirable Lemmon Valley submarket
- Neighborhood Commercial zoning allows for a wide variety of uses such as Office, Retail, Storage, Child Care and potential Residential detached to attached with special use permit.
- Close Proximity to highway 395/ I-580 and new Lemmon Estates.
- Commercial Masterplan overlay.

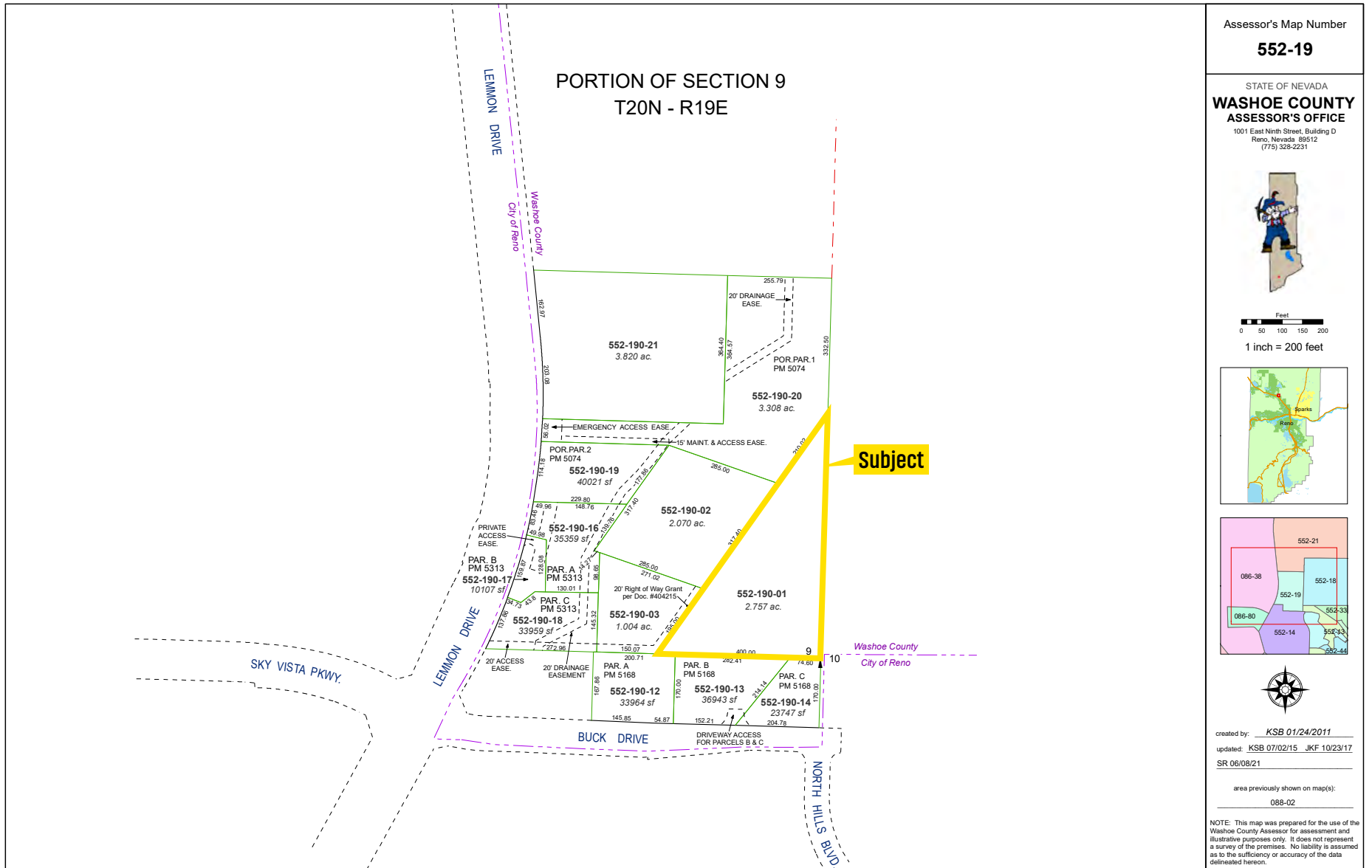


DETAIL | 450 LEMMON DRIVE

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PARCEL MAP



OBLIQUE FACING NORTHEAST | 450 LEMMON DRIVE

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273951-85632
u02-20-25
06-12-24

