

±0.53 – ±1.65 Acres of fully-entitled
land available for ground lease



FOR GROUND LEASE

Golden Valley Land

0 E Golden Valley Road | Reno, NV 89506

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PROPERTY HIGHLIGHTS

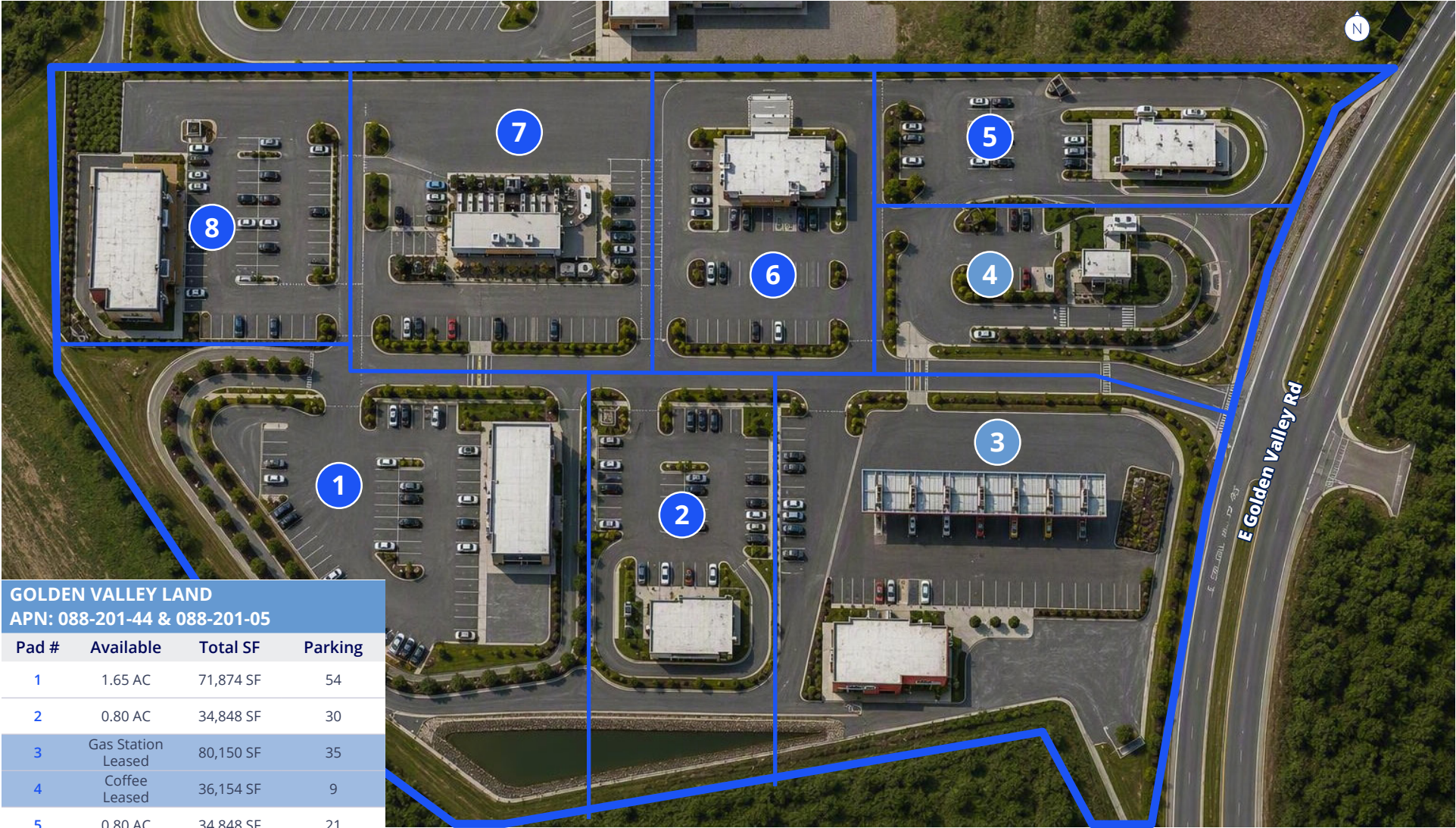
- ±0.53 – ±1.65 Acres of fully-entitled land available for ground lease
- Level to slightly-sloping topography
- Signalized intersection underway along E. Golden Valley Road
- Frontage along US 395 with traffic counts over ±78,000 CPD
- Build-to-suit options available for qualified tenants
- Heavy residential development in the area with over ±45,454 homes within a 3-mile radius
- Signage and visibility along US 395 N
- Nearby tenants include Longboards Pizza, Wendy's, Burger King, Raley's, Greater Nevada Credit Union, and more

