



Colliers

For Sale

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9690 S. McCarran  
Boulevard

S. McCarran Boulevard

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Reno, NV 89523

Available Land: 400-130-05

0.444 Acres

19,333 SF Total

Sale Price

\$309,456 (\$16/SF)

**Commercial/Medical/Office Land**

**Build Your Vision: Premium  
Owner-User Opportunity in  
Monte Vista Village**

Accelerating success.



# For Sale

## Property Overview

Address:	9690 S. McCarran Boulevard
Location:	Reno, NV 89523
Available Land:	0.444 Acres (19,333 SF)
Uses:	Commercial/Medical/Office
Zoning:	SPD (Specific Plan District)
Sale Price:	\$309,456 (\$16/SF)

## Property Comments

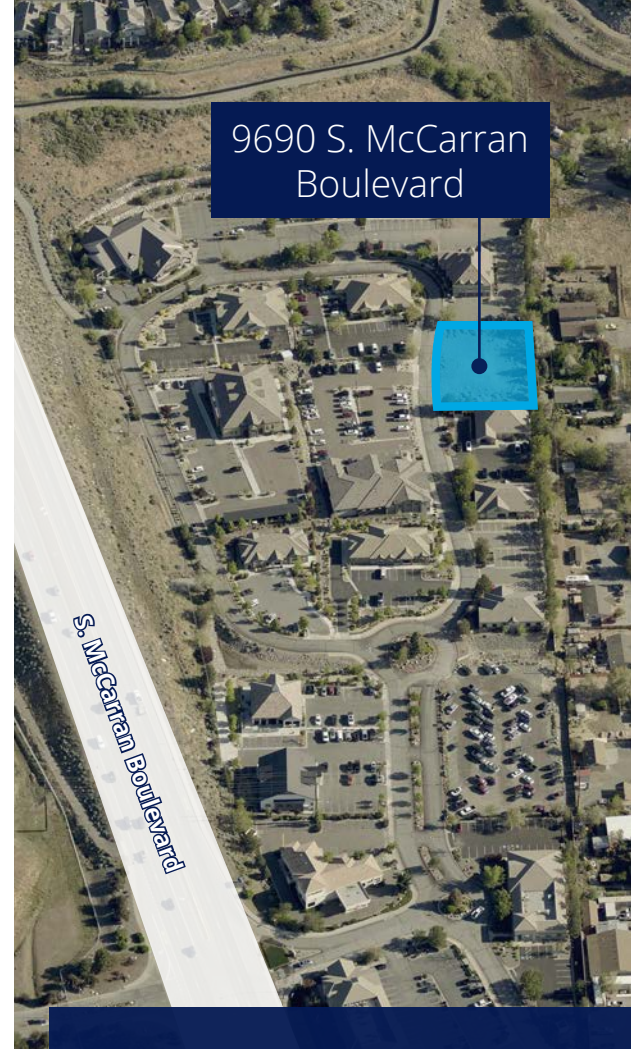
Colliers is pleased to present 9690 S McCarran Boulevard for sale. This is a .444 acre pad ready for commercial, medical or office development within the Monte Vista Village Park. The site is well located at the high-traffic intersection of McCarran Boulevard and Fourth Street with easy access to I-80 and northwest Reno, Caughlin Ranch and other retail and housing developments. Whether your staff or clients are commuting from NW Reno or you are drawing clients from the nearby housing developments including Caughlin Ranch, the site's proximity to I-80 ensures you are conveniently located.

Within the development, it is located with easy access near the entry at the roundabout. This offers front-and-center accessibility, ease of navigation and outstanding visibility.

Explore the potential of developing a custom building for your needs. Consider the benefits of building a facility tailored to specific professional needs, offering control over layout, design, and long-term investment opportunities. This site is suitable for commercial, medical, or office development. It is situated in the Monte Vista Village Park, with convenient access to major roads and nearby amenities. Previous plans for a 4,918 SF medical office on the site are available.

The location is adjacent to a retail center with various businesses, providing convenience for occupants and visitors including Flowing Tide, Dahlia's Mexican Grill, Flour Bakery, Advanced Chiropractic, and more. Positioned at the intersection of McCarran Blvd and Fourth Street, the site provides effortless access to I-80, Caughlin Ranch, and Northwest Reno.