OBLIQUE FACING WEST | 450 LEMMON DRIVE

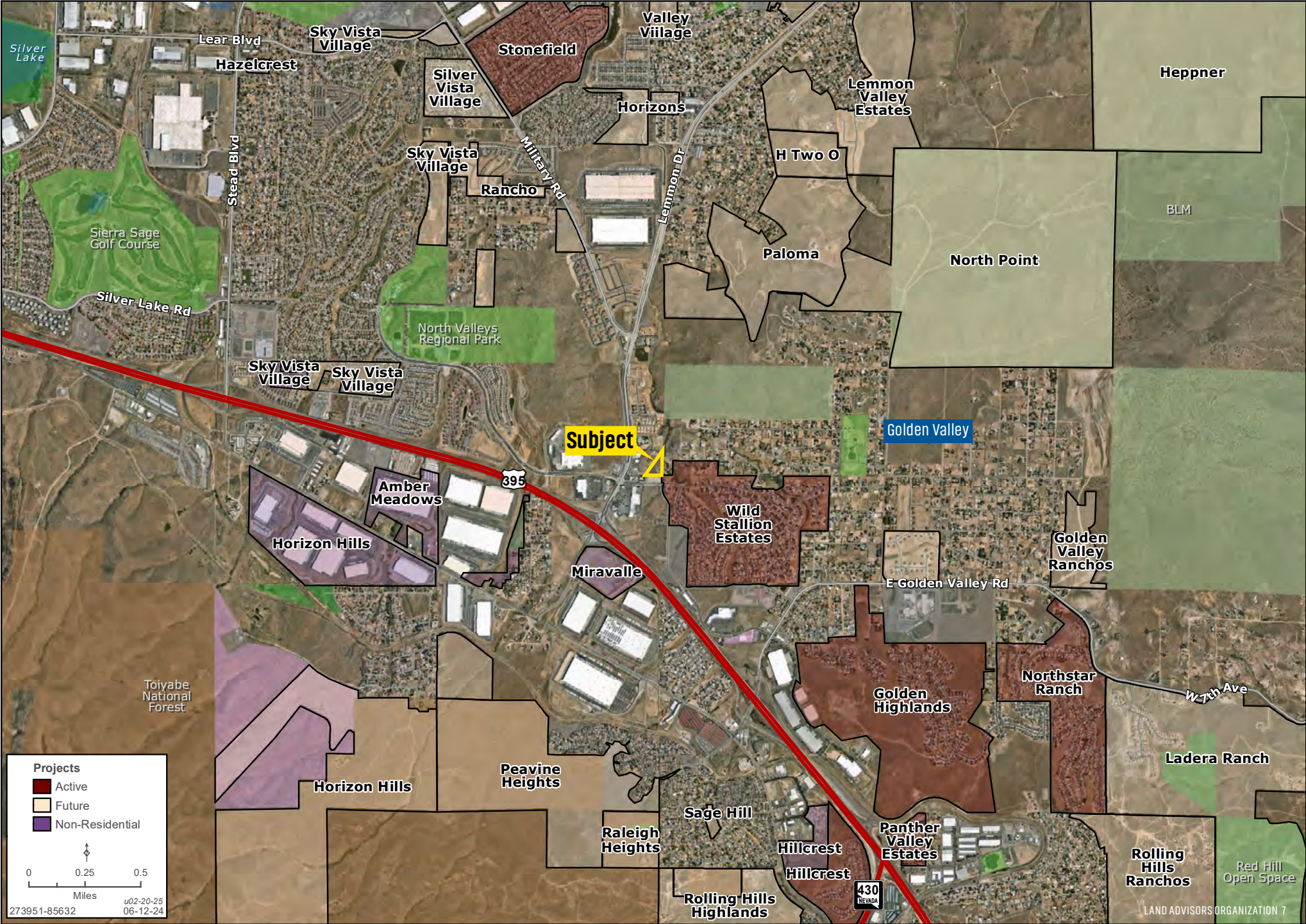
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AREA | 450 LEMMON DRIVE