TRAFFIC COUNTS

US 395 N 0.1 Mi of N/B on-ramp of Golden Valley Intch	78,000 ADT
US 395 N 0.2 mi S of the Golden Valley Intch 'Exit 73'	89,500 ADT
E Golden Valley Road, 250ft W of N Hills Boulevard	13,500 ADT



Available for Ground Lease



GOLDEN VALLEY LAND			
APN: 088-201-44 & 088-201-05			
Pad #	Available	Total SF	Parking
1	1.65 AC	71,874 SF	54
2	0.80 AC	34,848 SF	30
3	Gas Station Leased	80,150 SF	35
4	Coffee Leased	36,154 SF	9
5	0.80 AC	34,848 SF	21
6	0.99 AC	43,124 SF	38
7	1.19 AC	51,836 SF	27
8	1.07 AC	47,480 SF	49

*Conceptual Property Rendering

Available for Ground Lease

ARTICLE LINKS

RGJ.COM Housing project in North Valleys, delayed by inflation, gets extension

MYNEWS4.COM Zoning Change for 1,800 Unit Development in North Valleys Approved

KTVN.COM North Valleys Residents Want More Food Options with Major Growth

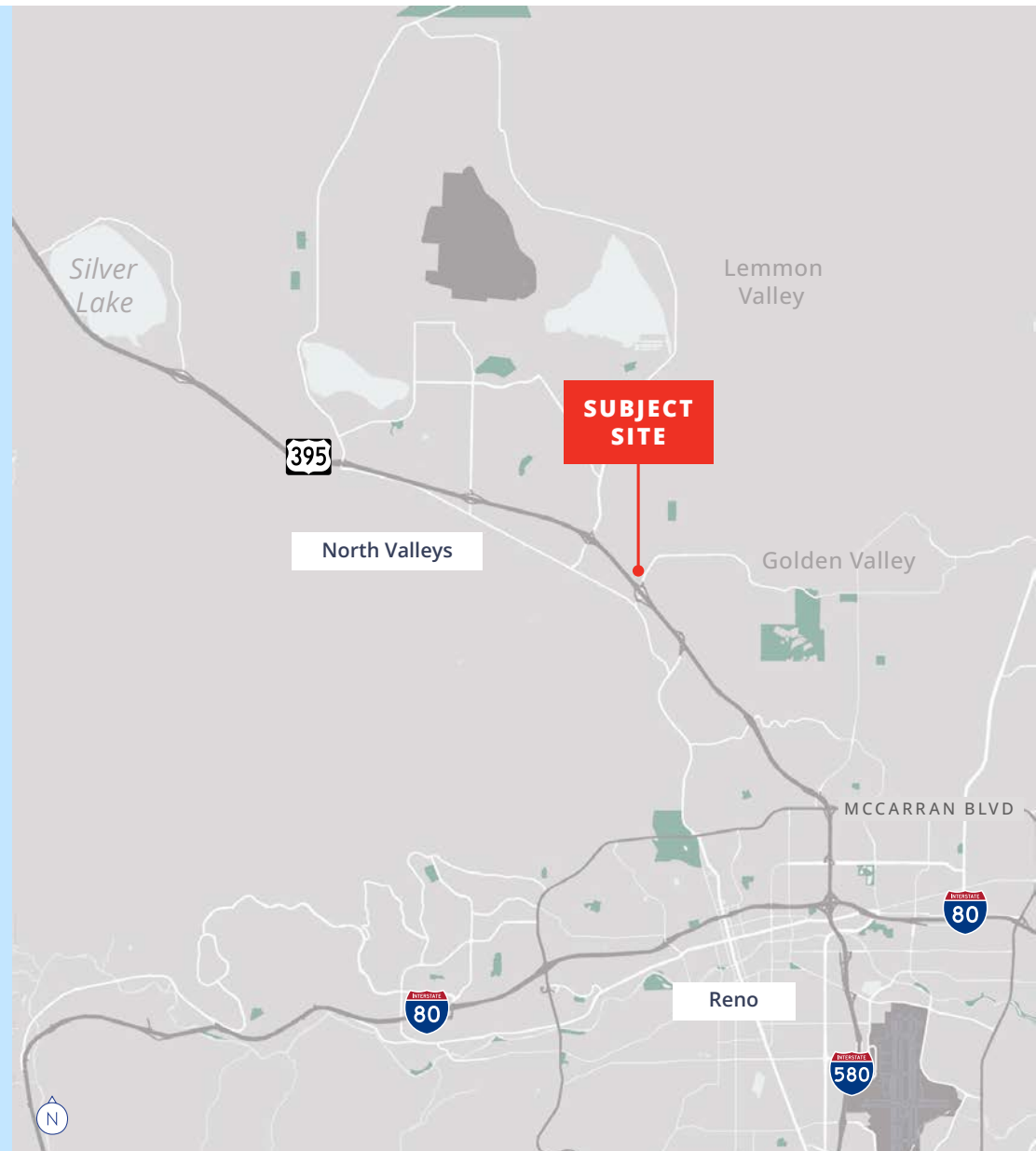
MYNEWS4.COM Developers Plan Hundreds of New Homes in North Valleys

