



## ABSOLUTE NNN LEASE

5-YEAR LEASE EXTENTION WITH 4% ANNUAL INCREASES

3705 BARRON WAY, RENO, NV 89511





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EXCLUSIVELY LISTED BY:

**DREW F. HOLDEN**

Marcus & Millichap

First Vice President

(702) 215-7118

drew.holden@marcusmillichap.com

Lic. NV S.0198703

**BROKER OF RECORD**

Justin Forman

License #: B1002463.CORP

# EXECUTIVE SUMMARY

## Rare Prime Industrial Location in Reno, NV



**New 5-Year Lease Extension**



**Absolute NNN Lease**



**Rare 4% Annual Increases**

## Industrial Property in Excellent Condition

- ▶ The Tenant has been Operating Successfully at this Location Since 2009 and **Recently Extended their Lease and Increased their Rent. They did this for One Extra Option to Renew in the Future**
- ▶ Large Lot with Over 6 Acres **Allowing for Expansion in the Future**
- ▶ **Extremely Low Lot Coverage of 7%**
- ▶ **177+ Parking Spots** Providing for Ample Parking Requirements
- ▶ Reno has a **Low Vacancy Rate of 3.3%**

## Strong Corporate Guarantee

- ▶ **Rare Absolute NNN** Industrial Property – Zero Landlord Responsibilities, Which is Ideal for an Investor not Local to the Market
- ▶ BrightView Landscape is a Publicly Traded Company (NASDAQ: BV) with **Revenue in Excess of \$2.5 Billion**
- ▶ BrightView Landscape has Over **280 Locations**

## Pride of Ownership Property in Reno, NV

- ▶ **Dense, Infill Area with Over 149,000 Residents** within 5 Miles of the Subject Property
- ▶ Affluent Area with an **Average Household Income Exceeding \$93,000**
- ▶ Daytime Population of Over 235,000 which shows a Very Strong Workforce in the Area
- ▶ Nevada has been Ranked #5 in the country as the Most Business Friendly Tax Climate by the Tax Foundation Due to it being a Tax-Free State
- ▶ Located in a Dense Industrial Area with other National Brands such as UPS Freight, Sysco Corp, Aramark, The AMES Companies, S K Food Group, International Game Technology, and Many More within Close Proximity to the Subject Property



# TENANT OVERVIEW

## BrightView Landscape

BrightView takes pride in providing the highest-quality landscape and snow services with a worry-free, dependable service commitment. As the nation's leading landscape services company, our more than 20,000 team members consistently bring excellent landscapes to life at thousands of clients' properties, fostering collaborative relationships to drive clients' success.



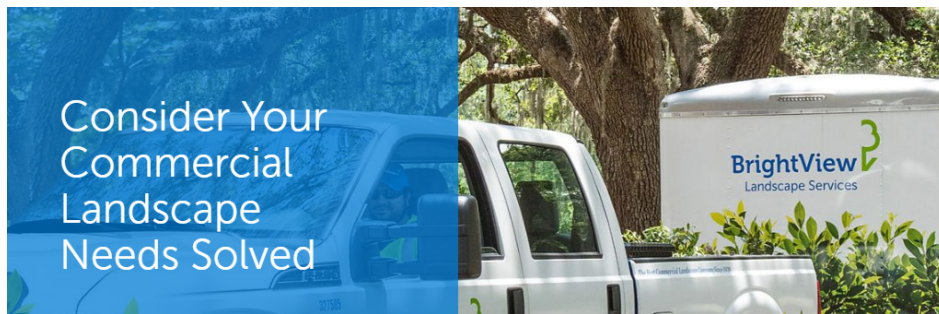
With comprehensive capabilities serving the entire lifecycle of a property's landscape, BrightView is a single-source solution for its client's landscape needs. From design, to development, maintenance and enhancements, BrightView is considered a trusted partner for properties spanning a wide variety of industries, including housing communities, corporate campuses, healthcare facilities, universities, retail establishments, resorts, and more.

In 2014, Brickman and ValleyCrest combined to form BrightView, uniting under the shared belief that caring for our team members and our clients should always be at the heart of what we do. Through consistent excellence, proactive service, and a steady client focus, BrightView is delivering brighter futures—every day, everywhere, and with everyone.

