

For Sale

± 1.00 AC of Land in North Valleys



0 North Hills Blvd.
Reno, NV 89506

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Listing Snapshot



Negotiable
Sale Price



Negotiable
Lease Rate



± 10,000 - 43,560 SF
Square Footage of Land



Ground Lease
Opportunity

Property Highlights

- Ground lease opportunity up to ± 43,560 SF with frontage along North Hills Blvd.
- Freeway visibility from Hwy. 395 N. at Lemmon Dr.
- Zoned GC (General Commercial) allowing for a variety of uses
- Located between expanding industrial, retail, and residential developments
- Site is located within Reno city limits
- Drive time is less than 15-minutes to central Reno or Sparks
- Residential population is over 6,223 within a 1-mile radius, an increase of more than 60% in a 3-year period
- Multiple planned multi-family developments in the surrounding area
- Can be combined with neighboring ± 0.93 AC parcel to the south for a total of ± 1.93 AC

Demographics

	1-mile	3-mile	5-mile
2025 Population	5,003	39,515	94,891
2025 Average Household Income	\$121,713	\$106,887	\$99,938
2025 Total Households	1,899	13,818	33,032



Vicinity Map

0 North Hills Blvd. is strategically located between multiple retail developments in North Valleys. Population in this area has increased 60% over the past 3 years with the number of homes nearly doubling in that time span. This site is zoned General Commercial which will allow for retail or office users benefiting from the surrounding 150+ businesses in a 1-mile radius.

Amenities within a 5-mile radius

- 1 Grocery Outlet**
- 0.5 miles
- 2 CVS**
- 0.7 miles
- 3 Smith's Food and Drug**
- 0.5 miles
- 4 Walmart Supercenter**
- 0.9 miles
- 5 Dollar Tree**
- 1.1 miles
- 6 Raley's**
- 1.3 miles
- 7 North Valleys High School**
- 2.3 miles
- 8 Truckee Meadows Community College (TMCC)**
- 4.9 miles
- 9 University of Nevada, Reno**
- 5.8 miles





