

For Lease

Steamboat Business Park Retail Pads



14500 S. Virginia St.
Reno, NV 89521

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Ashley Lawson
Senior Associate
775.433.1105
alawson@logicCRE.com
S.201763

Listing Snapshot

Negotiable
Ground Lease Rate

**017-011-35
& 017-011-36**
Parcel Numbers

**± 18,000
- 147,000 SF**
Available Square Footage

± 147,000 SF
Proposed Total
Square Footage

Property Highlights

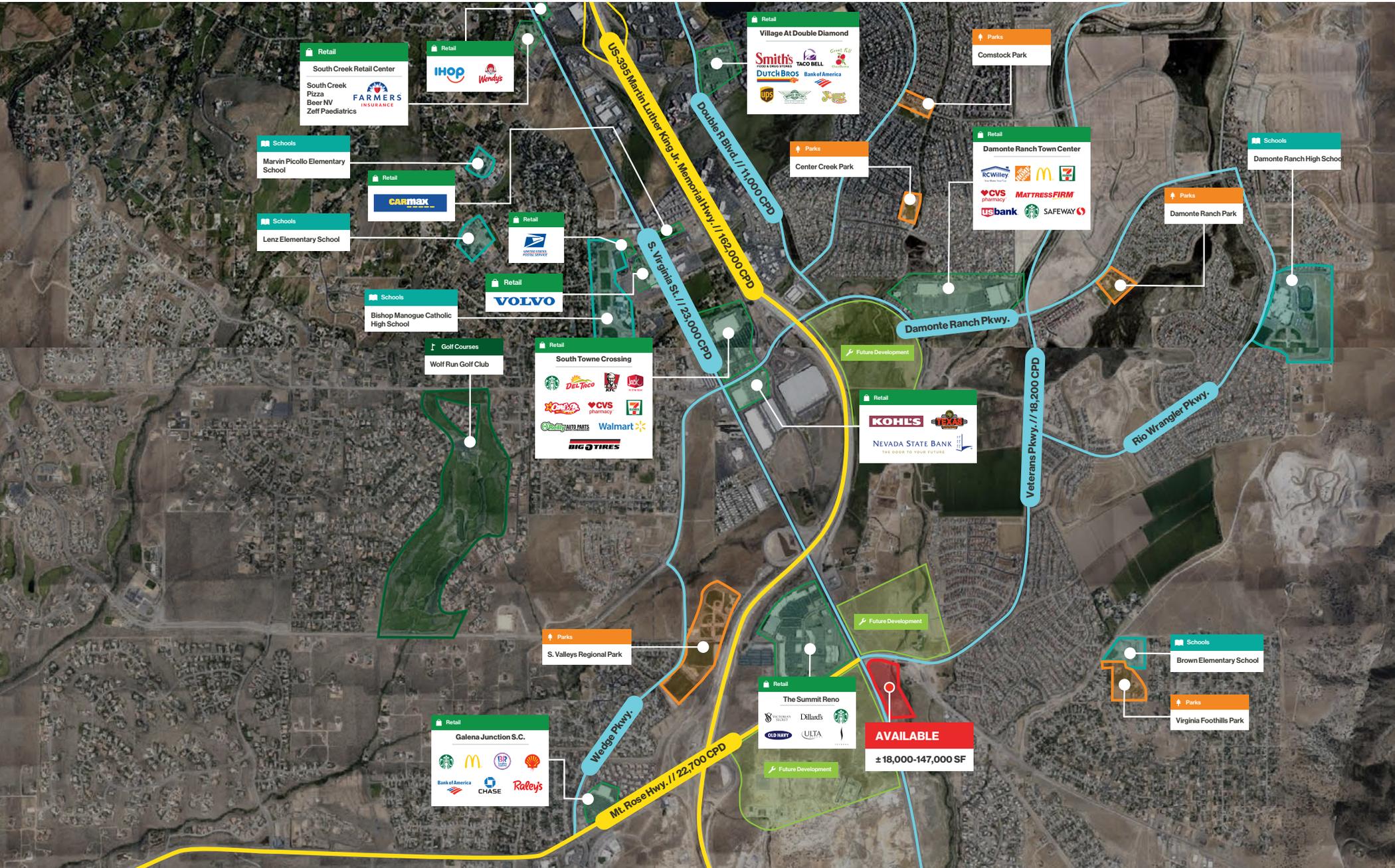
Steamboat Business Park is a mixed-use commercial development positioned on a signalized corner with direct access from both Geiger Grade Road and Old South Virginia Street. The project offers multiple retail pad options, including at least one that can support a drive-through for a QSR, along with flexible pad sizes suited for various layouts and uses. In addition to sitting kitty corner from the Summit Mall this property sits directly south from a newly proposed Costco location, adding to the area's activity and long-term commercial draw.

