

FOR SALE

# ±128.5 ACRES, 206 TENTATIVE MAP LOTS

RENO, NV 89506 SIERRA VISTA ESTATES



Site

Downtown Reno

North Valleys Shopping Center

Lemmon Valleys Shopping Center

North Hills Shopping Center

Sage Point Business Park - 1.5MM

North Valleys Commerce Center 1.4MM

Red Rock Industrial 2MM

Stead Industrial - 14MM

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**Red Rock Industrial - 2MM**  
 PetCo, Arrow Electronics, Pentair, Almo, NBF

**Sage Point Business Park - 1.5MM**  
 UPS Logistics, Sherwin Williams, Genco, Tagg Logistics, Volvo, Bender, Quality Bicycle Parts, Cascade Designs, Barrier Safe Solutions

**SITE**

**LogistiCenter II - 1.6MM**  
 Marmot

**Stead Industrial 14MM**  
 Urban Outfitters, Turn 14, Fosdick, Michelin, DDS, General Motors, Numark, Legend Valve, BizChair.com, Cardinal Health, Firestone, Burrows Paper

**North Valleys Commerce Center 2.2MM**  
 Marys Gone Crackers, Exxel Outdoors

**Walmart Supercenter**

**North Valleys Shopping Center**  
 BIG LOTS, CVS pharmacy, GROCERY OUTLET, McDonald's, DORRYS, C'Reilly, Starbucks, The UPS Store, UPS

**Lemmon Valleys Shopping Center**  
 Bank of America, Smith's, Jack in the Box, Qdoba MEXICAN GRILL

**LogistiCenter I - 1.2MM**  
 Amazon, Lasco Valves

**North Hills Shopping Center**  
 Raley's, US bank, QuikStop, jiffy lube, BURGER KING, Wendy's, UNITED STATES POSTAL SERVICE, SUBWAY

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## INVESTMENT SUMMARY

Sierra Vista is a 206 lot residential community within a 128.5 acre project site. Of this total acreage, 30.93 acres (24.1%) are proposed to be developed for residential use. The remaining 97.6 acres will be used for open space/common area which will include detention and retention facilities, a trail, and right of way. Sierra Vista is one of the few remaining subdivision approvals in the North Valleys area.

The gross density is 1.6 units per acre. Lots range in size from 4,500 sqft. to 17,206 sqft with an average lot size of 6,540 sqft. Common areas will be maintained by a homeowners association or landscape maintenance association. The lot pattern has been designed to accommodate site topography, meet hillside development standards and be consistent with the approved master plan and zoning designation.



## PROPERTY FEATURES

- + **Sale Price:** \$5,356,000 (\$26,000 per lot)
- + **APN:** 082-635-01 (13.59 Acres), 082-635-02 (1.88Acres), 080-730-35 (26.9 Acres), 080-730-21 (43.2 Acres) and 552-20-07 (43 Acres).
- + **Size:** 128.5 Acres
- + **Zoning:** Low Density Suburban 1 unit per acre.
- + **Flood Zone:** X (outside of the 100-year flood zone)
- + **Tentative Approval**
- + **Utilities Available**



## CONTACT US

**BRETT EDWARDS**  
+1 775 823 6968  
brett.edwards@cbre.com

**REX MASSEY**  
+1 775 321 4480  
rex.massey@cbre.com

[www.cbre.com/reno](http://www.cbre.com/reno)

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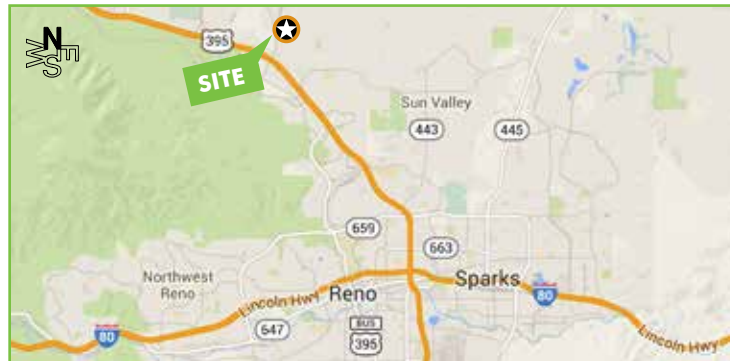
## PROPERTY FEATURES

### PROJECT SUMMARY

- + Total Number of Lots: 206
- + Smallest Lot: 4,500 sqft.
- + Largest Lot: 17,206 sqft.
- + Average Lot Size: 6,540 sqft.
- + Total Common Area/Open Space: 97.58 Acres
- + Due Diligence package available

### LOCATION

The site is located in North Reno just off US 395 in Lemmon Valley. Take Lemmon Dr. to Patrician Dr. or Deodar Way. Less than 10 minutes north of the transcontinental Interstate 80, and easy access to retail centers at Golden Valley and Lemmon Drive. US 395 goes north to Spokane and US 395 south connects to Los Angeles. Interstate 80 west terminates in San Francisco and east to the Atlantic. Short drive to the Sierra Nevada Mountains, lakes and streams.



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## NORTH VALLEYS: THE PLACE TO BE

- + Strong Growth for Jobs, Residential and Industrial Development.
- + Current population of the immediate area is approximately 60,000.
- + Major employment center for the growing Reno/Sparks metro area.
- + Companies such as G.M., Petco, Arrow Electronics, Urban Outfitters, Amazon, Dupont, RR Donnelly, JC Penney, UPS, and Mary's Gone Crackers all have facilities in the North Valleys occupying over 20,000,000 square-feet of industrial space.
- + Reno-Stead Airport is proposed for more industrial development with Dermody Properties as the master developer.
- + Major homebuilders such as Lennar, DR Horton, and Artisan Communities have projects under construction.
- + Retail shopping and schools are nearby.
- + Surrounded by unlimited recreation on Forest Service and Public Lands managed by the BLM. A short drive to Sierra Nevada Mountain lakes and streams makes the North Valleys a great place to live and work.



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NEW EMPLOYERS & RESIDENTIAL PROJECTS  
NORTH VALLEYS SUBMARKET, RENO, NV



**RESIDENTIAL PROJECTS**

Single Family & Multifamily (Proposed & Under Construction)

- 1 Arroyo Crossing : 236 units
- 2 Cabernet at the Highlands : 425 units
- 3 Estancia : 202 units
- 4 Ladera Ranch : 356 units
- 5 North Valley Estates : 252 units
- 6 Northridge : 91 units
- 7 Sierra Grande (DR Horton) : 157 units
- 8 Sierra Vista Village (DiLoreto Homes) : 194 units
- 9 Stonefield Horizons (Lennar) : 300 units
- 10 Lansing : 112 units
- North Peak Apartments : 320 units
- 11 Affordable Senior Housing Project : 100 units
- 12 Sky Vista South : 72 units
- 13 Regency Park (Artisan Homes) : 207 units
- 14 Prado Ranch (proposed)

• TOTAL SUBMARKET HOUSING UNITS: 17,985

**SHOPPING CENTERS**

& Key Retailers

- 1 Lemmon Valley Shopping Center : 18,884 SF
- 2 North Hills Shopping Center : 125,306 SF
- 3 North Valleys Shopping Center : 113,733 SF
- 4 Shops at Lemmon Valley : 80,582 SF
- 5 Silver Lake Center : 11,506 SF
- 6 Stead Marketplace : 21,300 SF
- 7 Stead Plaza : 21,000 SF
- 8 Three Flags Center : 27,390 SF
- 9 Vista Hills Shopping Center : 18,630 SF
- 10 Walmart : 152,230 SF

**EMPLOYERS\***

Recently Relocated and Expanded

- 1 Large Internet Retailer
  - 2 Exxcel Outdoors
  - 3 Quality Bicycle Products
  - 4 Lasto Valves
  - 5 Mary's Gone Crackers
  - 6 Marmot
  - 7 Prado Ranch Industrial (proposed)
- PREDICTED JOBS BY 2019: ±4,932

\*Note: Per EDAWN's EPIC Report, the North Reno submarket is set to experience growth of ±8,054 people and ±4,932 jobs by 2019.

Brett Edwards  
T 775.823.6968

Rex Massey  
T 772.321.4480





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### RESIDENTIAL PROJECTS

#### Single Family & Multifamily (Proposed & Under Construction)

- 1 Arroyo Crossing : 236 units
- 2 Cabernet at the Highlands : 425 units
- 3 Estancia : 202 units
- 4 Evans Ranch : 5,556 units
- 5 Heinz Ranch : 4,200 units
- 6 North Valley Estates : 252 units
- 7 Regency Park (Artisan Homes) : 207 units
- 8 Sierra Vista Village (DiLoreto Homes) : 194 units
- 9 Silver Hills : 680 units
- 10 Silver Star Ranch : 1,600 units
- 11 Stonefield Horizons (Lennar) : 300 units
- 12 Lansing : 112 units
- 13 North Peak Apartments : 320 units
- 14 Affordable Senior Housing Project : 100 units
- 15 Sky Vista South : 72 units
- 16 Sierra Grande (DR Horton) : 157 units
- 16 Prado Ranch :

• TOTAL SUBMARKET HOUSING UNITS: 17,985

### SHOPPING CENTERS

#### & Key Retailers

- 1 Lemmon Valley Shopping Center : 18,884 SF
- 2 North Hills Shopping Center : 125,306 SF
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- 10 Walmart : 152,230 SF

### EMPLOYERS\*

#### Recently Relocated and Expanded

- 1 Large Internet Retailer
- 2 Cascade Designs
- 3 Exxcel Outdoors
- 4 Quality Bicycle Products
- 5 Lasco Valves
- 6 Mary's Gone Crackers
- 7 Marmot
- 8 PetCo
- 9 Urban Outfitters
- 10 Tactical Air Support
- 11 Prado Ranch (proposed)

• PREDICTED JOBS BY 2019: ±4,932

\*Note: Per EDAWN's EPIC Report, the North Reno submarket is set to experience growth of ±8,054 people and ±4,932 jobs by 2019.

### NEW EMPLOYERS & RESIDENTIAL PROJECTS

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# EMPLOYERS MAP - NORTHERN NEVADA



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