Parks



Schools



Golf Courses



Retail

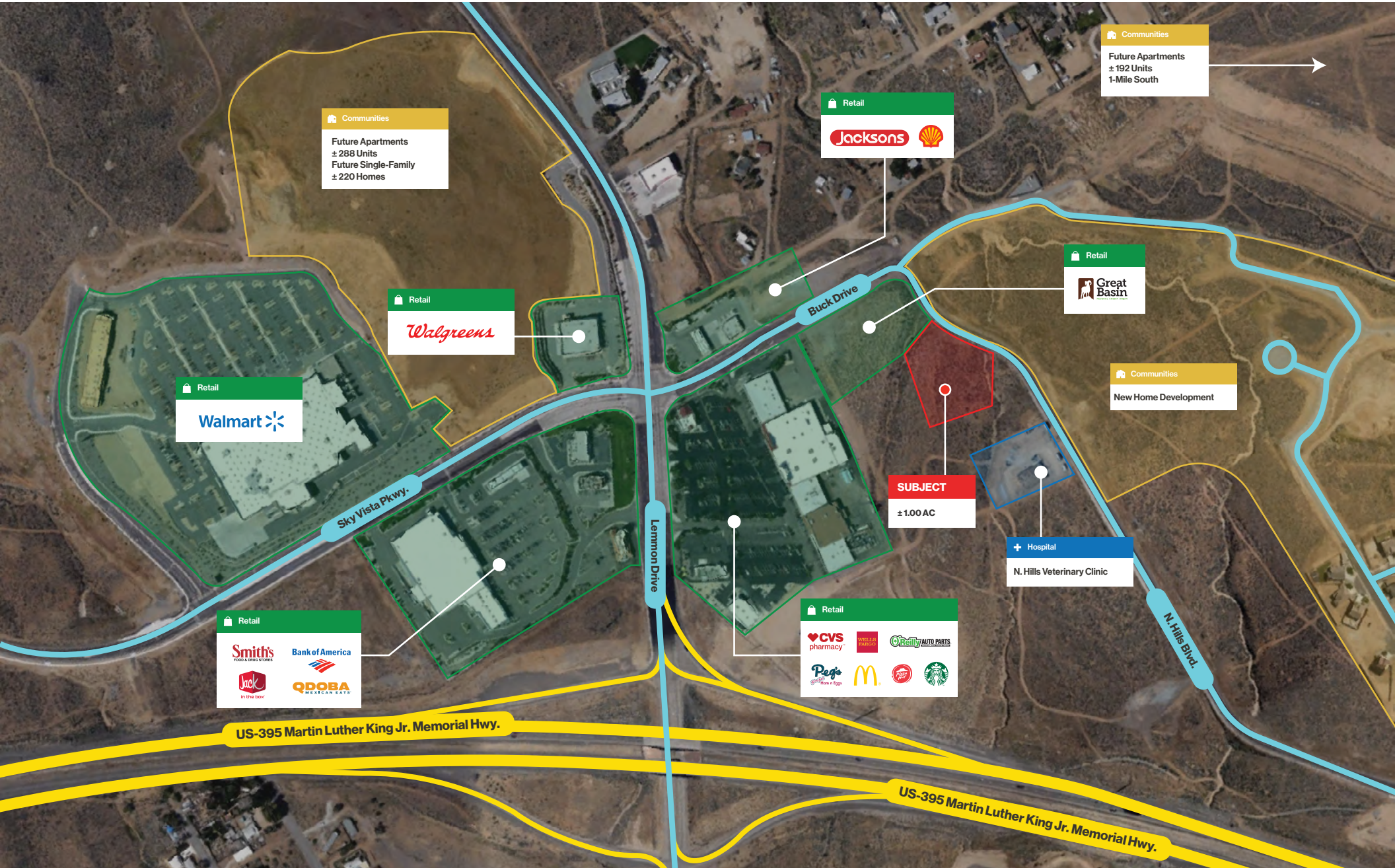


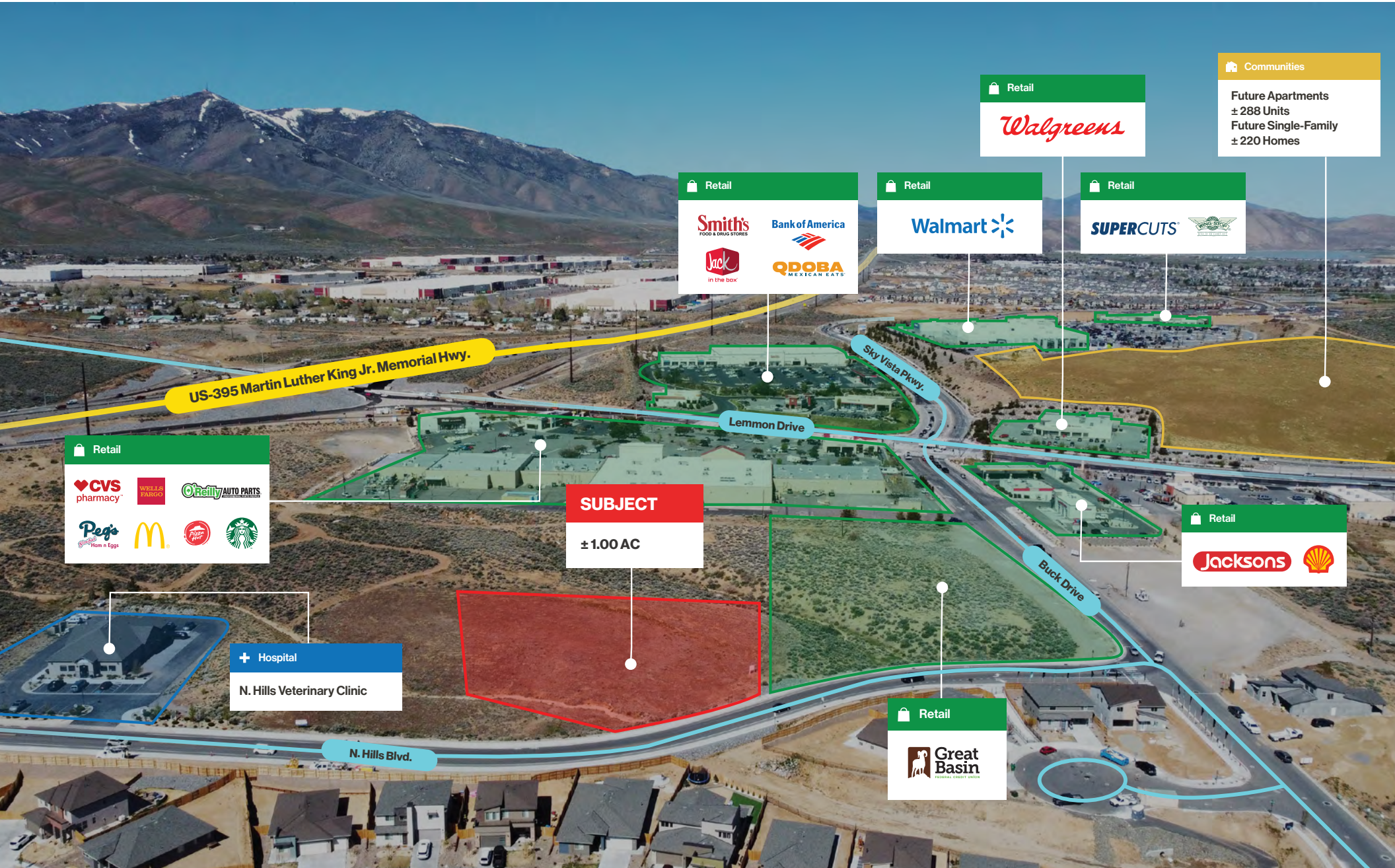
Airports



Government







Aerial
Housing Development Aerial



Property Photos



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For inquiries please reach out to our team.

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