

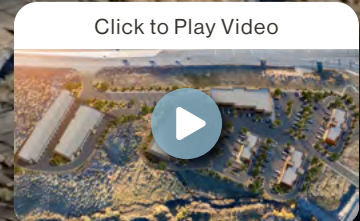
For Lease

# Steamboat Business Park Retail Pads



Geiger Grade Rd.

S. Virginia St. // 23,000 CPD



14500 S. Virginia St.  
Reno, NV 89521

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# Listing Snapshot



**Four Proposed QSR Pads**



**Ground Lease or Built-to-Suit**



**± 0.38 - 3.38 AC**  
Available Acreage

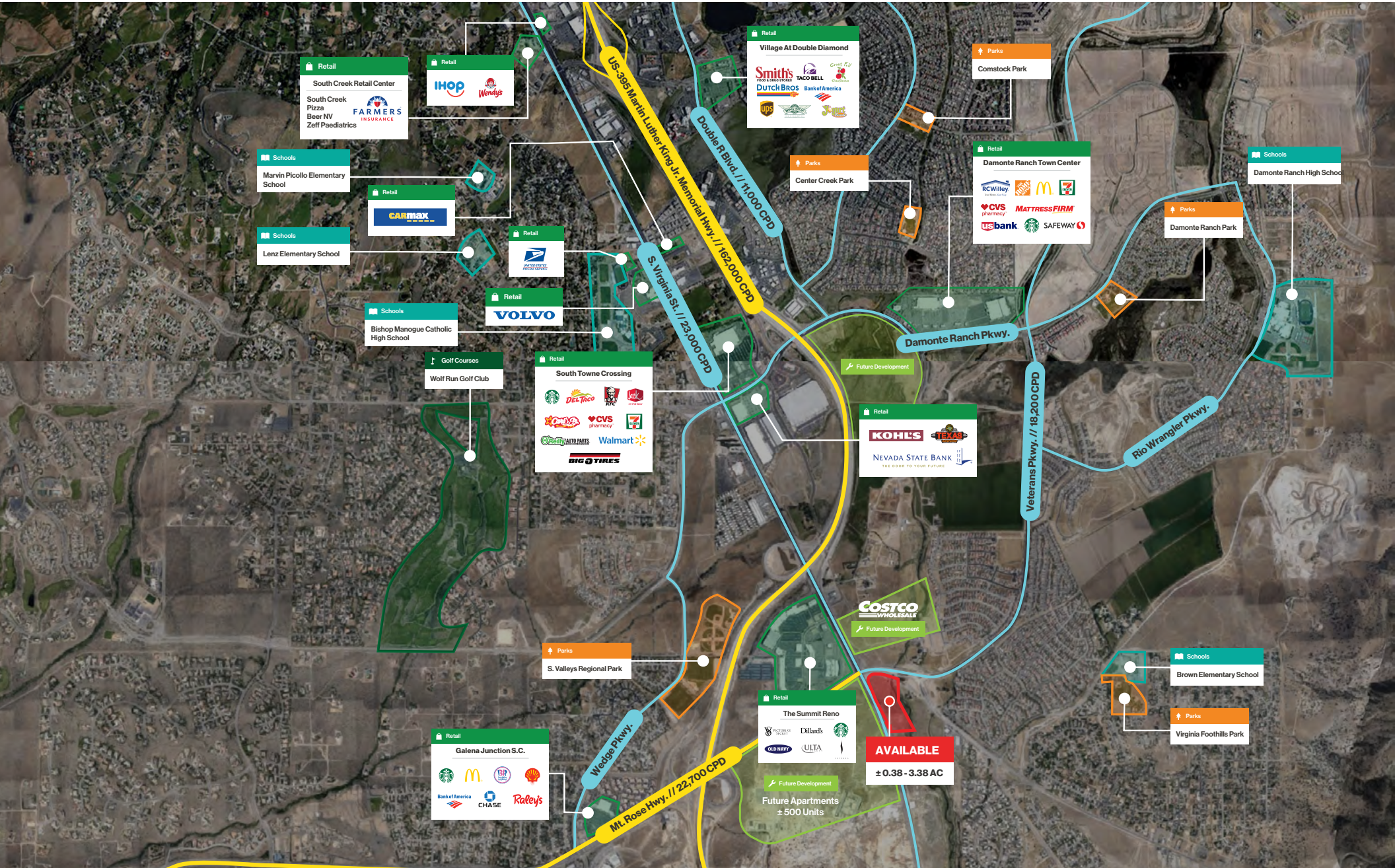
## Property Overview

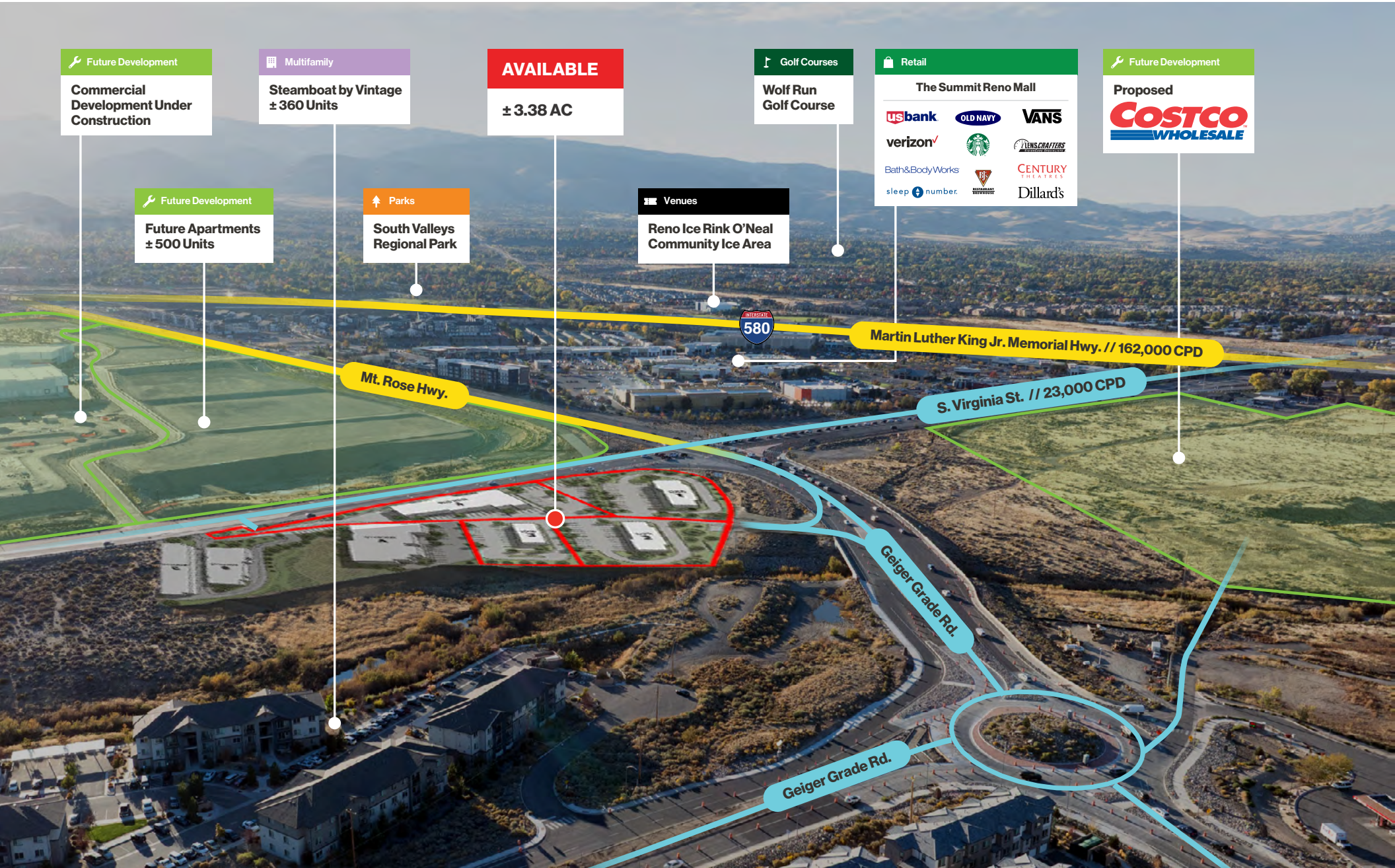
- Available Retail Pads**
  - Pad 1: ± 0.849 AC
  - Pad 2: ± 0.965 AC
  - Pad 3: ± 0.38 AC
  - Pad 4: ± 1.19 AC
  - Pad 2 + 3: ± 1.345 AC
  - Pad 1 + 4: ± 2.039 AC
  - Total Combined Single User Accommodation: ± 3.38 AC
- New Construction – In-Line Retail (Pad 4)**
  - Pre-leasing a brand-new multi-tenant retail building
  - Suite sizes: ± 2,500 – 10,000 SF
  - Flexible demising
  - TI packages available
  - Inquire for pricing
- Developer breaking ground on earthwork shortly
  - Directly across from The Summit Reno
  - Immediately south of the proposed Costco Wholesale location
  - Intersection and roundabout recently upgraded
  - Anticipated increased traffic from surrounding developments

