



FERNLEY PADS

FOR GROUND LEASE | ROUTE ALT 95 & E NEWLANDS ROAD | FERNLEY, NEVADA 89408



**SUBJECT
PROPERTY**

SUBWAY

Walmart

LOWE'S

W NEWLANDS RD

E NEWLANDS RD

LYON DR

95

80

80

N

**Kidder
Mathews**

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PROPERTY HIGHLIGHTS

1 PAD available adjacent Panda Express

DRIVE-THRU space available

HIGHWAY VISIBILITY on ALT-95

RAPIDLY growing demographics

IMMEDIATELY adjacent to high volume Super Walmart

DIVERSIFIED and expanding group of demand generators

ONGOING commercial & residential development will continue to drive activity to this area

TRAFFIC COUNTS

ALT 95 Northbound	11,413 ADT
ALT 95 Southbound	6,853 ADT
E Newlands Rd Eastbound	11,046 ADT
W Newlands Rd Westbound	899 ADT

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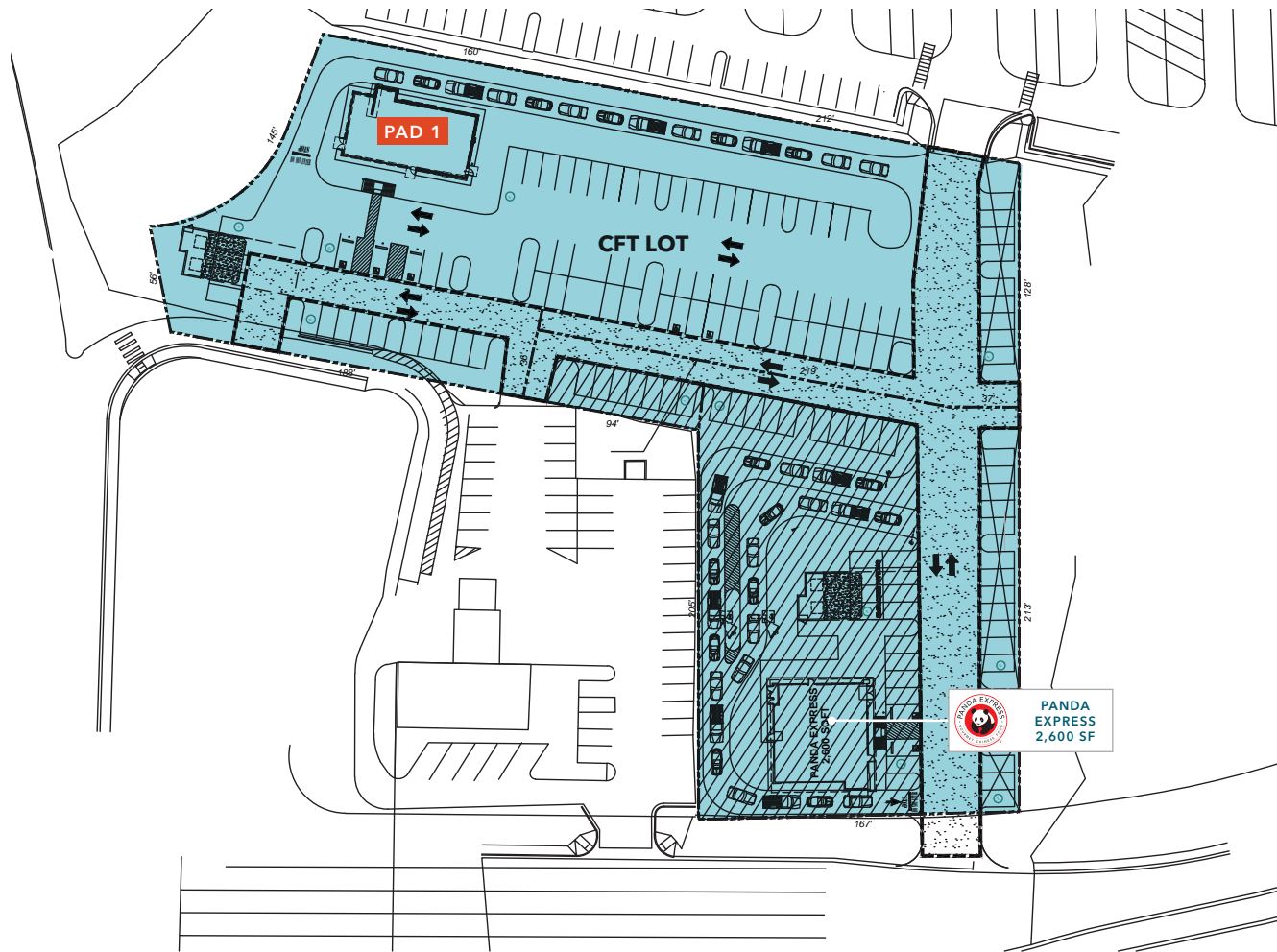
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Site Plan