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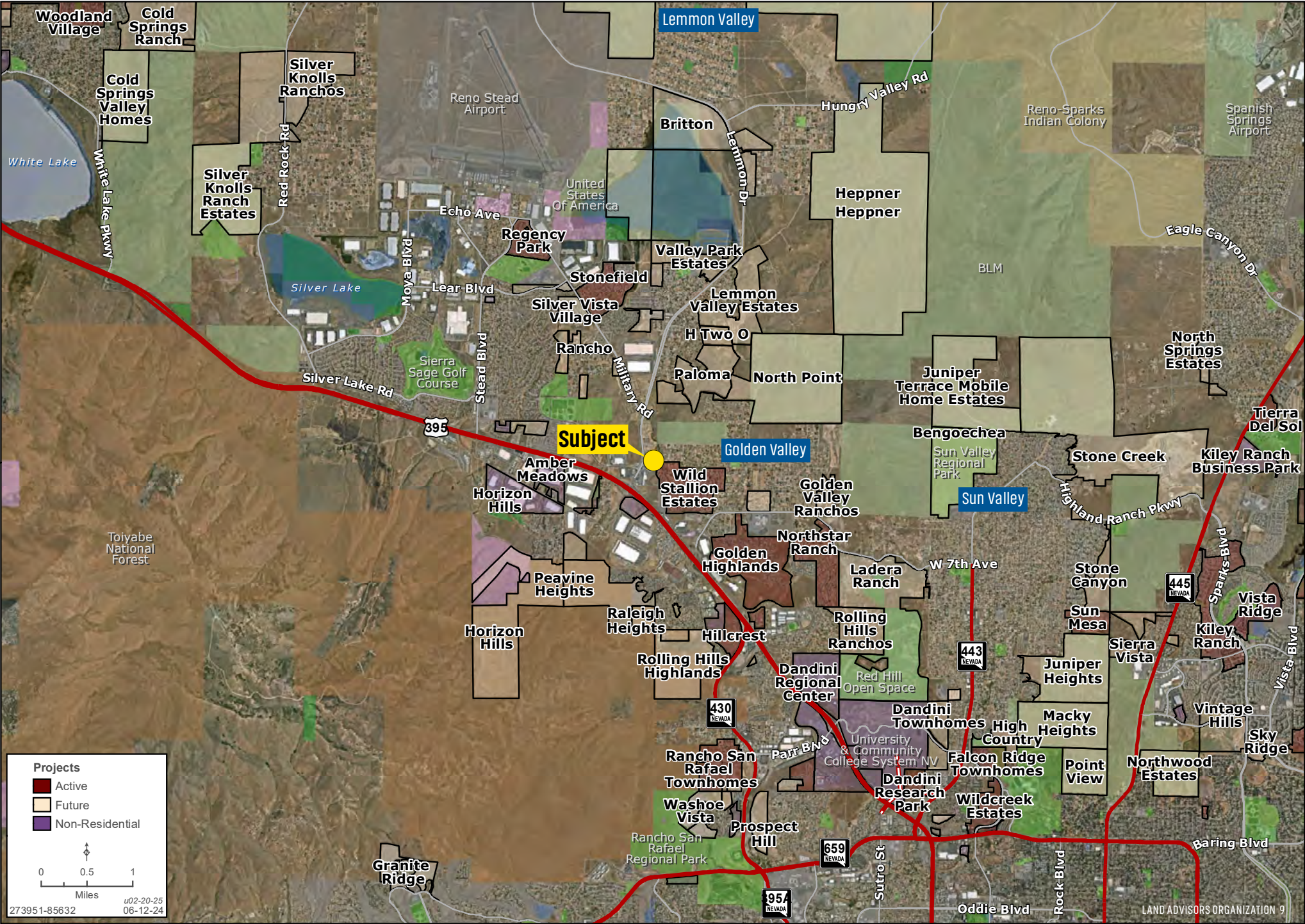
AMENITIES | 450 LEMMON DRIVE