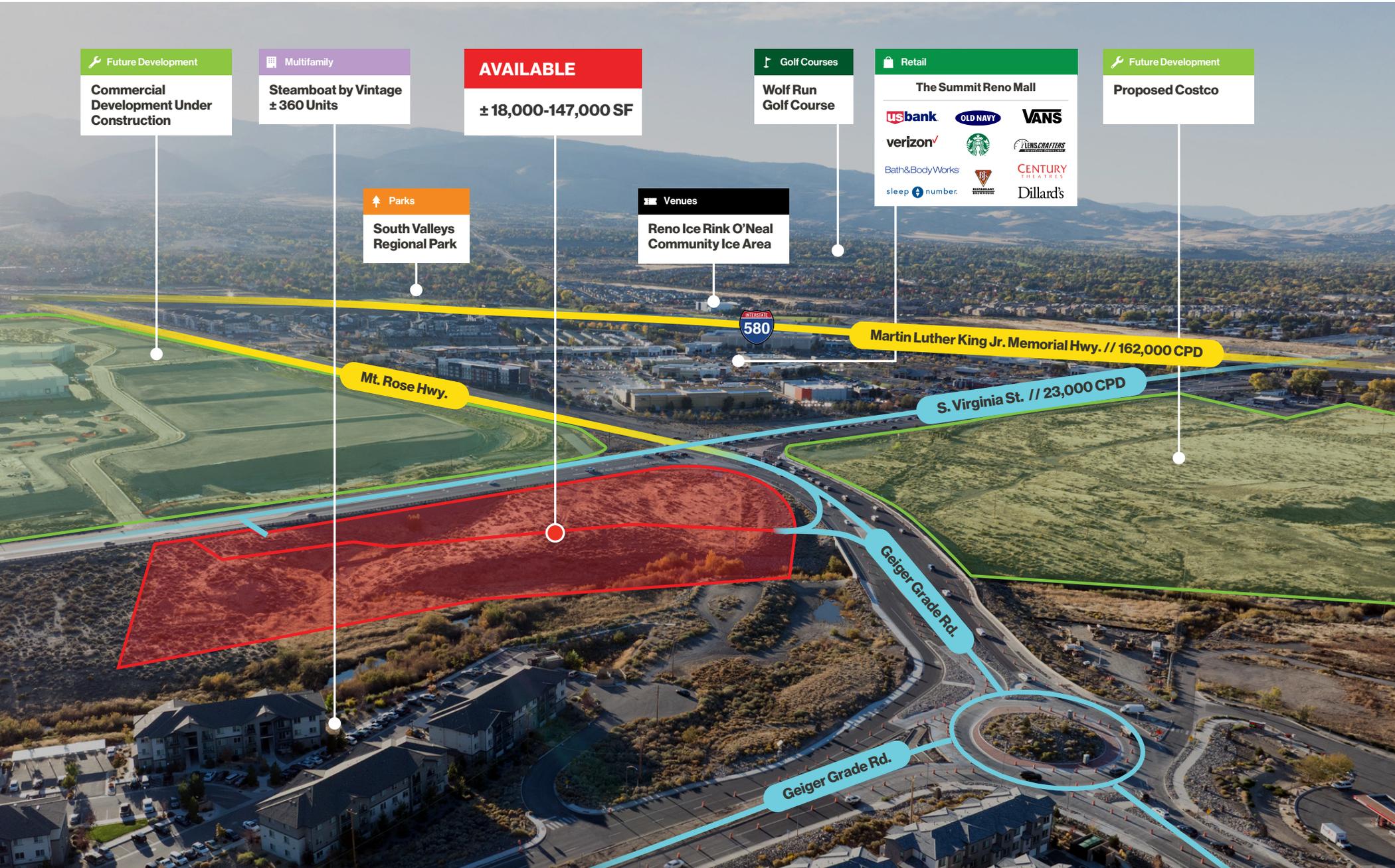
Information is for marketing purposes only; pad sizes, drive-through capability, permitted uses, and nearby or proposed developments are subject to change, approvals, and independent verification.