FERNLEY PADS AVAILABLE	
APN: 021-232-38 & 021-232-60	
Lot	Size
Pad 1	2,600 SF
Panda Express	2,600 SF



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Demographics

POPULATION	5 min	7 min	10 min
2022 Est. Population	1,462	7,402	17,836
2027 Proj. Population	1,496	7,434	18,008
2022 Med. Age	38.6	36.3	36.3
Daytime Population	3,245	5,684	10,126

HOUSEHOLDS	5 min	7 min	10 min			
2022 Est. HH	605	2,977	6,911			
2027 Proj. HH	599	2,870	6,711			
Proj. Annual Growth (2022-2027)	30	1.0%	93	0.7%	245	0.8%
Avg. HH Size	2.6	2.7	2.8			

INCOME	5 min	7 min	10 min
2022 Est. Avg. HH Income	\$72,231	\$68,745	\$70,657
2027 Proj. Avg. HH Income	\$80,819	\$78,076	\$79,152
2022 Est. Med. HH Income	\$62,508	\$67,955	\$68,378
2027 Proj. Med. HH Income	\$76,883	\$82,527	\$82,869
2022 Est. Per Capita Income	\$28,138	\$25,789	\$25,615

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$32.1M	\$150.83 M	\$358.31 M
Annual Retail Expenditure	\$15.26 M	\$71.72 M	\$170.46 M
Monthly HH Expenditure	\$4,696	\$4,527	\$4,618
Monthly Retail Expenditure	\$2,233	\$2,152	\$2,197

DATA SOURCE: SITES USA



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Fernley Facts & Demographics

21,862

POPULATION

2.7

AVG HH SIZE

\$77,948

AVG HH INCOME

35.9

MEDIAN AGE



HOME OWNERSHIP



2.4K
RENTERS

5.6K
OWNERS



RACE & ETHNICITY

White	80.4%
Asian	2.3%
Pacific Islander	0.4%
African-American	2.1%
Hispanic	24.9%
Two or More Races	5.8%



EDUCATION

36.1% HS GRAD	30.3% SOME COLLEGE
8.9% ASSOCIATES	10.3% BACHELORS



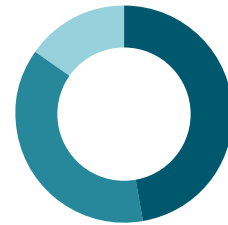
GENDER & AGE

50.7% MEN	49.3% WOMEN
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<19	45-54
20-34	55-64
35-44	65+



EMPLOYMENT



Blue Collar	55.7%
White Collar	44.3%
Services	17.7%

82.3% EMPLOYED	3.5% UNEMPLOYED
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INCOME BY HOUSEHOLD

0-35k	4.2%
35-50k	1.5%
50-100k	11.1%
100-200k	42.9%
200K+	40.5%



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1.03K HOUSING	\$738 FOOD
\$920 TRAVEL	\$278 ENTERTAINMENT
\$66 PERSONAL CARE	\$172 APPAREL
\$173 FURNITURE	\$920 VEHICLE

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