



±9.26 Acres of Commercial Land Available in Fernley, NV

**FOR SALE**  
±9.26 ACRES

50

14,530+ ADT

73,900+ ADT

80

23,634+ ADT

GROCERY OUTLET  
*Bargain Market*

Raley's

BURGER KING  
Starbucks  
[Logo]

Walmart

DOLLAR TREE

LOWE'S

SHERWIN WILLIAMS

Quad/Graphics

MSC Industrial Supply Co

Southwest Gas

**FOR SALE**

# Fernley Promenade

APN: 021-232-53, Fernley, NV

Subject Site Located in Opportunity Zone

Fully Entitled for Retail Lease

\$6,700,000 Sale Price

**Smith Retzloff** Retail Team

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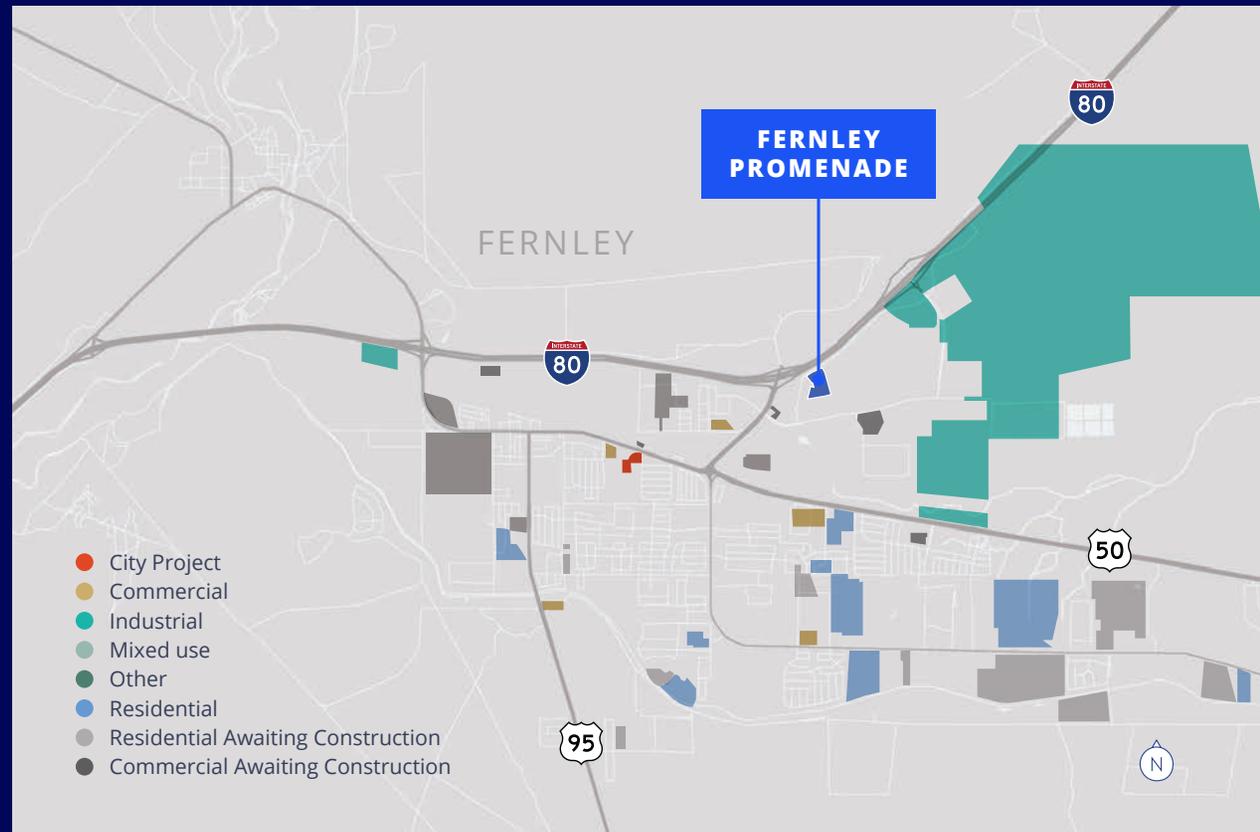


