



FOR GROUND LEASE

1995 Selmi Drive

Reno, NV 89512

Smith Retzloff Retail Team

Shawn Smith
Executive Vice President
+1 775 846 8696
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff
Senior Vice President
+1 775 870 2002
sean.retzloff@colliers.com
LIC # NV 0182046

Colliers

Colliers Reno
5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno

Annual Rent	\$95,000
Land Area	0.421 AC
APN	004-072-30
Zoning	General Commercial
2025 Taxes	\$8,121
Utilities	Municipal Water & Sewer
Near immediate access to US 395	
Visible from US Hwy 395	
North Valleys is a underserved trade area with 1.2% vacancy	

\$95K 0.421
Annual Rent Acres of Land

004-072-30
APN



Available for Ground Lease

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers



Available for Ground Lease

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

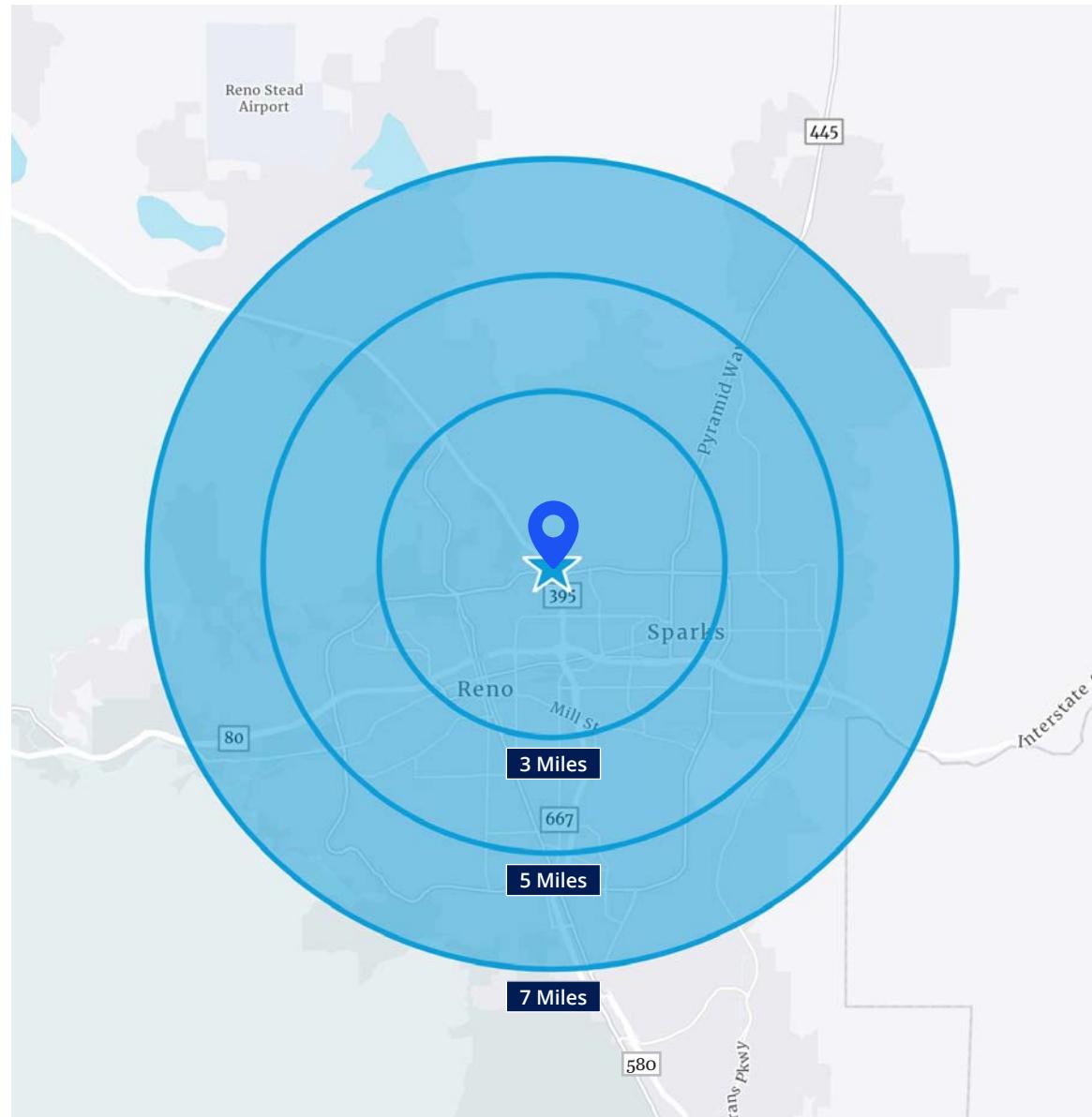
Colliers

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	112,884	251,156	358,897
2030 Proj. Population	118,546	259,836	372,720
2025 Med. Age	33.9	36.1	37.1
Daytime Population	137,132	287,900	385,362