RENO.GOV Growth in the North Valleys: Development Fact Sheet

THISISRENO.COM North Valleys ReZoning a Step Toward More Growth

MYNEWS4.COM Higher Density House Development Coming to North Valley

THISISRENO.COM North Valleys Development Gets City and County Approval to Proceed



Available for Ground Lease



Employers RECENTLY RELOCATED & EXPANDED

01	Amazon	237 units
02	Cascade Designs	425 units
03	Exxcel Outdoors	202 units
04	Quality Bicycle Products	5,679 units
05	Lasco Valves	4,200 units
06	Mary's Gone Crackers	252 units

07	Marmot	207 units
08	Petco	194 units
09	Urban Outfitters	680 units
10	Tactical Air Support	1,600 units
11	Prado Ranch Industrial (proposed)	470 units

Residential Projects

PROPOSED & UNDER CONSTRUCTION

01	Arroyo Crossing	237 units
02	Cabernet @ the Highlands	425 units
03	Estancia	202 units
04	Evans Ranch	5,679 units
05	Heinz Ranch	4,200 units
06	North Valley Estates	252 units
07	Regency Park	207 units
08	Sierra Vista Village	194 units
09	Silver Hills	680 units
10	Silver Star Ranch	1,600 units
11	Stonefield Horizons	470 units
12	Lansing/North Park Apts	112/320 units
13	Senior Housing Project	100 units
14	Sky Vista South	72 units
15	Sierra Grande	157 units
16	Prado Ranch	1,500 units
17	Stonegate	1,500 units
18	Lakes at Lemmon	488 units
19	Sky Vista Village	288 units
20	Lemmon Landing Apts	342 units

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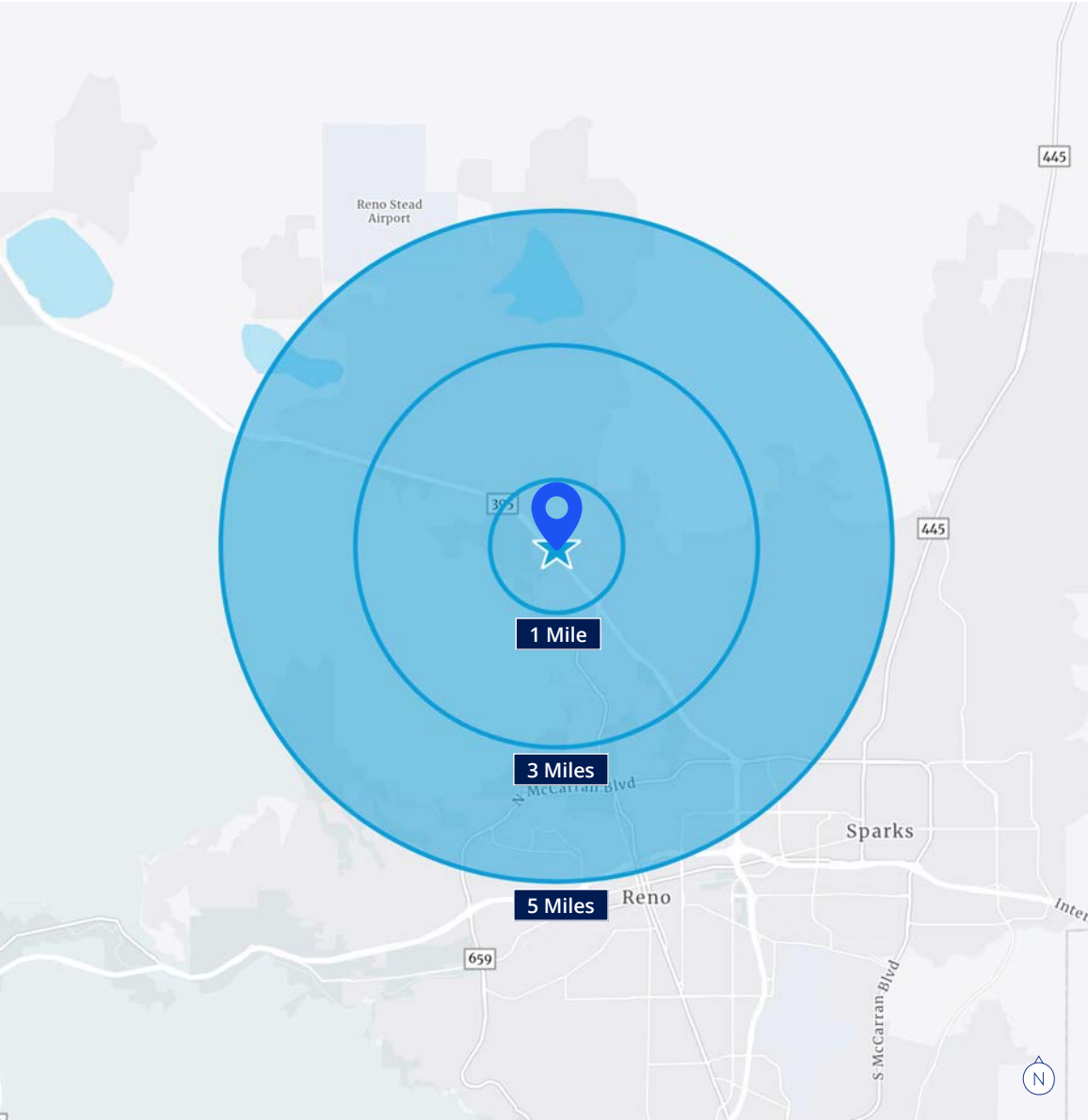
Available for Ground Lease