Demographics

	1-mile	3-mile	5-mile
2025 Population	8,931	51,713	72,562
2025 Average Household Income	\$156,507	\$167,292	\$173,823
2025 Total Households	3,268	20,722	29,519







Future Development
Commercial Development Under Construction

Multifamily
Steamboat by Vintage
± 360 Units

AVAILABLE
± 18,000-147,000 SF

Parks
South Valleys Regional Park

Venues
Reno Ice Rink O'Neal Community Ice Area

Golf Courses
Wolf Run Golf Course

Retail
The Summit Reno Mall
us bank OLD NAVY VANS
verizon Starbucks YENS CRAFTERS
Bath&BodyWorks sleep number. CENTURY THEATRES
Dillard's

Future Development
Proposed Costco

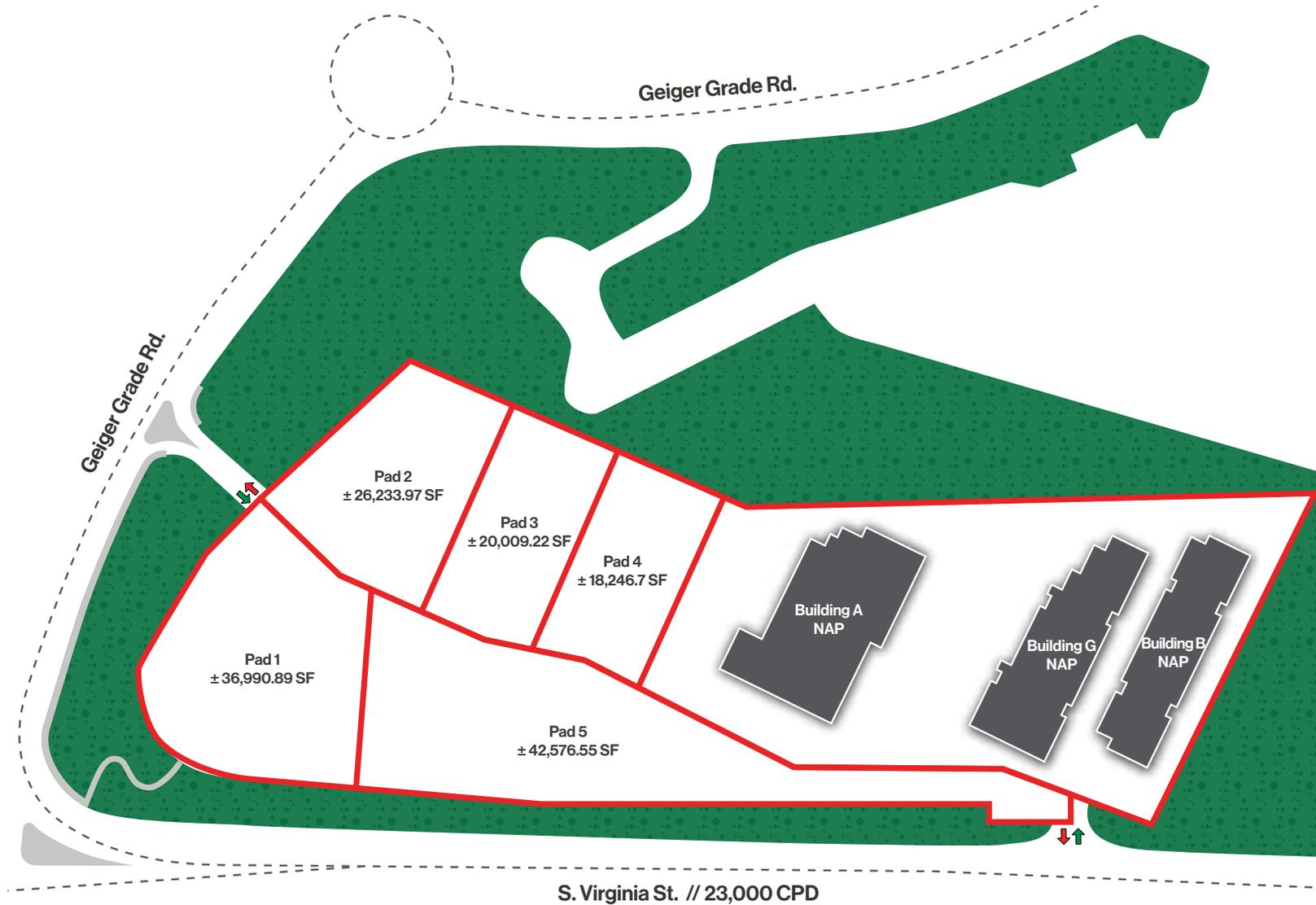
Mt. Rose Hwy.

