

FERNLEY PROMENADE

*A New Shopping Center
Development in Fernley, NV*

*Junior Anchor, Shop Space &
Pad Sites with Drive-Thru
Available For Lease*

APN: 021-232-53 | FERNLEY, NV

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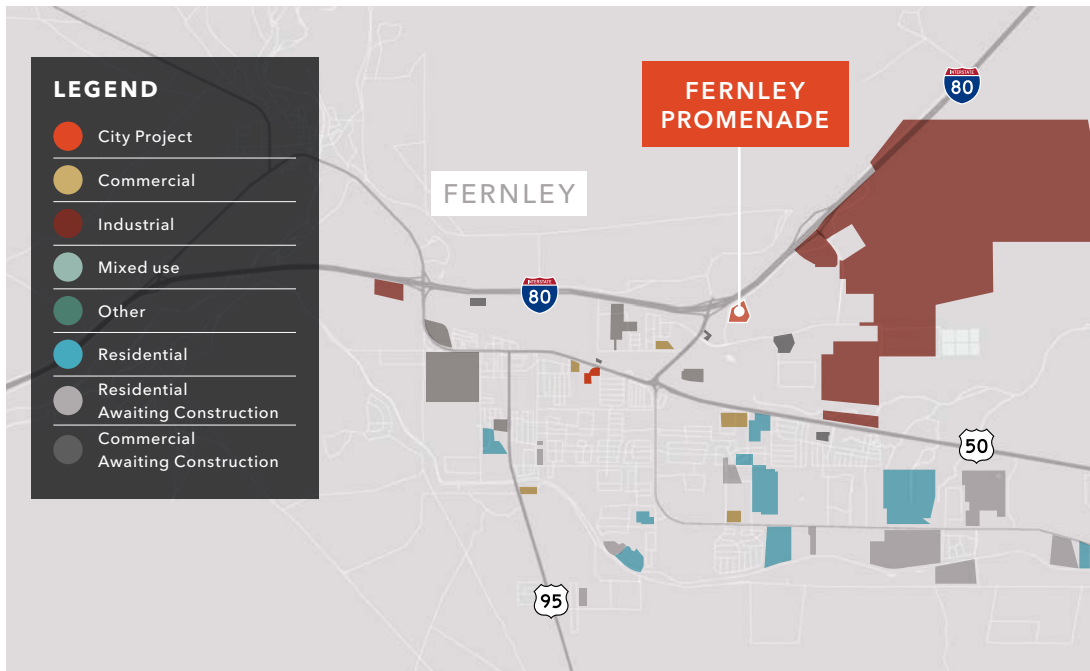


FERNLEY SUBMARKET

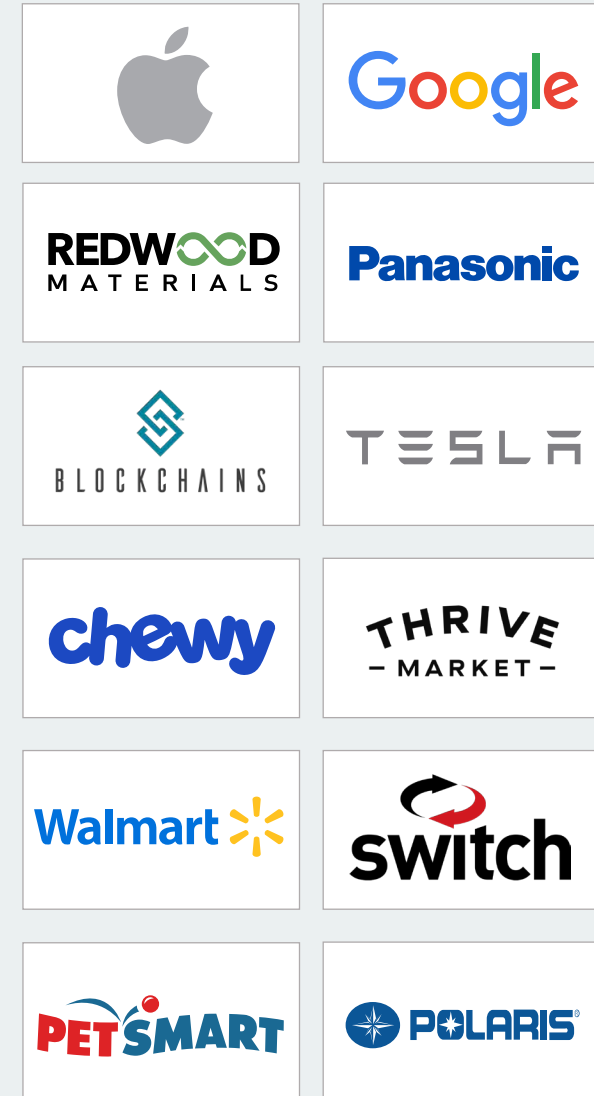
Fernley is located along Interstate 80, a transcontinental interstate highway. In addition, two major rail companies (UP and BNSF) provide service through the transcontinental UP main line. Fernley is quickly becoming recognized for its rail, fiber, trucking, manufacturing, low cost interstate power, and highway networks, connecting it all in a central hub with the ability to serve 60 million people.

