

For Sale

# ± 6 Acre Land on N. McCarran Blvd.



11320 N. McCarran Blvd.  
Reno, NV 89503

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## Listing Snapshot



**\$1,200,000**  
Sale Price



**\$4.56 PSF**  
Price Per Square Foot



**± 6 AC**  
Total Acreage



**001-190-12**  
Parcel Number (APN)

## Property Highlights

- Site located along high-traffic N. McCarran Blvd. which sees ± 28,500 CPD
- Ideally located for street visibility and strong surrounding demographics
- Zoned General Commercial (GC)
- ± 1,000 feet of frontage on N. McCarran Blvd.
- ± 1.65 miles to the University of Nevada, Reno
- New traffic signage at Keystone Ave. & S. McCarran Blvd.
- Potential GC Zoning Uses:
  - General Retail
  - Restaurant
  - Majority of Education uses
  - General Office
  - Event Center

## Demographics


	1-mile	3-mile	5-mile
2025 Population	9,841	94,077	211,005
2025 Average Household Income	\$105,874	\$96,685	\$104,506
2025 Total Households	4,008	40,271	87,890



# Vicinity Map

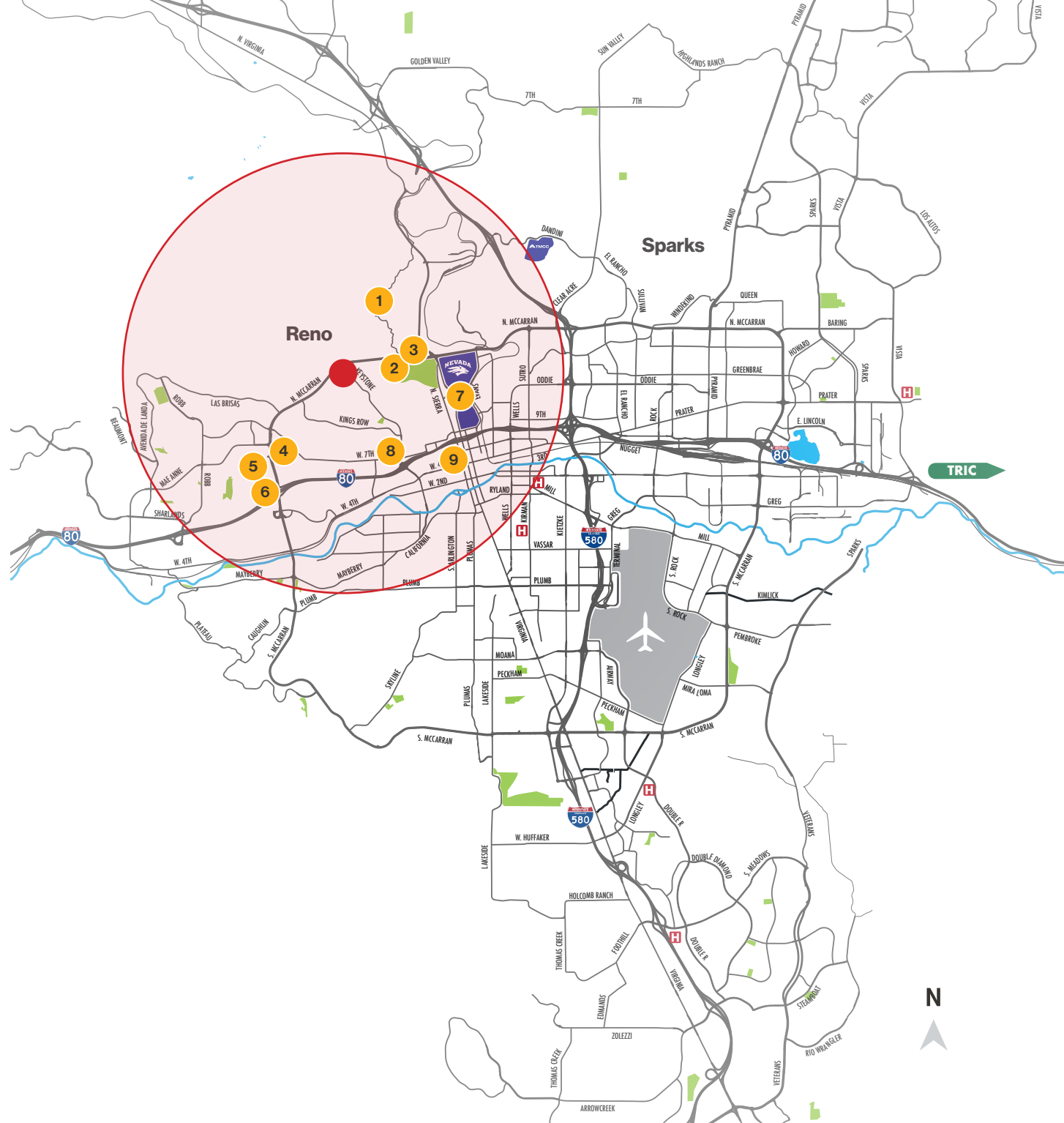
The land is strategically located in a dense and mature residential area servicing ± 40,064 residents with an average household income of \$98,732 within a 2-mile radius.