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$80,183	\$94,278	\$107,723
2030 Proj. Avg. HH Income	\$90,097	\$105,353	\$120,216
2025 Est. Med. HH Income	\$61,954	\$71,761	\$79,840
2030 Proj. Med. HH Income	\$71,664	\$80,890	\$90,141
2025 Est. Per Capita Income	\$32,199	\$38,350	\$43,425

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	44,957	102,065	144,418
2030 Proj. HH	47,731	106,587	151,237
Proj. Annual Growth (2025-2030)	1.20%	0.87%	0.93%
Avg. HH Size	2.38	2.40	2.44

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$70,378	\$82,108	\$93,353
Annual Retail Expenditure	\$22,275	\$26,043	\$29,683
Monthly HH Expenditure	\$5,865	\$6,842	\$7,779
Monthly Retail Expenditure	\$1,856	\$2,170	\$2,474



Available for Ground Lease

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

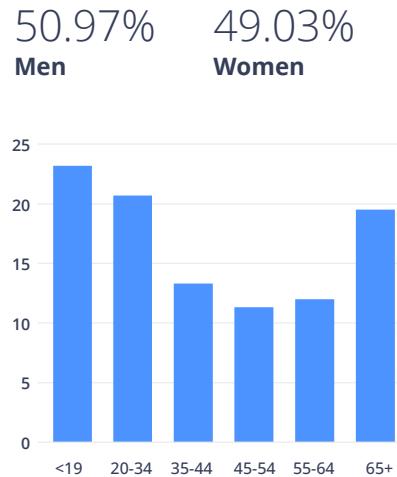
Colliers

Reno-Sparks MSA Facts & Demographics

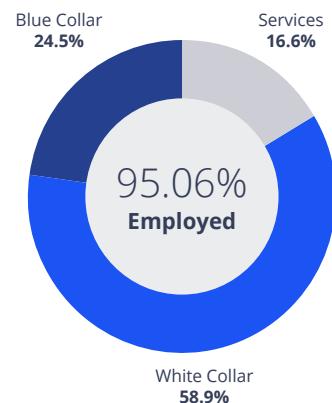
Home Ownership (2025 Housing Units)



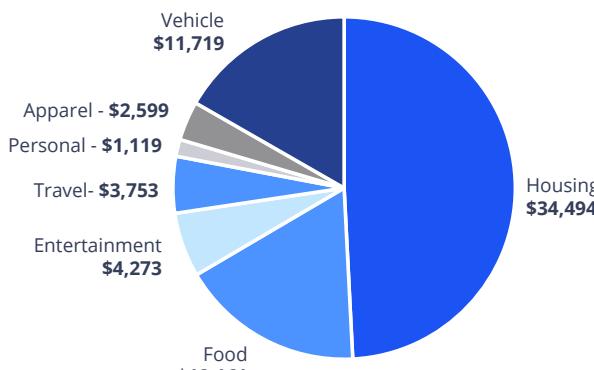
Age Distribution (2025) - % of total population



