

For Sale

# ± 1.00 AC of Land in North Valleys



LOGIC



0 North Hills Blvd.  
Reno, NV 89506

**Ian Cochran, CCIM**  
Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

**Sam Meredith**  
Senior Associate  
775.737.2939  
smeredith@logicCRE.com  
S.189257



# 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
2023 Population	4,844	38,221	93,390
2023 Average Household Income	\$103,094	\$93,936	\$91,560
2023 Total Households	1,818	13,340	32,421



# 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



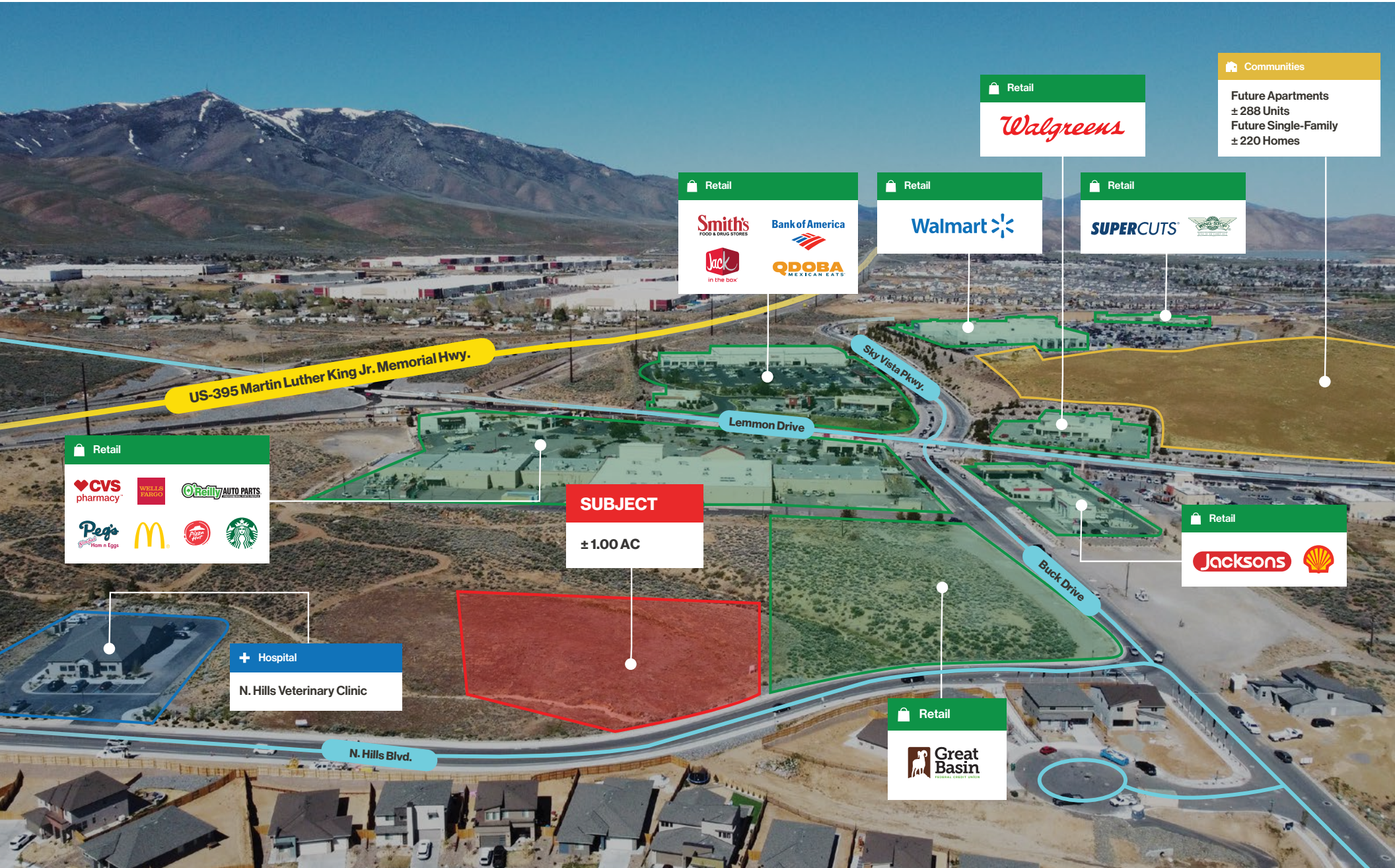












Retail

- CVS pharmacy
- WELLS FARGO
- O'Reilly AUTO PARTS
- Peggy's Home n Eggs
- McDonald's
- Pizza
- Starbucks

Hospital

N. Hills Veterinary Clinic

**SUBJECT**  
± 1.00 AC

Retail

- Smith's FOOD & DRUG STORES
- Bank of America
- Jack in the box
- QDOBA MEXICAN EATS

Retail

Walmart

Retail

Walgreens

Retail

SUPERCUTS

Retail

Jacksons

Communities

Future Apartments  
± 288 Units  
Future Single-Family  
± 220 Homes



# Aerial Housing Development Aerial





Property Photos





# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Ian Cochran, CCIM**

Partner  
775.225.0826  
icochran@logicCRE.com  
B.0145434.LLC

**Greg Ruzzine, CCIM**

Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

**Sam Meredith**

Senior Associate  
775.737.2939  
smeredith@logicCRE.com  
S.189257