 ± 40,064  
Residential Area

 \$98,732  
Average Household Income

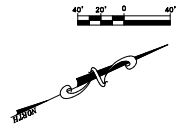
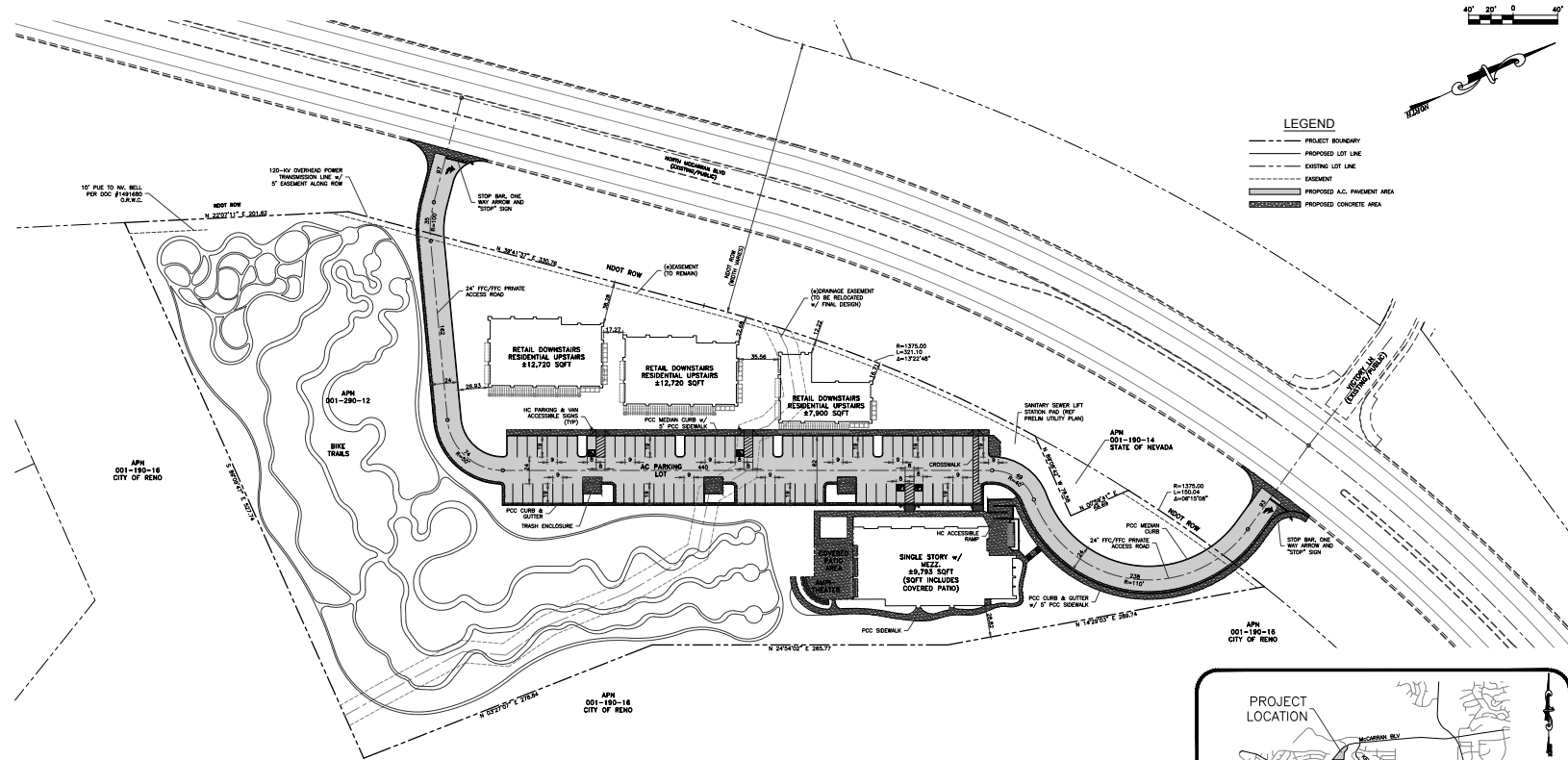
## Amenities within a 2-mile radius

- 1 East Keystone Trailhead**  
-0.08 miles
- 2 Rancho San Rafael Regional Park**  
-1.05 miles
- 3 Rancho San Rafael Nature Trail**  
-1.30 miles
- 4 Canyon Center**  
-1.39 miles
- 5 Walmart Supercenter**  
-1.43 miles
- 6 Ridgeview Plaza**  
-1.62 miles
- 7 University of Nevada, Reno**  
-1.65 miles
- 8 Raley's**  
-2.30 miles
- 9 Saint Mary's Regional Medical Center**  
-2.90 miles