Building design and uses will need to comply with the Monte Vista Village Association Handbook. Please contact Brokers for more information.



9690 S. McCarran  
Boulevard

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### **Colliers**

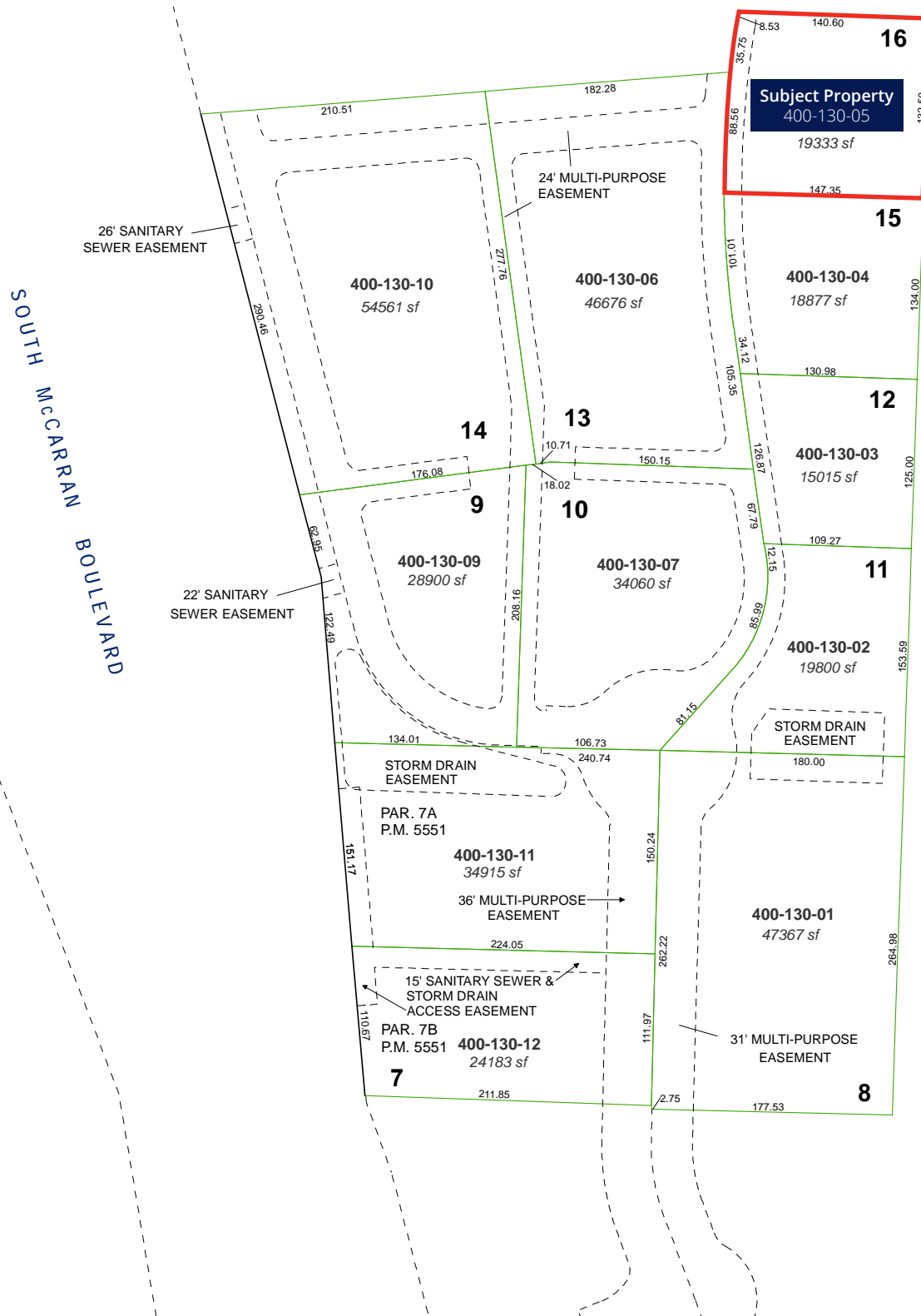
5520 Kietzke Lane, Suite 300

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# Parcel Map





# Property Photos





# Surrounding Amenities





# Location



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