Martin Luther King Jr. Memorial Hwy. // 162,000 CPD

S. Virginia St. // 23,000 CPD

Geiger Grade Rd.

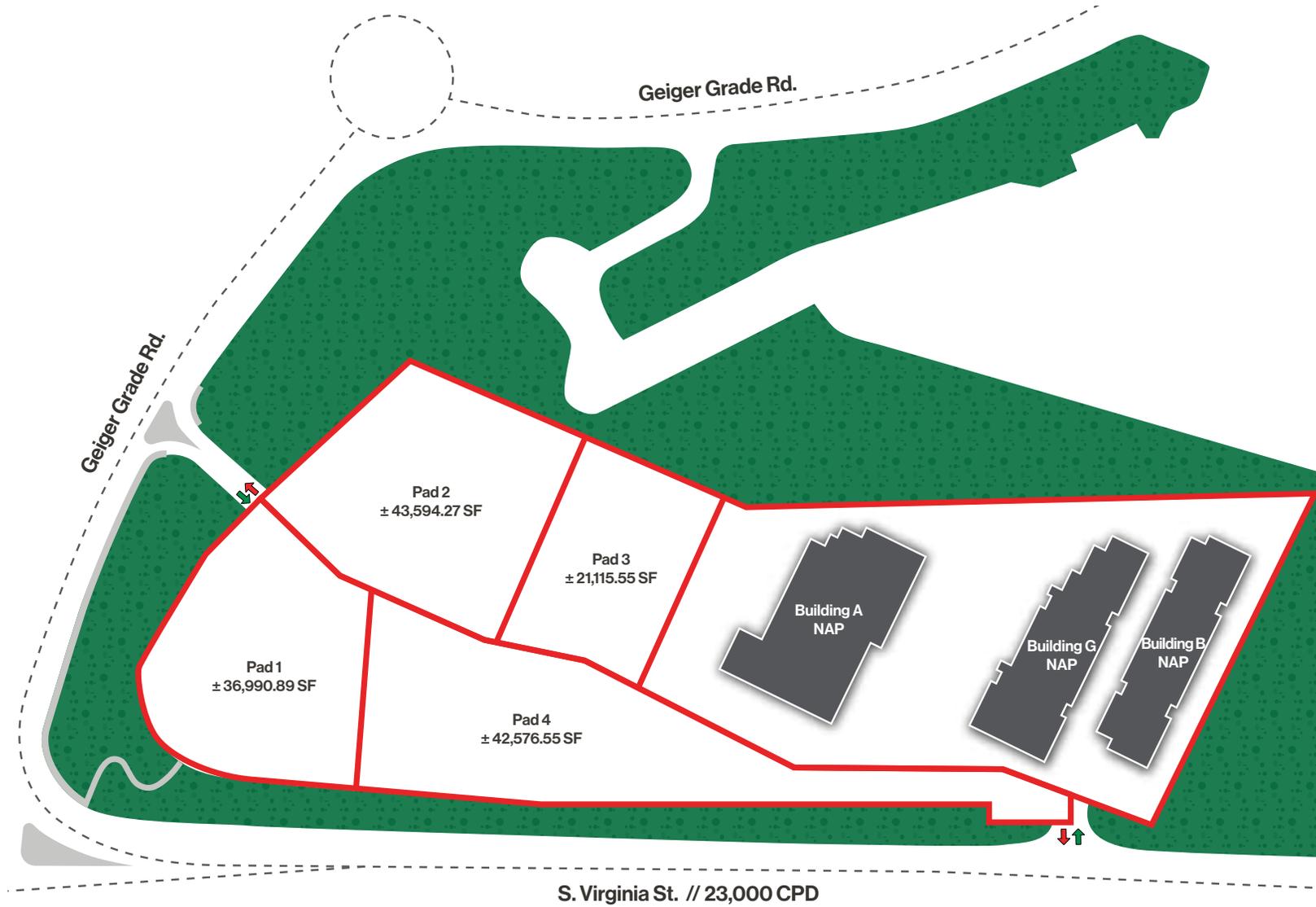
Geiger Grade Rd.