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

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

The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



Favorable Tax Structure



Influx of New Business



Low Cost of Business



Proximity to Major Markets



Job & Population Growth



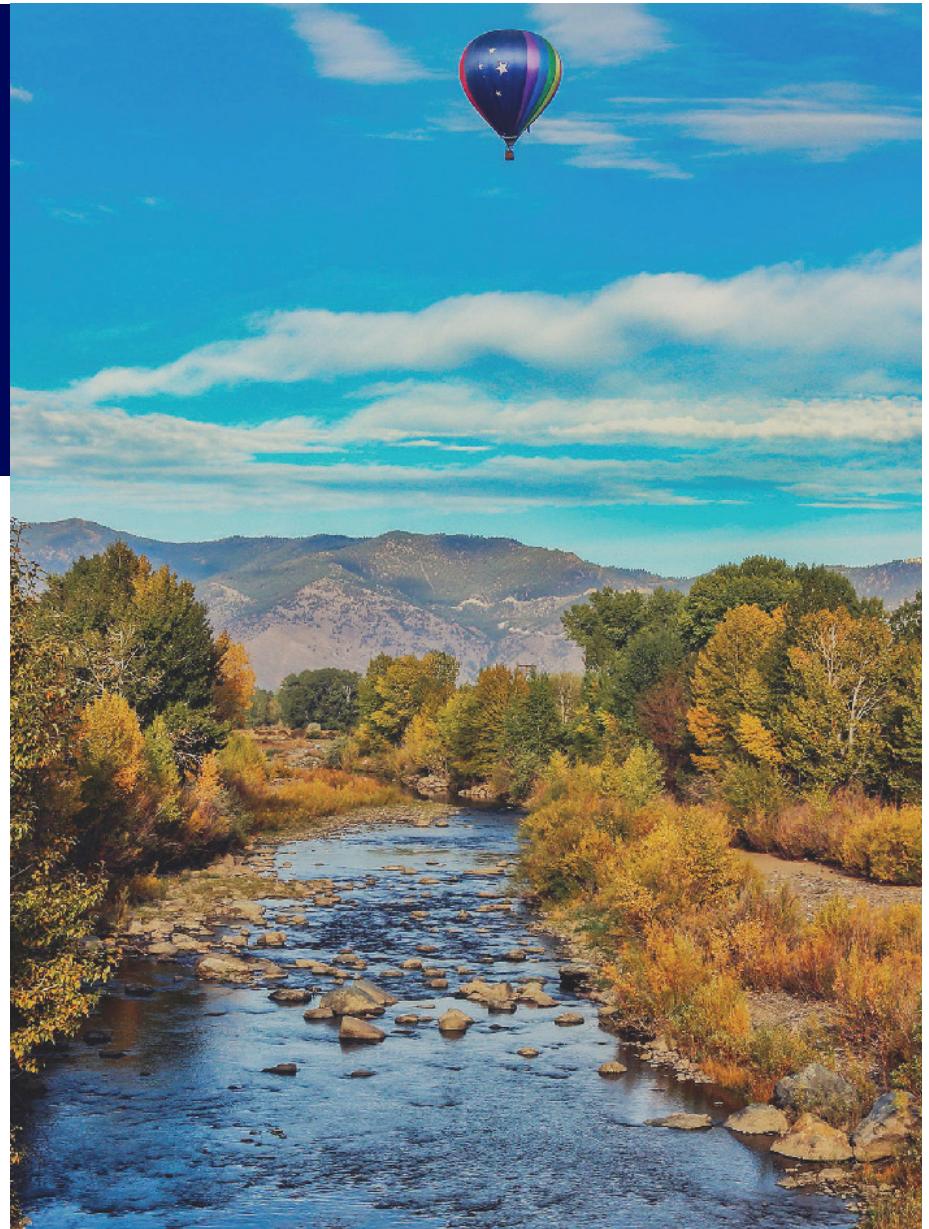
Low Property Tax

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax



Available for Ground Lease

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers



1995 Selmi Drive

Smith Retzloff Retail Team

Shawn Smith
Executive Vice President
+1 775 846 8696
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff
Senior Vice President
+1 775 870 2002
sean.retzloff@colliers.com
LIC # NV 0182046



Colliers Reno
5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno