

# LAND FOR SALE

ASSESSOR'S PARCEL NUMBER: 086-380-14

11.650 ACRE - SKY VISTA PARKWAY & LEMMON DRIVE



**FOR SALE \$3.00/SF**

## PROPERTY OVERVIEW:

- Zoning - AC
- Adjacent to New Super Walmart - Drawing shoppers from 25 miles away
- Booming "North Valley's" residential and daytime population growth
- Heart of the under served North Valley's
- Close proximity to US 395 Lemmon Drive on/off ramp

**AVISON  
YOUNG**

Western Alliance  
Commercial Inc.

*For additional information, please contact:*

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The North Valley's submarket of Reno is experiencing explosive growth in both residential and industrial development. Global companies include: Amazon, PETCO, GM Parts, Arrow Electronics, JC Penny, UPS, Volvo, Cascade Designs, Marmot Clothing, Michelin, Daimler, Sally Beauty Supply and Cardinal Health.

There are over 14,700 residential units planned, approved or under construction. The site will also service outlying communities, such as Cold Springs, Red Rock, Portola, and Quincy.

## PROPERTY FEATURES:

### Offering:

11.650 Acres - Assessor's Parcel Number: 086-380-14

### Exploding Population & Job Growth:

More than 63,000 people live in a 5 mile radius with projected growth over 5% in the next five years.

EDAWN predicts over 53,400 new jobs and 64,700 new residents to the Reno/Sparks area in the next 5 years.

Approximately 9 million square feet of industrial distribution centers will be developed in northwest Reno in the next 5 years.

1,000 finished housing lots in the 1 mile trade area of the site.

### Location:

Lemmon Immediately adjacent to U.S. 395

Sky Vista immediately adjacent to Super Walmart

Direct regional (local) accessibility

24/7 location

Site positioned at the main signal entry for Super Walmart customer

### Zoning:

AC

#### North Valleys Demographics

Population:	2015
Households:	81,135
Median Household Income	27,649
Daytime Population	\$51,485
Source: ESRI	17,037

#### Traffic Counts

US 395 -	57,000 ADT
Lemmon Drive	25,000 ADT
Sky Vista Parkway	14,500 ADT
Source: 2015 NDOT	

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