Fernley offers strong market fundamentals, a growing population, ample affordable housing and employment opportunities combined with an expanding and successful industrial base at the Crossroads Commerce Center.

Economic development officials are projecting many new jobs to the region by 2021. As a result of the projected growth, as many as 60,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.



CORPORATE NEIGHBORS





Victory Logistics Center

A 4,300 acre master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.

Leasing Information

AVAILABLE SPACES	1,200 - 20,000 SF
LEASE RATE	Negotiable
LEASE TYPE	Ground lease, Direct lease & BTS
LOCATION	Fernley, NV
APN	021-232-53
ZONING	C-2

All utilities available to the sites

Rapid employment, growth, and new residential development

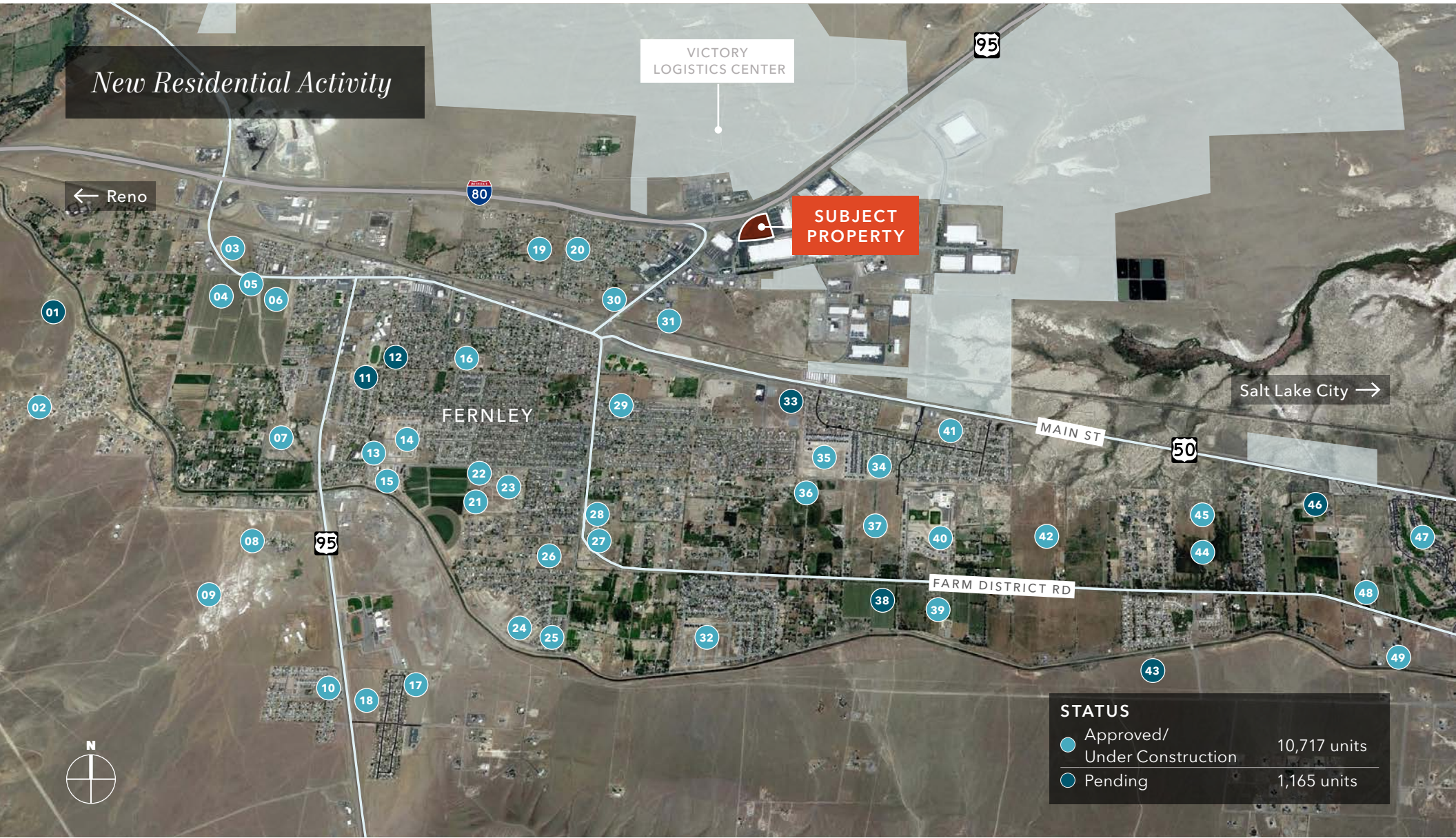
Flat/level parcel ready for development with paved access to the site