# Fernley Submarket

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



Available for Sale



## FERNLEY PROMENADE

### 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.

### Property Information

<b>AVAILABLE ACRES</b>	±9.26 AC
<b>SALE PRICE</b>	\$6,708,240
<b>LOCATION</b>	Fernley, NV
<b>APN</b>	021-232-53
<b>ZONING</b>	C-2
All utilities available to the sites	
Subject site located in Opportunity Zone	
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	
Adjacent to future Microsoft development and all backbone infrastructure to be brought in by Victory Logistics	



Available for Sale

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# New Residential Activity



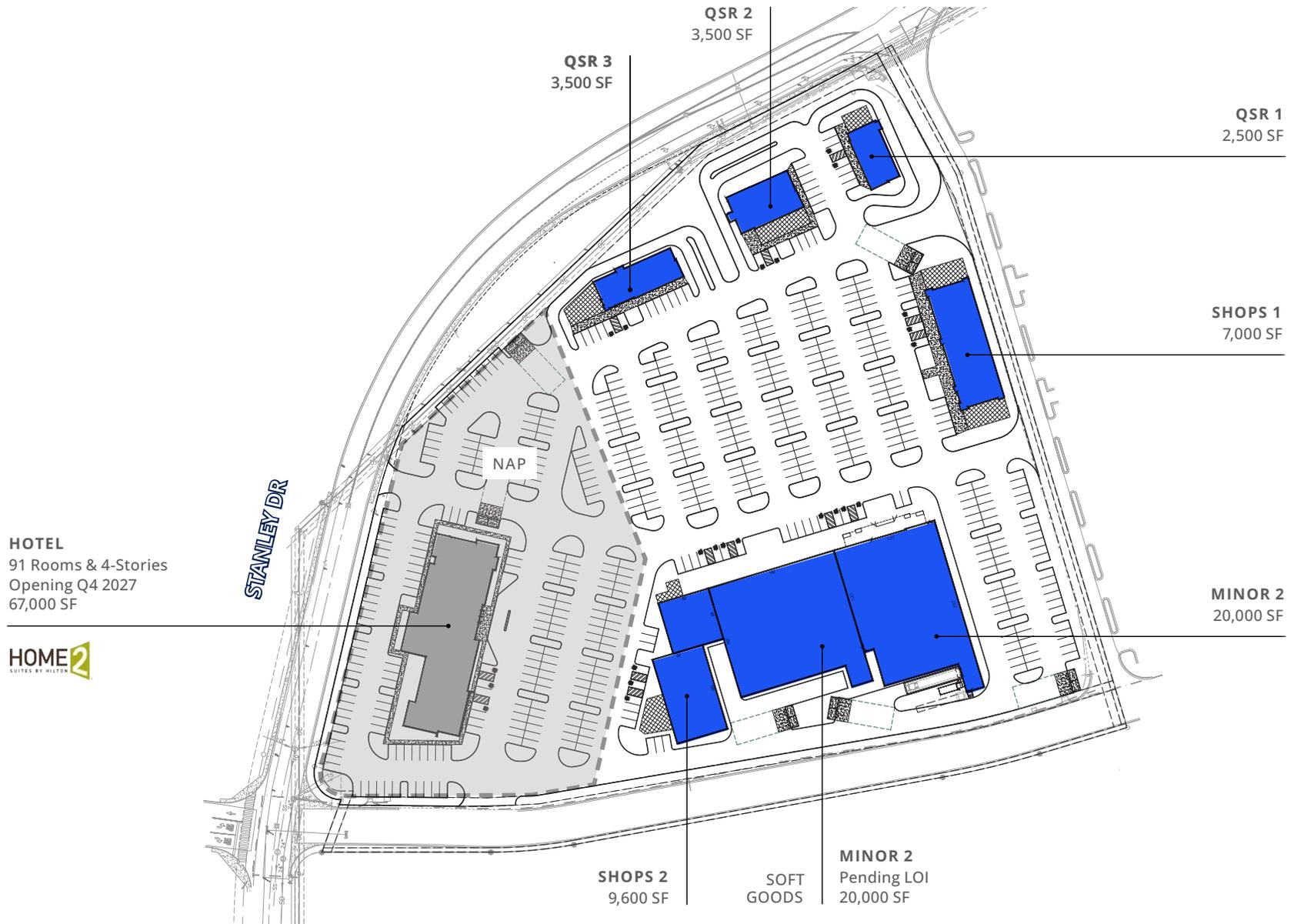
Available for Sale



Available for Sale

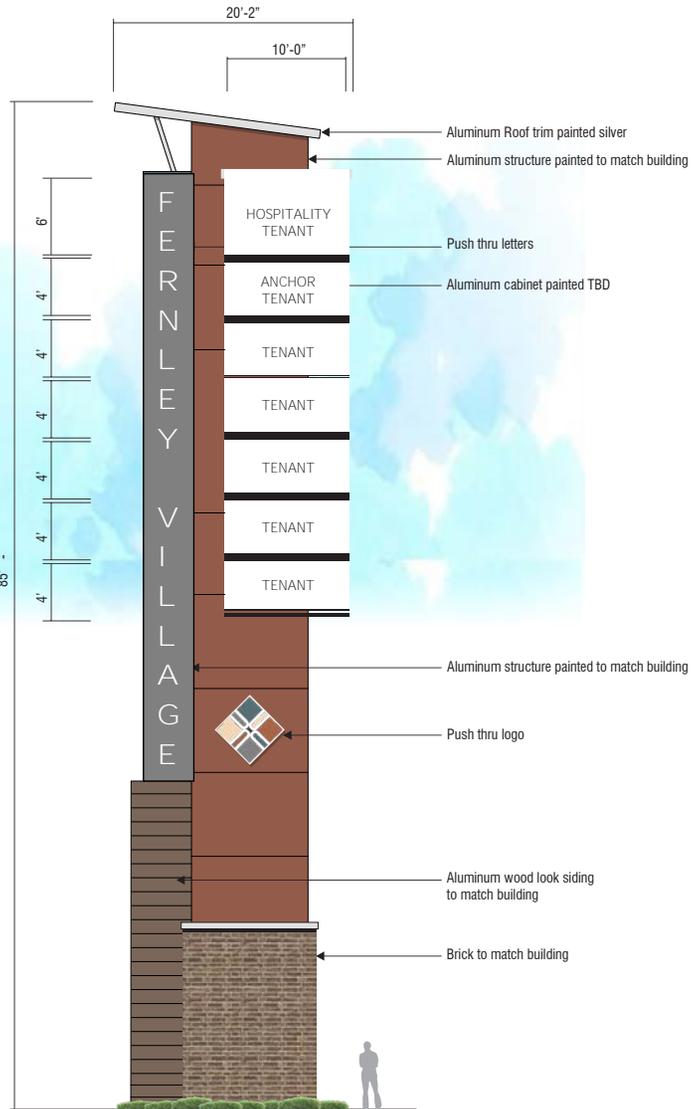
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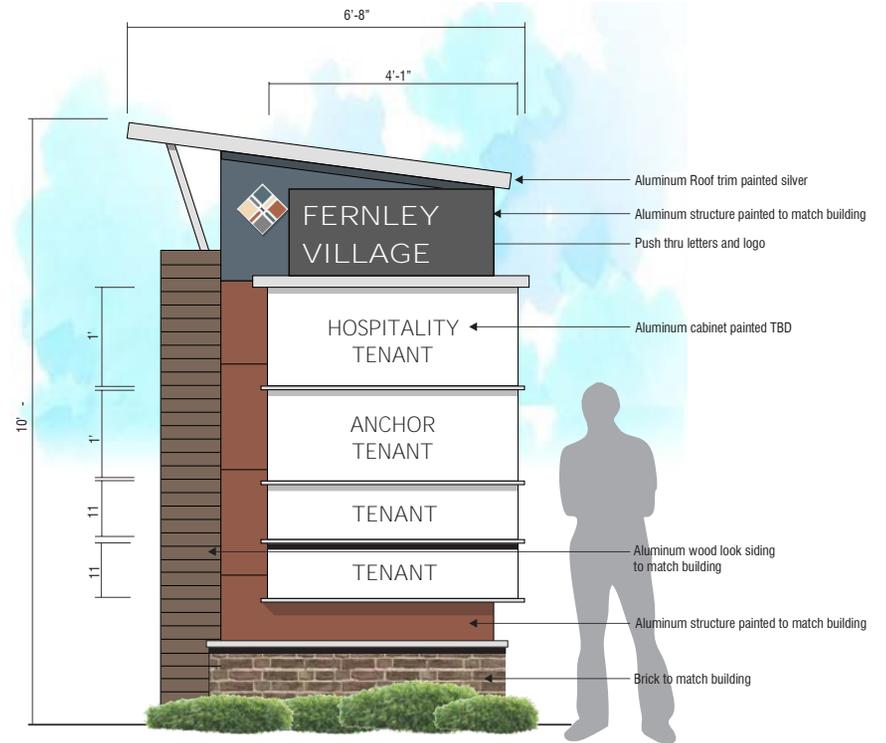
Available for Sale