Website [www.brightview.com](http://www.brightview.com)

Lease Expires 07/31/2027

Square Feet 18,226



Consider Your  
Commercial  
Landscape  
Needs Solved



# IN THE NEWS

## BrightView Prepares for Major League Baseball's Field of Dreams Sequel

BUSINESSWIRE - August 2, 2022

With the second installment of the Field of Dreams classic scheduled for August 11, BrightView is again working with MLB to bring this vision to life and ensure the field conforms to major league playing standards. And the sequel, featuring the Cincinnati Reds and Chicago Cubs, promises to be just as epic..

**“MLB at Field of Dreams exemplifies BrightView’s passion for and commitment to helping bring grandiose ideas, improbable concepts, and even movie dreams to life,” said Andrew Masterman, BrightView President and CEO**

[Click Here to Read More](#)



## National Business Research Institute recognizes BrightView for Its Commitment to Customer Engagement

PRWEB - July 28, 2022

The National Business Research Institute (NBRI) is pleased to once again welcome BrightView (NYSE: BV), the nation's leading commercial landscaping company, to the NBRI Circle of Excellence! This is the fourth consecutive year that BrightView's Snow Services team has won the prestigious award..

**“BrightView is performing at the 82nd percentile for Snow/Ice services. NBRI commends the leadership of BrightView for their commitment to scientific, psychological research of its customers and continuous improvement of its customer experience.”**

[Click Here to Read More](#)

# FINANCIAL ANALYSIS

## Offering Summary

Property Name	BrightView Landscape
Property Address	3705 Barron Way Reno, NV 89511
Assessor's Parcel Number	164-352-27
Year Built	2009
Gross Leasable Area (GLA)	±18,226 Square Feet
Lot Size	±6.31 Acres (±274,864 Square Feet)

## Pricing

Price	\$9,400,000
Cap Rate	4.85%

## Annualized Operating Data

Gross Potential Rent	\$456,000
Total Expenses	Absolute NNN
<b>Net Operating Income</b>	<b>\$456,000</b>

## Lease Information

Initial Lease Term	±19 Years
Lease Commencement Date	February 1, 2009
Lease Expiration Date	July 31, 2027
Lease Remaining	±5 Years
Lease Type	Absolute NNN
Increases	4% Annual
Options	Two, Five-Year
Guarantee	Corporate

## Increase & Option Details

Years	Increase	Annual Rent	Cap Rate
1	N/A	\$456,000.00	4.85%
2	4%	\$474,240.00	5.05%
3	4%	\$493,209.60	5.25%
4	4%	\$512,937.98	5.46%
5	4%	\$533,455.50	5.68%
6 (Option 1)	4%	\$554,793.72	5.90%
7	4%	\$576,985.47	6.14%
8	4%	\$600,064.89	6.38%
9	4%	\$624,067.49	6.64%
10	4%	\$649,030.19	6.90%
11 (Option 2)	4%	\$674,991.39	7.18%
12	4%	\$701,991.05	7.47%
13	4%	\$730,070.69	7.77%
14	4%	\$759,273.52	8.08%
15	4%	\$789,644.46	8.40%



# EXECUTIVE SUMMARY

Aerial Photo

Walmart

Dutch Bros



Reno-Sparks Convention Center

Reno-Tahoe International Airport (RNO)

±30 Industrial Businesses

Meadowood Mall  
±125 Retail Stores

Best Western

ANYTIME FITNESS  
Starbucks

AUTOSPA

South McCarran Boulevard & Longley Lane  
±28,670 Cars Per Day



AMES EST. 1774

ADL CONSTRUCTION INC

Water Safety CORPORATION

**SUBJECT PROPERTY**



TARGET

SK FOOD GROUP

Bedrosians Tile & Stone

CoreLogic

Hilton

WHOLE FOODS

Inverters R Us

SYSCO

StorQuest SELF STORAGE

Cane's CHICKEN FINGERS

O'Reilly AUTO PARTS

Pollo loco

DSW DESIGNER SHOE WAREHOUSE

Total Wine & MORE

Hufftaker Trail Lookout

IGT

Verus

Chesapeake Spice

MacPherson's

Pisten Bully

CartBarn

Interstate 580  
±250,000 Cars Per Day

CAMPING WORLD

StorQuest SELF STORAGE

LEHR LUMOS & ASSOCIATES

AGTRON A WORLD LEADER IN FOOD ANALYTICS

Pacific CHEESE

CUSTOM INK

HOT TUB SUPERSTORE

SOUTHRAC

TESLA

extended STAY AMERICA

Ep Minerals

BOOMCHICKAPOP

Demographics - 5-Mile Radius  
Population: ±149,390  
Households: ±63,300  
Avg. HH Income: \$93,675

WinCo FOODS

Marriott HOTELS-RESORTS-SUITES

Marshalls

Close Up Aerial Photo

Sierra Vista Business Park



Starbucks



Hinoki Sushi



South McCarran Boulevard & Longley Lane  
±28,670 Cars Per Day

Longley Town Center

**SUBJECT PROPERTY**

ADL CONSTRUCTION INC



SENIOR HELPERS

GPS Wealth Advisors

XPERTX INC.