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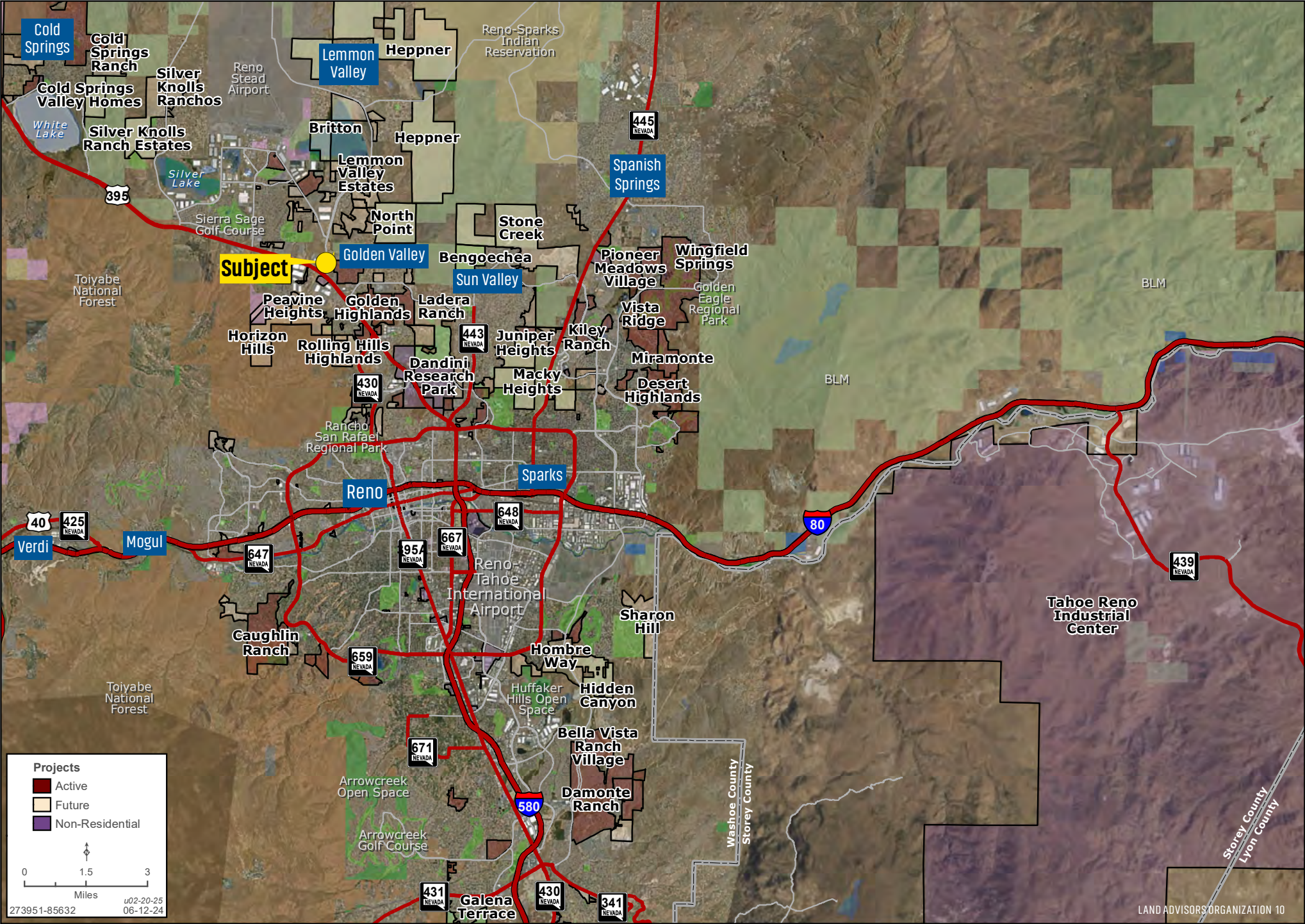
DEVELOPMENT | 450 LEMMON DRIVE

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REGIONAL | 450 LEMMON DRIVE

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REGIONAL HIGHLIGHTS



Reno, Nevada, is a captivating gem in the heart of the American West, offering a dynamic blend of natural beauty and vibrant urban experiences for tourists to relish. Known as **“The Biggest Little City in the World,”** Reno boasts a unique charm that combines the excitement of casino gaming with a rich cultural scene, making it an ideal destination for both thrill-seekers and culture enthusiasts alike.

Surrounded by the stunning Sierra Nevada mountains, outdoor enthusiasts can indulge in a plethora of activities, from hiking and skiing to exploring the picturesque Lake Tahoe region nearby. Beyond its natural wonders, Reno boasts a thriving economy, with a diverse range of industries, including tech, manufacturing, and logistics, driving steady job growth and attracting a skilled workforce.

\$695,750 AVERAGE NEW HOME PRICE | **300** DAYS OF SUNSHINE EACH YEAR | **5** MILLION TOURISTS ANNUALLY



Reno Nevada is known as “The Biggest Little City in the World.” With a population of over 500,915 Reno is the fourth most populous city in Nevada.

Source: Bureau of Labor Statistics



Tourism across the state of Nevada generated nearly \$91 billion in 2022.

Source: Nevada Resort Association



The University of Nevada, Reno is a prominent educational institution in the city with over 21K students. The university offers a wide range of academic programs and is known for its research and innovation in various fields.