# Preliminary Site Plan

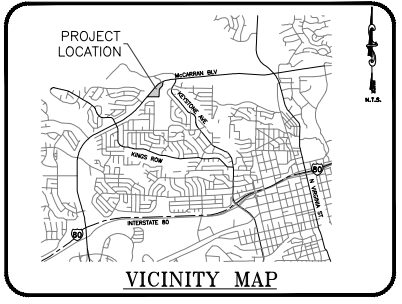


- LEGEND**
- PROJECT BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - - - EASEMENT
  - ▬ PROPOSED A.C. PAVEMENT AREA
  - ▬ PROPOSED CONCRETE AREA

**PROJECT DATA**

TOTAL PROJECT AREA	6.05 ACRES
TOTAL PARKING PROVIDED	81 STALLS
HANDICAP PARKING PROVIDED	4 STALLS

**BASIS OF BEARINGS**  
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM, 1983/84 AS ESTABLISHED BY TIES TO GPS POINTS 3 CHALK BLUFF AND 45104, DIVIDE THE GROUND COORDINATES BY 1.000197939 TO OBTAIN GRID.

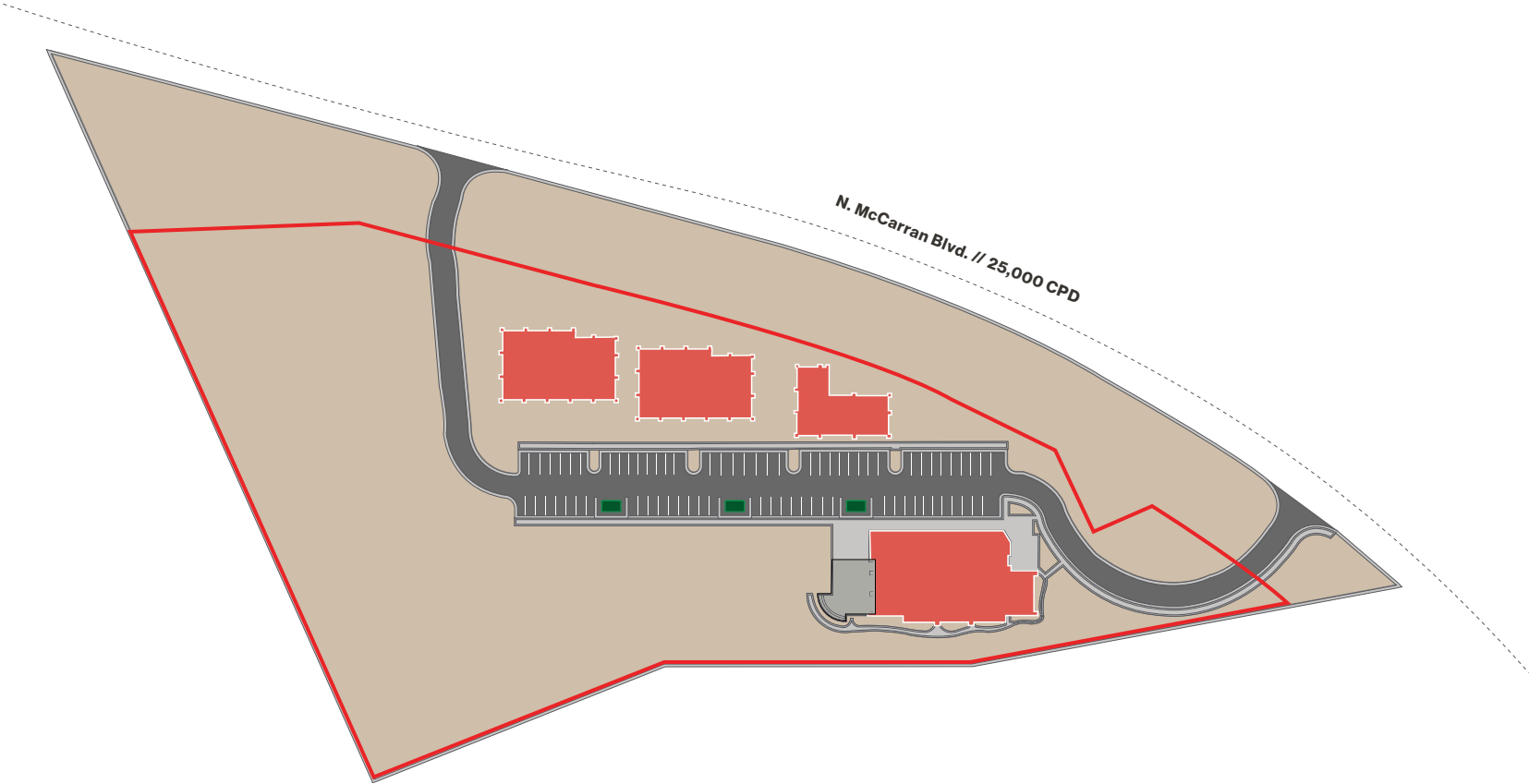


## PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN  
 SHEET 1 OF 4  
 DATE: 2.15.2019  
 SCALE: 1"=40'

Site Plan

■ Subject □ Available



Property Photo



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For inquiries please reach out to our team.

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