**SIGN A**  
One (1) D/F internally illuminated pylon sign

SCALE: 3/32" = 1'



**SIGN B**  
Five (5) D/F internally illuminated monument signs

SCALE: 1/2" = 1'

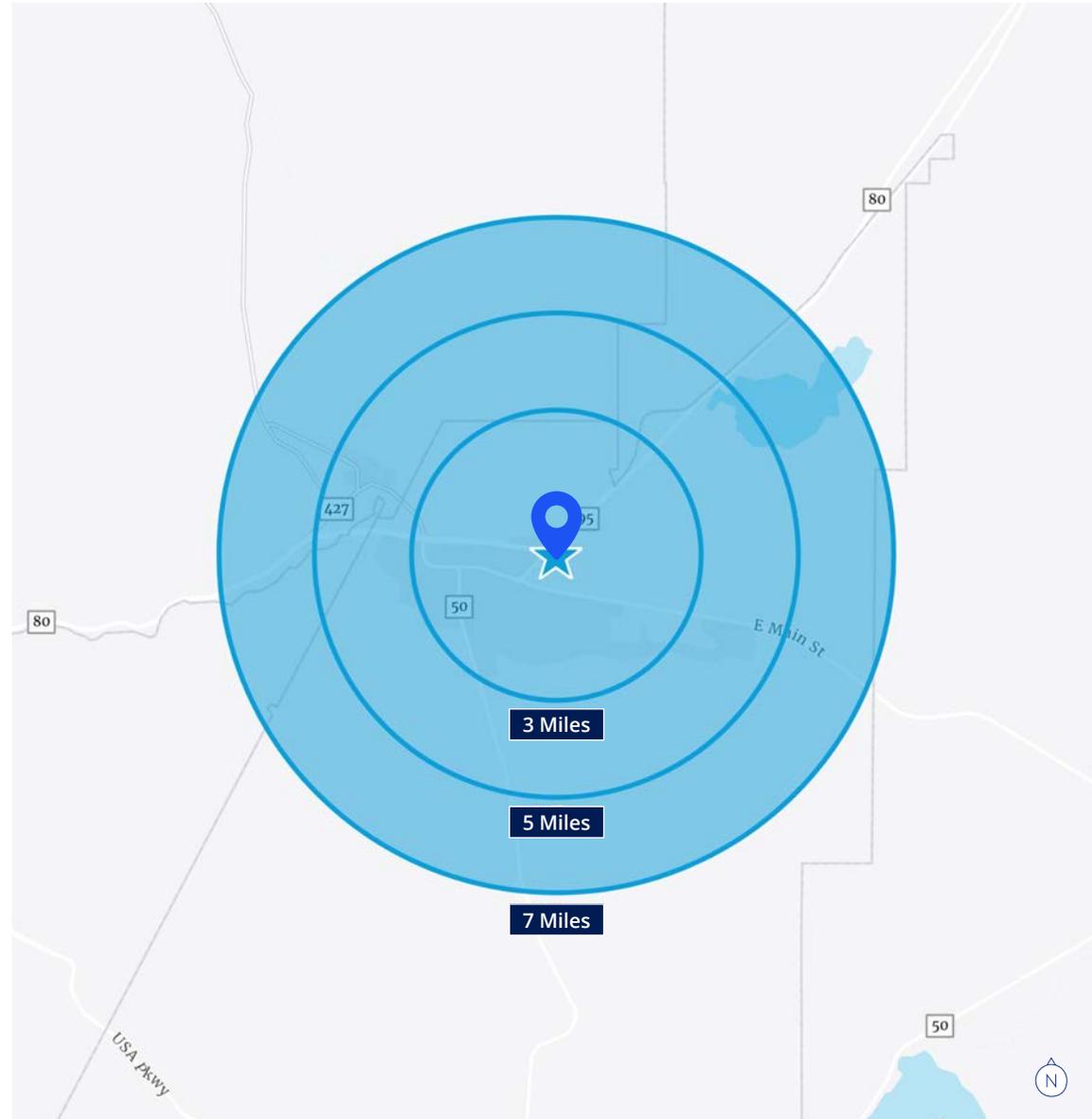
Available for Sale

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	20,503	26,068	26,287
2030 Proj. Population	21,980	27,704	27,926
2025 Med. Age	37	37.8	37.8
Daytime Population	15,366	20,214	20,339

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$96,486	\$98,982	\$99,111
2030 Proj. Avg. HH Income	\$105,621	\$108,307	\$108,448
2025 Est. Med. HH Income	\$80,657	\$84,084	\$84,204
2030 Proj. Med. HH Income	\$89,361	\$94,592	\$94,733
2025 Est. Per Capita Income	\$34,911	\$35,816	\$35,854

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	7,409	9,439	9,522
2030 Proj. HH	7,986	10,086	10,170
Proj. Annual Growth (2025-2030)	1.51%	1.33%	1.33%
Avg. HH Size	2.77	2.76	2.76