Excellent visibility from I-80

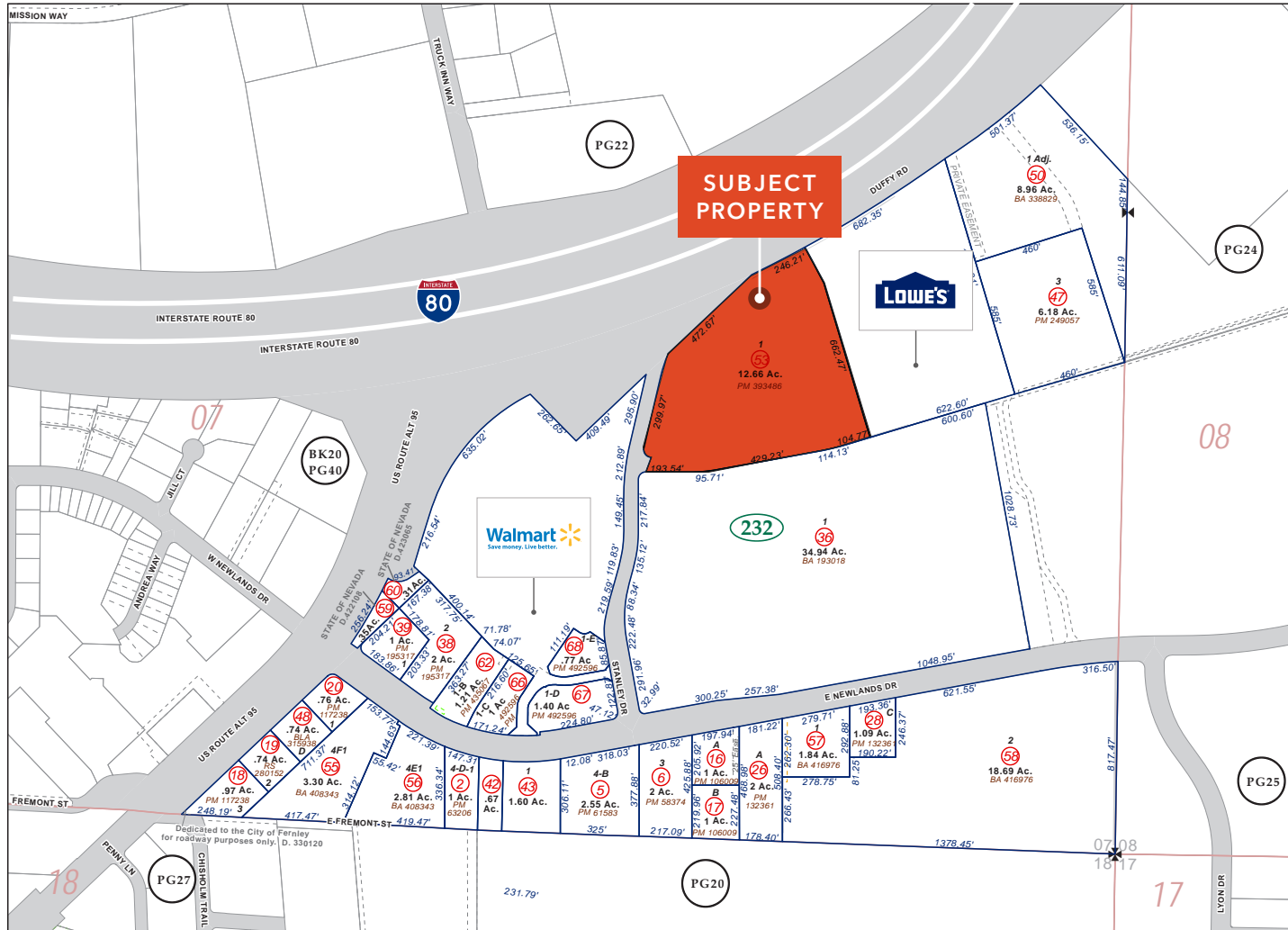
Adjacent to Victory Logistics District; a new ±4,300 acre industrial development project meeting the needs of manufacturers, e-commerce, data centers and distribution