SIERRA STEM CELL INSTITUTE

CMG FINANCIAL

Reno eye INSTITUTE  
PATIENT FOCUSED CARE

FARR WEST ENGINEERING

Reno Medical Business Center

CORE

TANAMERA CONSTRUCTION LLC

rehearsal

Reno Corporate Drive

SuppliesWholesalers  
THE CARTRIDGE EXPERTS

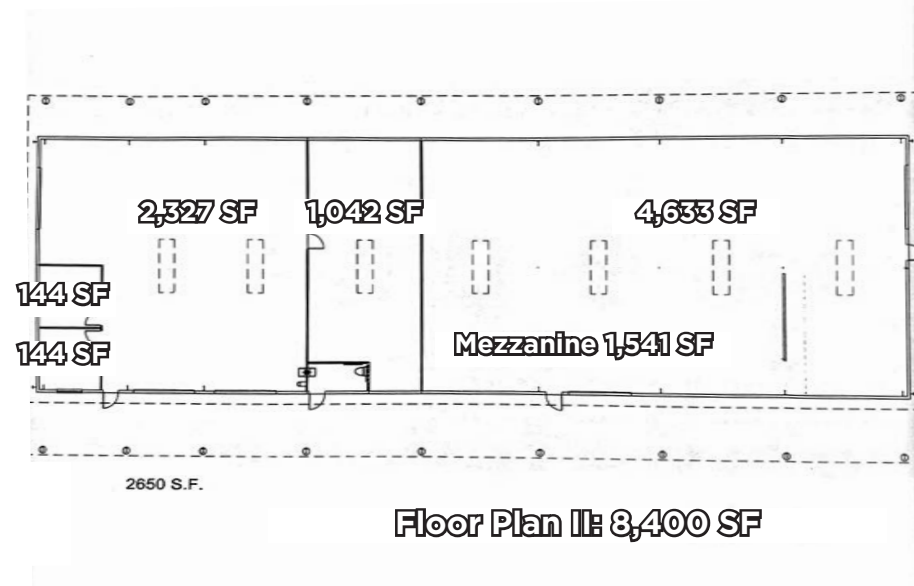
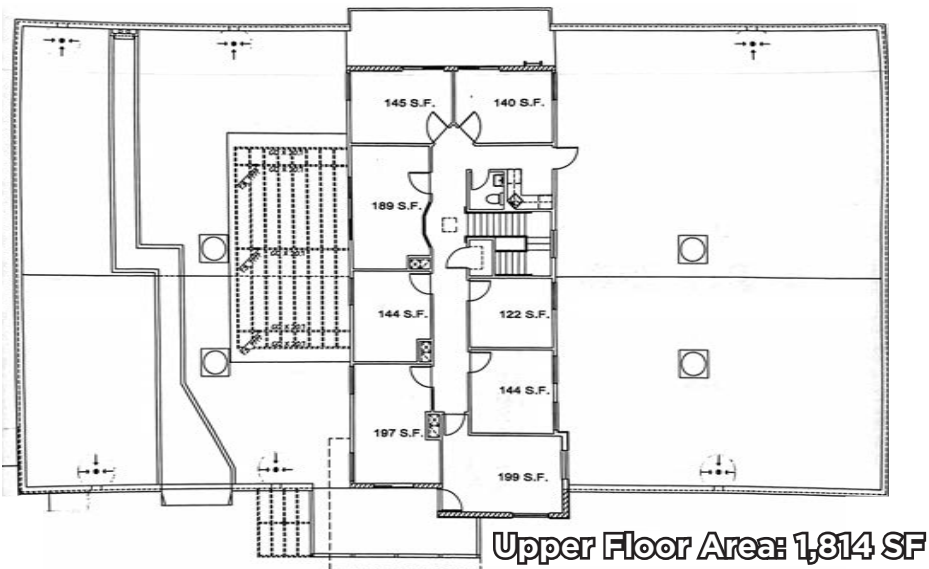
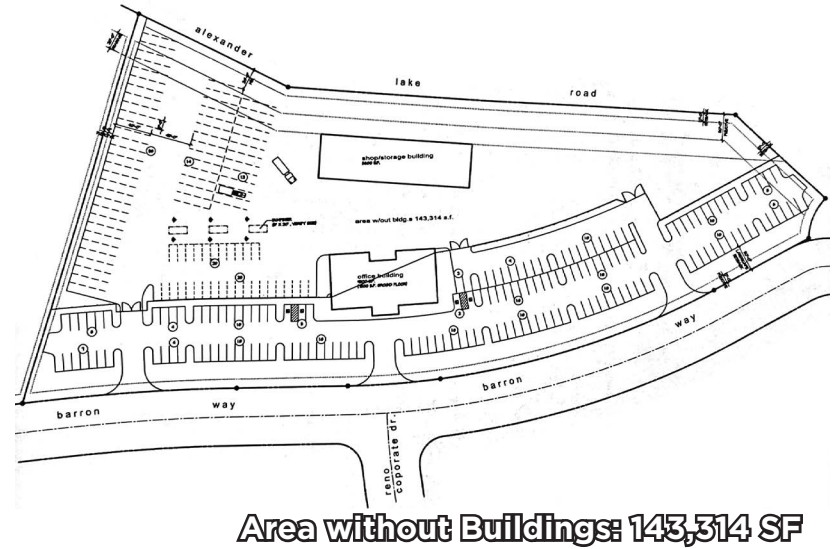
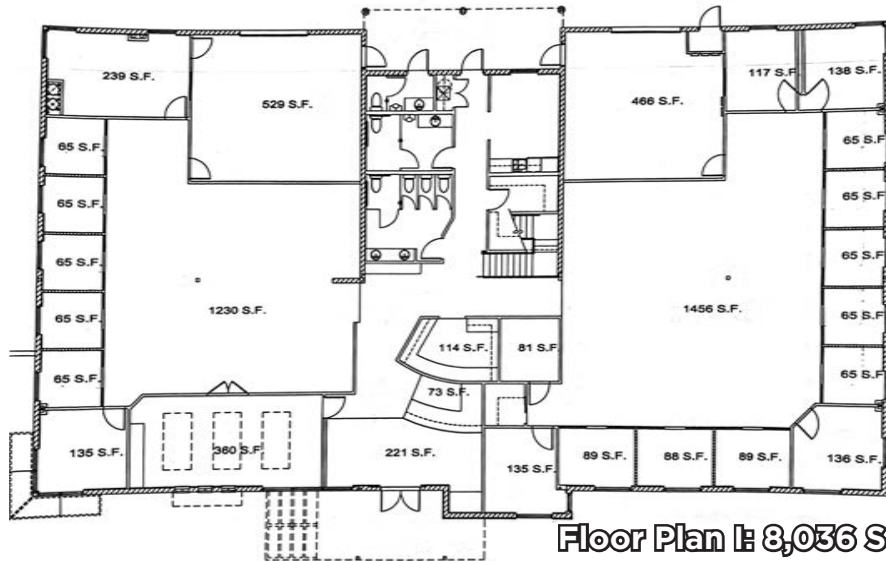
sierra integrated systems