Population	1 Mile	3 Miles	5 Miles
2026 Est. Population	6,799	39,464	128,292
2031 Proj. Population	7,846	43,807	136,259
2026 Med. Age	39.6	35.2	33.2
2026 Daytime Population	5,883	28,338	95,570

Household Income	1 Mile	3 Miles	5 Miles
2026 Est. Avg. HH Income	\$138,909	\$116,332	\$102,036
2031 Proj. Avg. HH Income	\$158,114	\$133,948	\$118,410
2026 Est. Med. HH Income	\$109,726	\$95,359	\$81,155
2031 Proj. Med. HH Income	\$133,496	\$111,995	\$95,287
2026 Est. Per Capita Income	\$51,026	\$40,419	\$36,393

Household	1 Mile	3 Miles	5 Miles
2026 Est. HH	2,500	13,652	45,454
2031 Proj. HH	2,901	15,321	48,641
Proj. Annual Growth (2026-2031)	3.0%	2.3%	1.4%
Avg. HH Size	2.71	2.82	2.72

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$117,075	\$99,195	\$87,610
Annual Retail Expenditure	\$36,924	\$30,836	\$27,037
Monthly HH Expenditure	\$9,756	\$8,266	\$7,301
Monthly Retail Expenditure	\$3,077	\$2,570	\$2,253



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

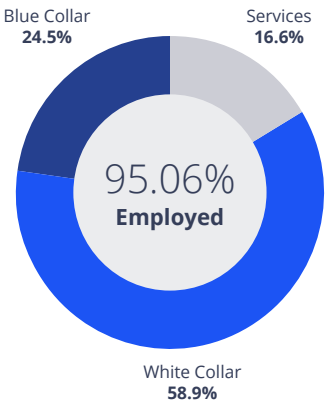
\$121,655
Avg HH Income

39.5
Median Age

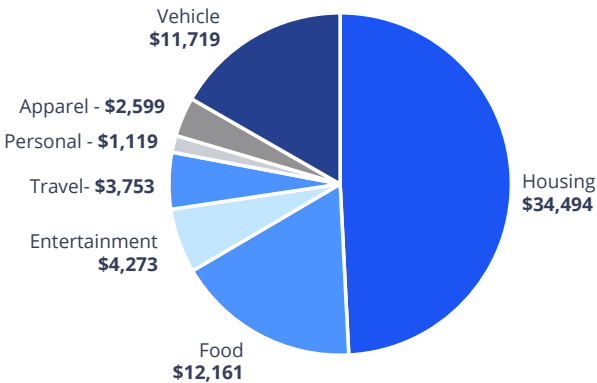
Home Ownership (2025 Housing Units)



Employment



Household Spending

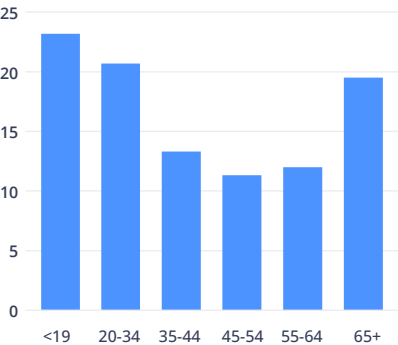


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men
49.03% Women



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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