Redwood Materials leased 815,000 SF of new industrial space at Victory Logistics District

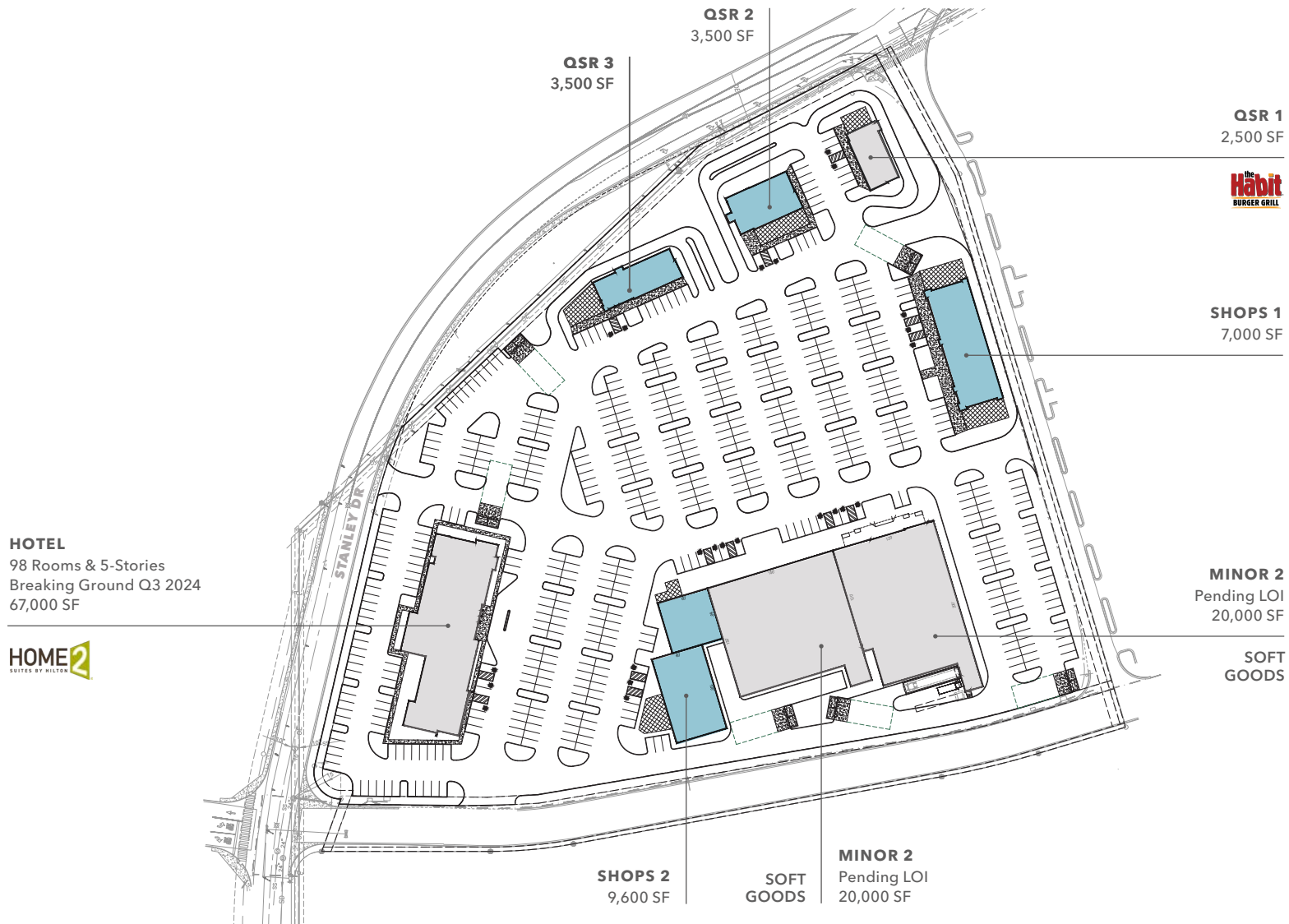
20,000 acre industrial center TRI II, just west of town. New businesses for manufacturing, distribution centers and fulfillment centers