CERTIFIED POOL AND SPA

NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.



# SITE/FLOOR PLANS



# MARKET OVERVIEW

## Regional Map



**±28,670**

CARS PER DAY ON LONGLEY LANE & SOUTH MCCARRAN BOULEVARD



**±1 MILE**

TO RENO-TAHOE INT. AIRPORT (RNO)



**±20 MILES**

TO LAKE TAHOE, NV



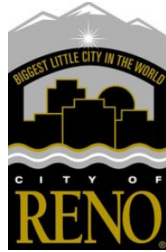
**±250,000**

CARS PER DAY ON THE I-580 FREEWAY

# MARKET OVERVIEW

## The City Of Reno, NV

Reno, “The Biggest Little City in the World”, may be famous for its shining neon lights and casinos – but chancing your luck is only one of the best things to do in Reno. From rafting, pub crawling, visiting museums or catching a fly ball at a baseball game, there is more to this city than just gambling.



The city is located in the northwest section of the U.S. state of Nevada, along the Nevada-California border, about 22 miles from Lake Tahoe, known for its casino and tourism industry, Reno is the county seat and largest city of Washoe County and sits in the High Eastern Sierra foothills, in the Truckee River valley, on the eastern side of the Sierra Nevada.

The Reno metro area (along with the neighboring city Sparks) occupies a valley colloquially known as the Truckee Meadows, which because of large-scale investments from Greater Seattle and San Francisco Bay Area companies such as Amazon, Tesla, Panasonic, Microsoft, Apple, and Google has become a new major technology center in the United States.

## City Highlights

- ▶ Reno Arch – Tagged “The Biggest Little City in the World” in 1929, is a neon arch that welcomes visitors to Reno is the most photographed landmark in the city.
- ▶ The Fleischmann Planetarium and Science Center – The Fleishmann Planetarium on the campus of the University of Reno, Nevada will no doubt make you starry-eyed and fill your mind with glimpses of the galaxy and earth’s natural wonders. Explore black holes, constellations, and even whale migrations and coral reefs.
- ▶ The Freight House District – The entertainment complex is located next to Greater Nevada Field baseball stadium and has events year-round. It has a history that goes back to 1931 when the original Southern Pacific Railroad Freight House was built to accommodate increased freight traffic through Reno.

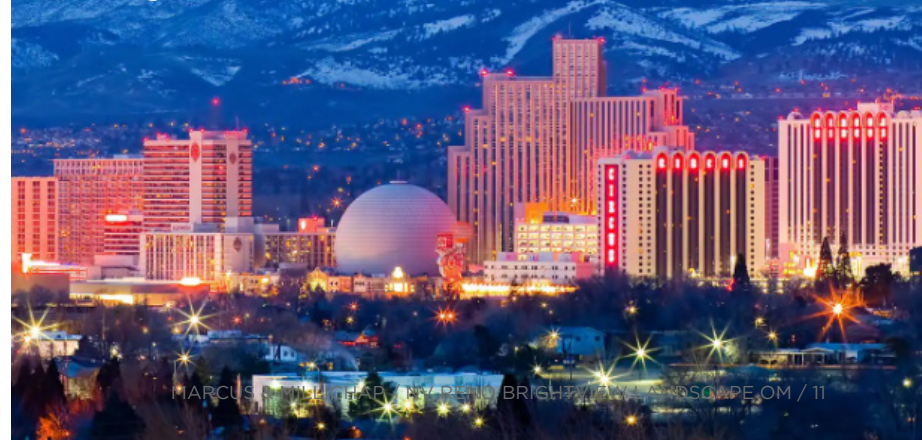
Reno Arch



The Fleischmann Planetarium



The Freight House District



# MARKET OVERVIEW

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2026 Population	5,013	67,765	159,607
2021 Population	4,971	64,961	149,390
2010 Population	4,840	59,572	129,978
2000 Population	4,942	52,318	113,122

Households	1-Mile	3-Miles	5-Miles
2026 Households	2,050	27,761	67,843
2021 Households	2,016	26,466	63,300
2010 Households	1,944	24,078	54,983
2000 Households	2,001	21,718	48,381
2026 Owner Occupied Housing	53.7%	42.6%	47.6%
2026 Rent Occupied Housing	46.3%	57.4%	52.4%
2021 Owner Occupied Housing	54.0%	42.5%	46.8%
2021 Renter Occupied Housing	46.0%	57.5%	53.2%
2010 Owner Occupied Housing	56.1%	43.6%	46.4%
2010 Renter Occupied Housing	43.9%	56.4%	53.6%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	6.5%	9.1%	10.1%
\$ 15,000 - \$24,999	8.7%	10.1%	10.4%
\$ 25,000 - \$34,999	10.6%	9.3%	9.0%
\$ 35,000 - \$49,999	15.0%	13.6%	12.5%
\$ 50,000 - \$74,999	23.5%	19.4%	16.5%
\$ 75,000 - \$99,999	14.9%	13.1%	12.2%
\$100,000 - \$124,999	9.4%	9.1%	9.7%
\$125,000 - \$149,999	5.0%	5.4%	5.8%
\$150,000 - \$200,000	3.7%	5.4%	6.2%
\$200,000 to \$249,999	0.6%	2.0%	2.9%
\$250,000 +	2.1%	3.5%	4.8%
2021 Median Household Income	\$61,716	\$59,665	\$61,535
2021 Average Household Income	\$74,364	\$84,922	\$93,675



**\$93,675**

2021 AVERAGE HOUSEHOLD INCOME  
(5-MILE RADIUS)





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Lic. NV S.0198703

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