Source: The University of Nevada, Reno

TOP AREA ATTRACTIONS



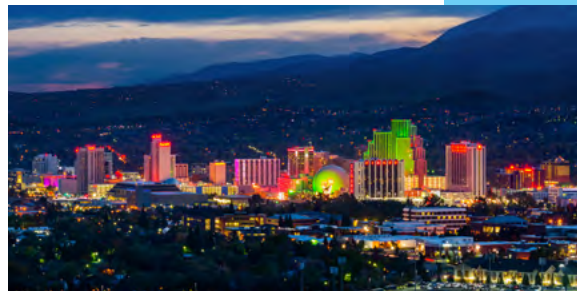
NEVADA STATE CAPITOL

The capitol building of the U.S. state of Nevada located in the state capital of Carson City at 101 North Carson Street. The building was constructed in the Neoclassical Italianate style between 1869 and 1871. It is listed in the National Register of Historic Places.



VIRGINIA CITY

Virginia City is a well-preserved historic mining town that transports you back to the 19th century. Take a ride on the Virginia & Truckee Railroad, venture into historic silver mines, and soak in the Old West atmosphere of this captivating town.



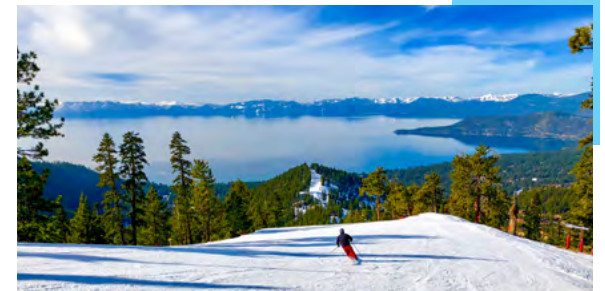
CASINOS

Reno is renowned for its lively casino scene, offering a wide array of gaming options from slots to table games. Many casinos host entertaining live shows, concerts, and comedy acts for an exciting night-life experience.



TRUCKEE RIVER WALK

Stroll along the scenic Truckee River Walk, which offers a peaceful urban escape with picturesque views of the river and nearby parks. Numerous cafes and restaurants offer outdoor dining options, allowing you to savor a meal while enjoying the tranquil ambiance.



LAKE TAHOE

Lake Tahoe, a short drive away, offers year-round outdoor adventures such as skiing, hiking, and boating, complemented by the surrounding mountains' excellent hiking, mountain biking, and scenic vistas.



NATIONAL AUTOMOBILE MUSEUM

For those with a passion for automobiles, a visit to this museum is an absolute must. Inside, you'll discover an extraordinary collection of vintage cars that will transport you on a captivating journey through the annals of automotive history.

AREA EMPLOYMENT



Northern Nevada, boasts a diverse economic landscape, with key sectors including tourism and hospitality, gaming and entertainment, healthcare, manufacturing, and technology. The area is renowned for its vibrant casino industry, drawing tourists from around the world. Additionally, it's becoming a hub for tech companies, thanks in part to the presence of the Tesla Gigafactory.

Nevada has one of the most liberal tax structures in the United States. Northern Nevada's business-friendly economy is created by an unparalleled motivation for businesses to select Northern Nevada as their next location. Healthcare and manufacturing also play pivotal roles in the local economy. The region's scenic beauty and proximity to Lake Tahoe contribute to its appeal for residents and businesses alike, making it a dynamic and steadily growing economic center in the American West.

Top Employers Include:

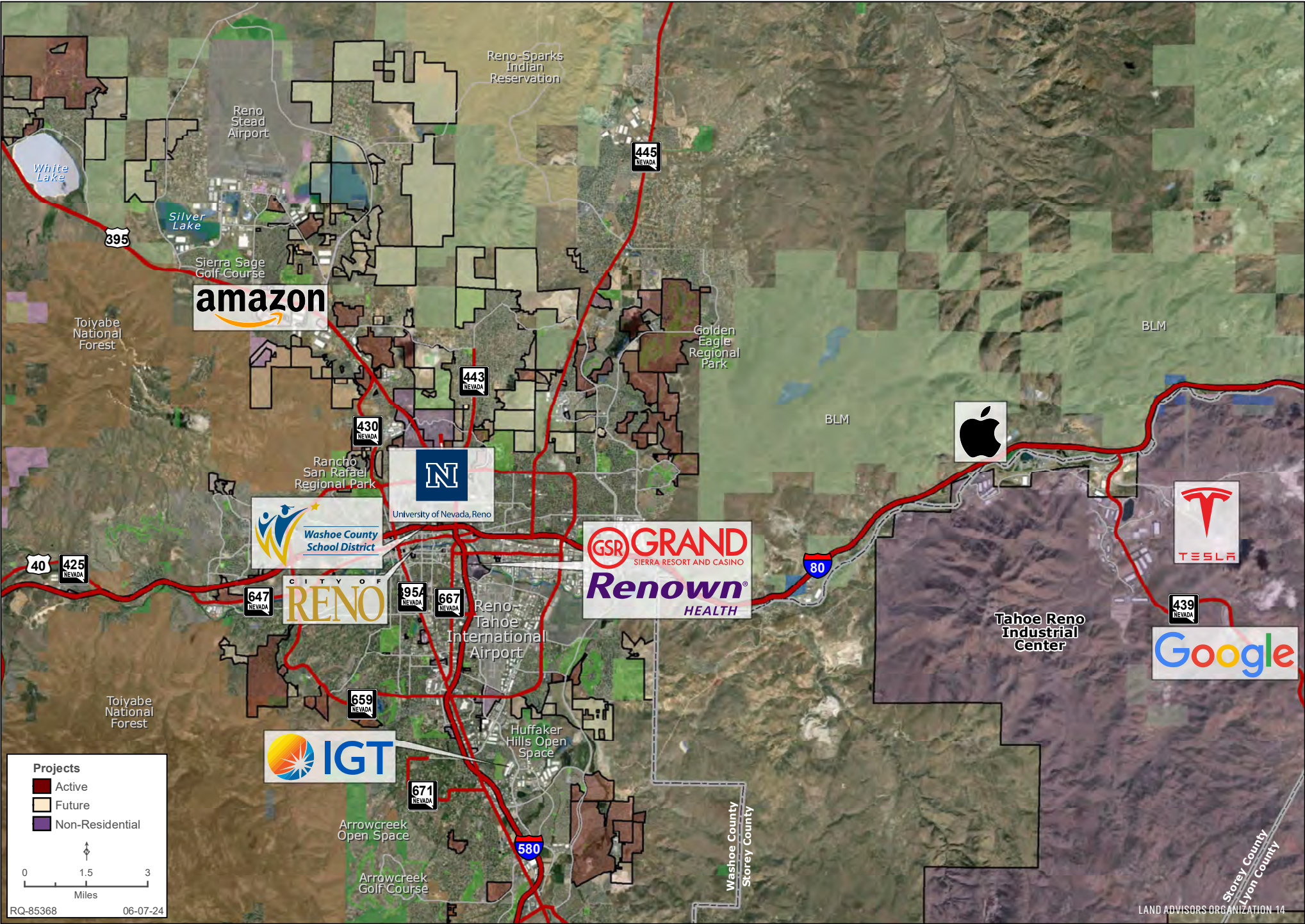


University of Nevada, Reno



EMPLOYMENT MAP

Mark Krueger | Ryan Krueger | 775.264.4150 | landadvisors.com



NEVADA STATS & FACTS (OR) NEVADA AT A GLANCE



3,104,614 POPULATION | 7TH LARGEST STATE



Nevada & North Nevada Rankings

1. **Nevada Ranks #1** as the State with Economic Momentum in 2022
2. **Washoe Ranks #2** for the Healthiest County in Nevada
3. **Reno Ranks #2** for Job Growth and the #18 Best Performing City
4. **Reno Ranks #8** in the Best Cities to Start a Business or Move to
5. **Reno Ranks #1** in the Small City in America
6. **Nevada Ranks #7** as the Best State in the Tax Foundation's 2020 State Business Tax Climate Index
7. **Nevada Ranks #6** in economy
8. **Nevada Ranks #1** in Infrastructure
9. **Nevada Ranks #7** in Business Friendliness
10. **Nevada Ranks #20** in the Cost of doing business

DEMOGRAPHICS



2023 Total Population

	3 MILES	5 MILES
2023 Total Population	37,936	88,947
2028 Projected Population	39,300	91,850



Workforce Education

	3 MILES	5 MILES
Some College/No Degree	5,343	12,355
Associates Degree	3,191	6,613
Bachelors Degrees	4,378	8,585
Masters/Professional/Doctorate Degrees	1,534	3,886



Household Income and Size

	3 MILES	5 MILES
2023 Average Household Income	\$75,915	\$71,188
2028 Average Projected Household Income	\$85,788	\$81,545
2023 Total Households	13,192	30,764
2028 Projected Total Households	13,755	32,025
2023 Average Household Size	2.85	2.85

Population by Year (within 5 miles)

2028 PROJECTED
91,850



2023
88,947



2020
83,470



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