PARCEL MAP



SITE PLAN



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	2,028	7,063	18,456
2029 PROJ. POPULATION	2,406	8,034	20,526
2024 MED. AGE	36.0	36.3	36.2
DAYTIME POPULATION	2,371	4,325	8,919

HOUSEHOLD INCOME

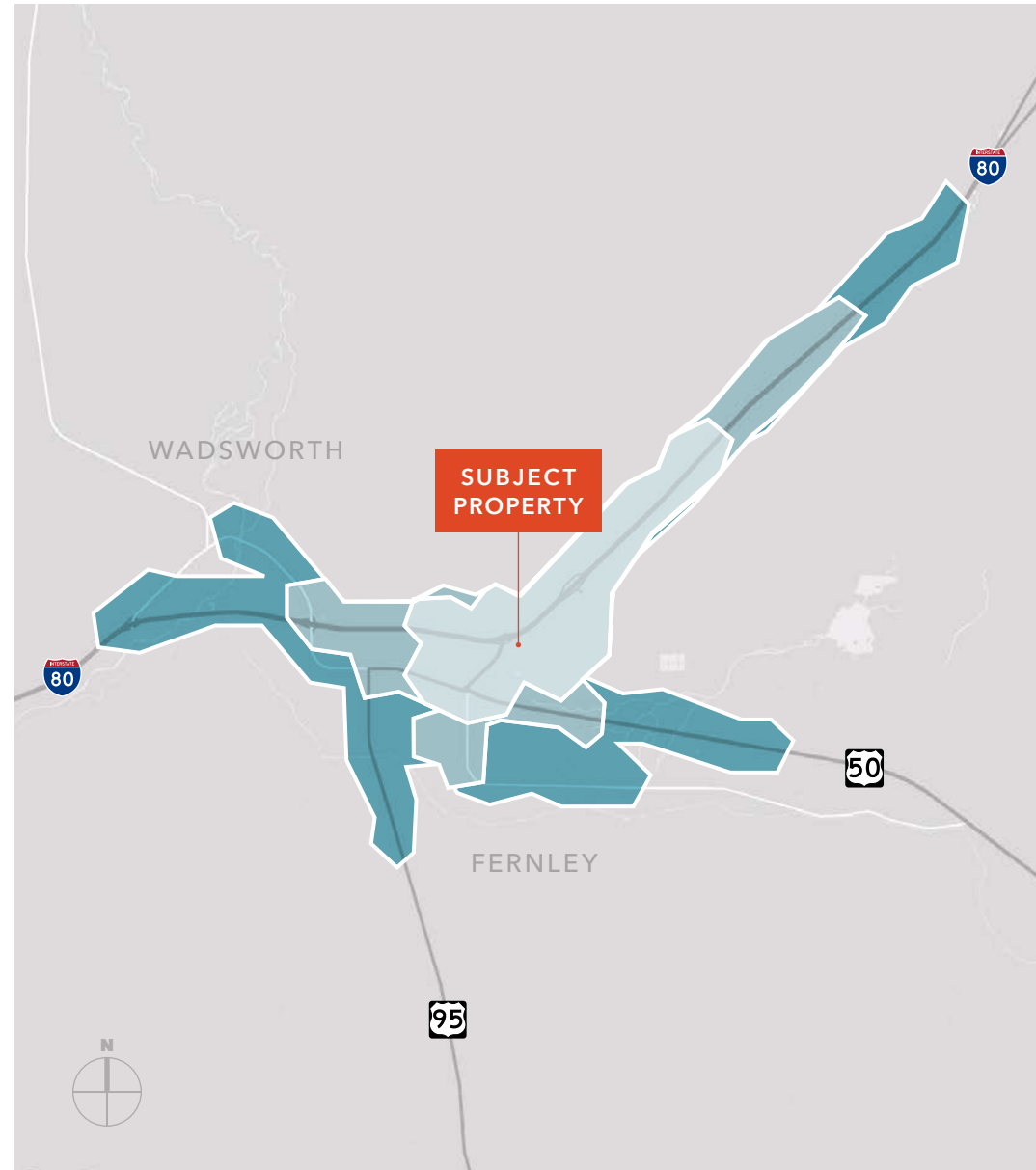
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$82,499	\$91,520	\$98,852
2029 PROJ. AVG. HH INCOME	\$86,282	\$94,842	\$102,234
2024 EST. MED. HH INCOME	\$54,133	\$65,644	\$75,503
2029 PROJ. MED. HH INCOME	\$55,705	\$67,020	\$76,440
2024 EST. PER CAPITA INCOME	\$34,049	\$35,919	\$36,742