## Demographics

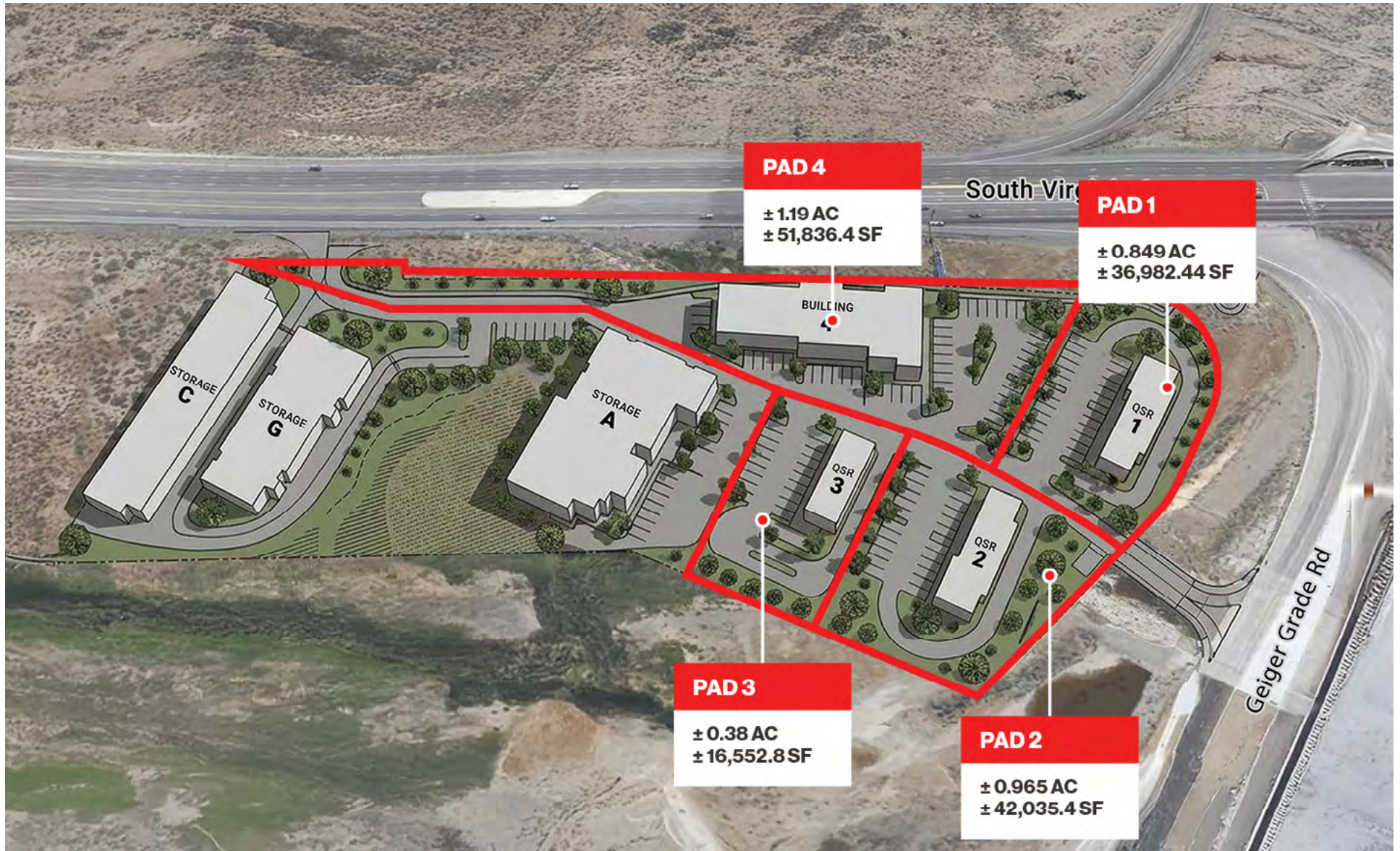
	1-mile	3-mile	5-mile
2025 Population	8,931	51,713	72,562
2025 Average Household Income	\$156,507	\$167,292	\$173,823
2025 Total Households	3,268	20,722	29,519