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.

Tentative size ranges for proposed parcels, subject to approval and final map.





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Important Statistics

5-Mile Radius



72,562

Total Population



75,439

Daytime Population



2,547

Number of Businesses



1.0%

2025-2030 Population Growth



31,994

Total Employees



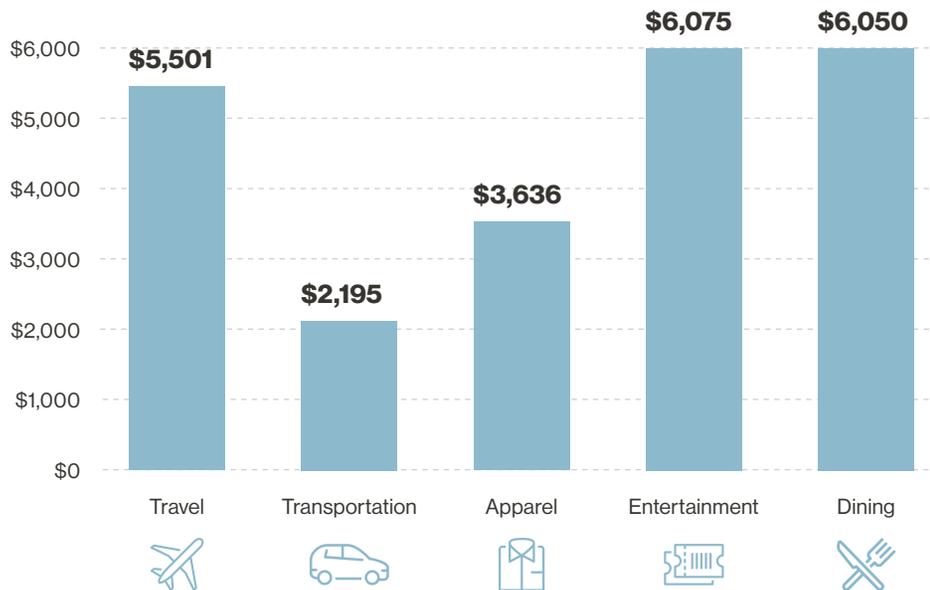
\$699,757

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,832	43,638	63,389
2025 Population	8,931	51,713	72,562
2030 Population	9,720	54,936	76,375
Annual Growth 2020 - 2025	8.46%	3.29%	2.61%
Annual Growth 2025 - 2030	1.71%	1.22%	1.03%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$156,507	\$167,292	\$173,823
2030 Average Household Income	\$180,927	\$186,008	\$191,380
2025 Per Capita Income	\$58,032	\$66,908	\$70,741
2030 Per Capita Income	\$67,286	\$74,754	\$78,378

Households	1-mile	3-mile	5-mile
2020 Total Households	2,077	17,587	25,542
2025 Total Households	3,268	20,722	29,519
2030 Total Households	3,572	22,118	31,267

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	3,645	21,862	31,135
2025 Owner Occupied Housing Units	50.9%	67.7%	66.4%
2025 Renter Occupied Housing Units	49.1%	32.3%	33.6%
2025 Vacant Housing Units	10.3%	5.2%	5.2%
2030 Total Housing Units	3,914	23,274	32,951
2030 Owner Occupied Housing Units	1,827	15,011	20,775
2030 Renter Occupied Housing Units	1,744	7,106	10,492
2030 Vacant Housing Units	342	1,156	1,684

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8_{MM}

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel



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For inquiries please reach out to our team.

Casey Prostinak, SIOR

Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Ashley Lawson

Senior Associate
775.433.1105
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S.201763