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$83,225	\$85,475	\$85,579
Annual Retail Expenditure	\$27,633	\$28,629	\$28,661
Monthly HH Expenditure	\$6,935	\$7,123	\$7,132
Monthly Retail Expenditure	\$2,303	\$2,386	\$2,388



Available for Sale

# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

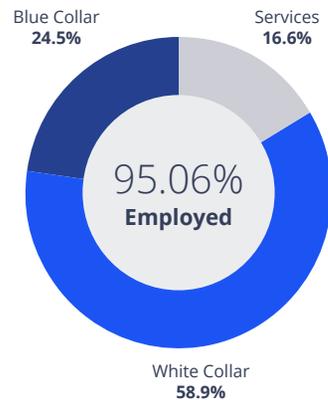
\$121,655  
Avg HH Income

39.5  
Median Age

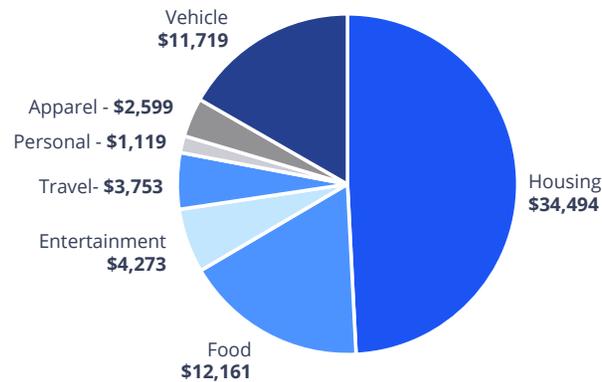
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

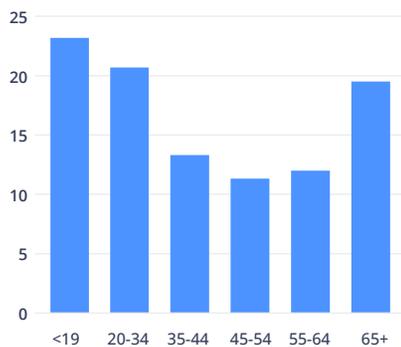


## Race & Ethnicity (2025) - % of total population

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

## Age Distribution (2025) - % of total population

50.97% Men      49.03% Women



## 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



# Fernley Promenade

## Smith Retzloff Retail Team

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Accelerating success.

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