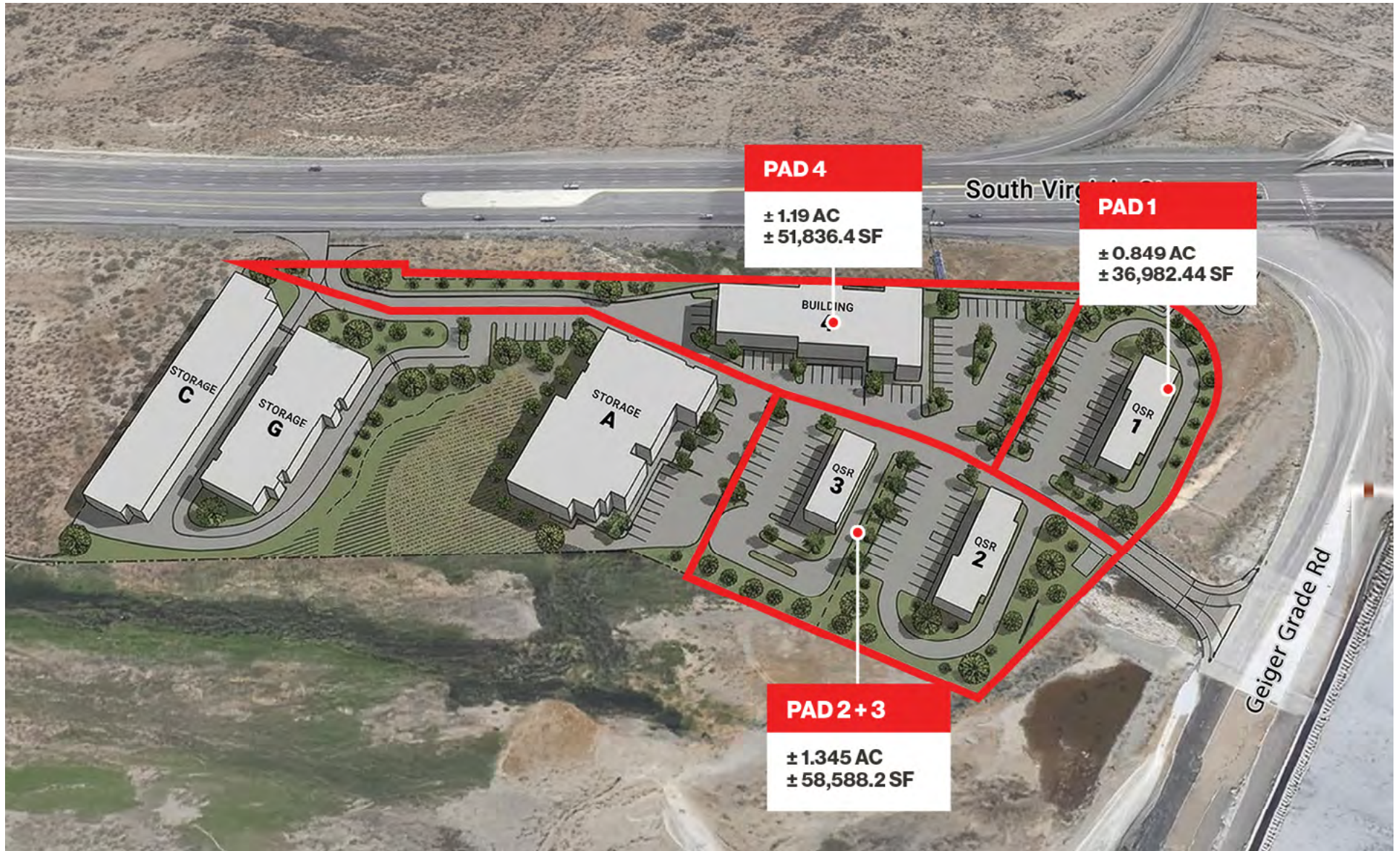
# Tentative Site Plan | Option 1



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.  
Tentative size ranges for proposed parcels, subject to approval and final map.