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	837	2,772	6,859
2029 PROJ. HH	978	3,119	7,558
PROJ. ANNUAL GROWTH (2024-2029)	378	971	2,070
AVG. HH SIZE	2.4	2.5	2.7

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$49.24 M	\$173.79 M	\$455.6 M
ANNUAL RETAIL EXPENDITURE	\$23.22 M	\$82.1 M	\$216.01 M
MONTHLY HH EXPENDITURE	\$4,903	\$5,225	\$5,535
MONTHLY RETAIL EXPENDITURE	\$2,312	\$2,468	\$2,624



FERNLEY, NV MSA SNAPSHOT

Source: ESRI, 2024

24,459

2024 EST.
POPULATION

2.76

2024 AVG
HH SIZE

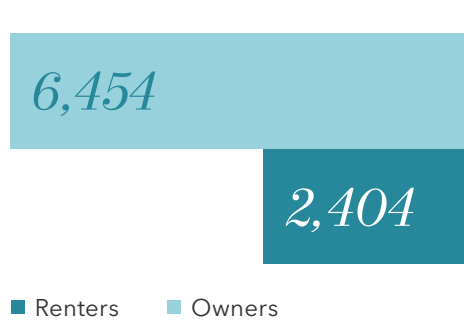
\$102,901

2024 AVG
HH INCOME

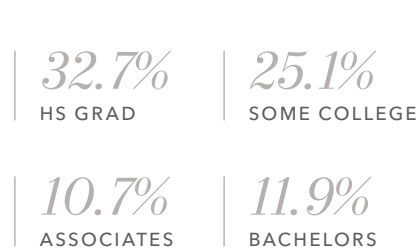
37.6

2024 EST.
MEDIAN AGE

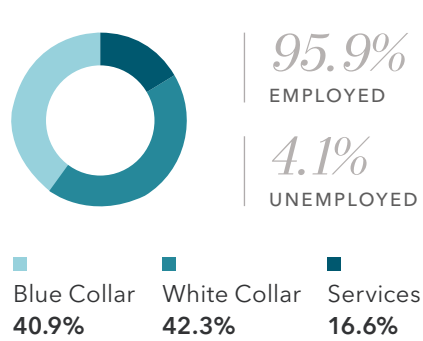
Home Ownership



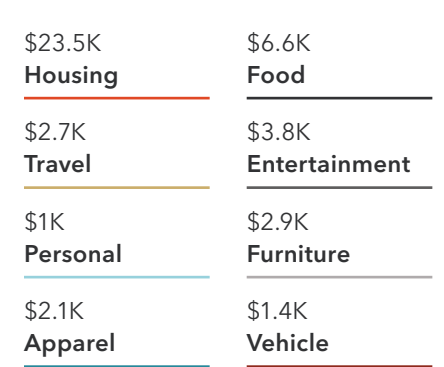
Education



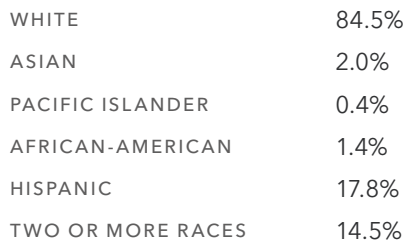
Employment



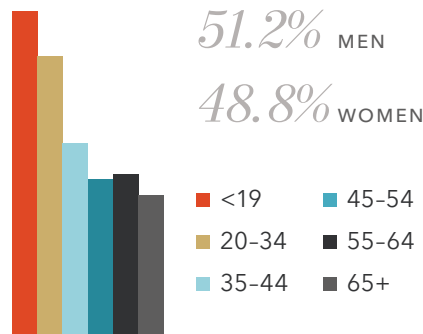
Household Spending



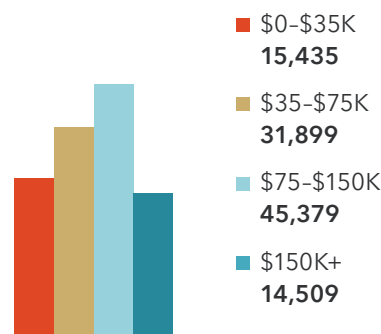
Race & Ethnicity



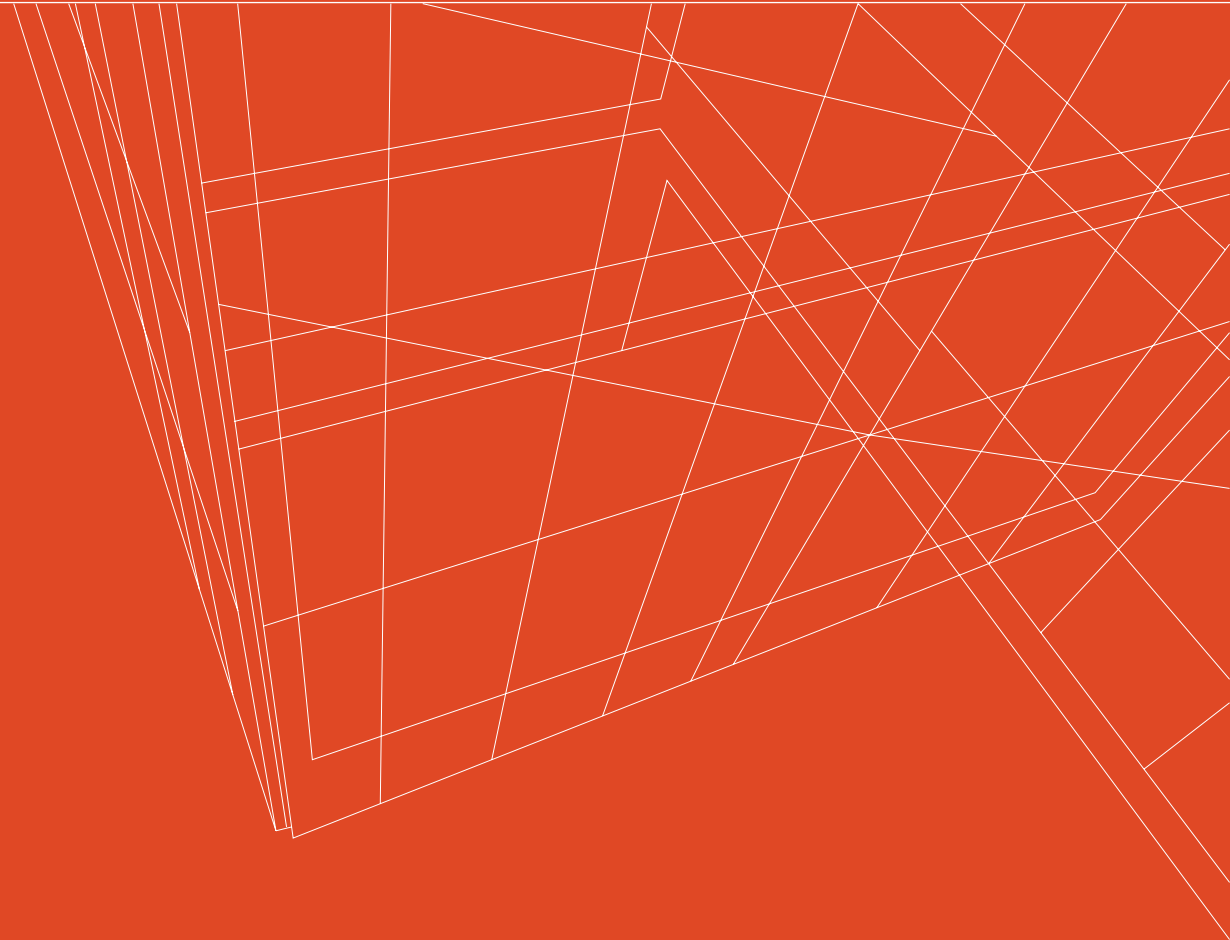
Gender & Age



Income by Household



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