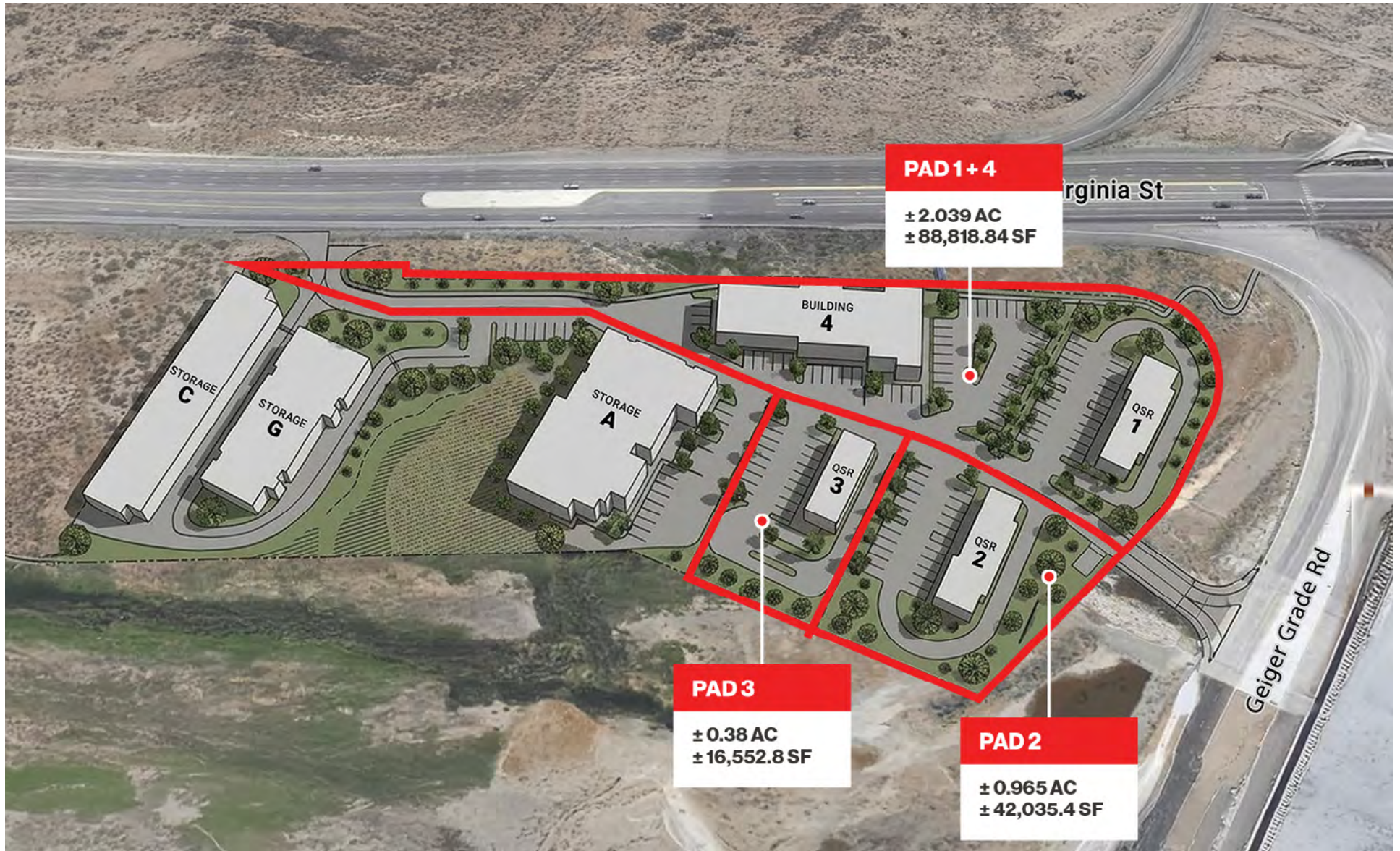


# Tentative Site Plan | Option 2



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.  
Tentative size ranges for proposed parcels, subject to approval and final map.

# Tentative Site Plan | Option 3



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.  
Tentative size ranges for proposed parcels, subject to approval and final map.



# Tentative Site Plan | Option 4 — Entire Business Park



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.  
Tentative size ranges for proposed parcels, subject to approval and final map.

## Important Statistics

5-Mile Radius



**72,562**

Total Population



**75,439**

Daytime Population



**2,547**

Number of Businesses



**1.0%**

2025-2030 Population Growth



**31,994**

Total Employees



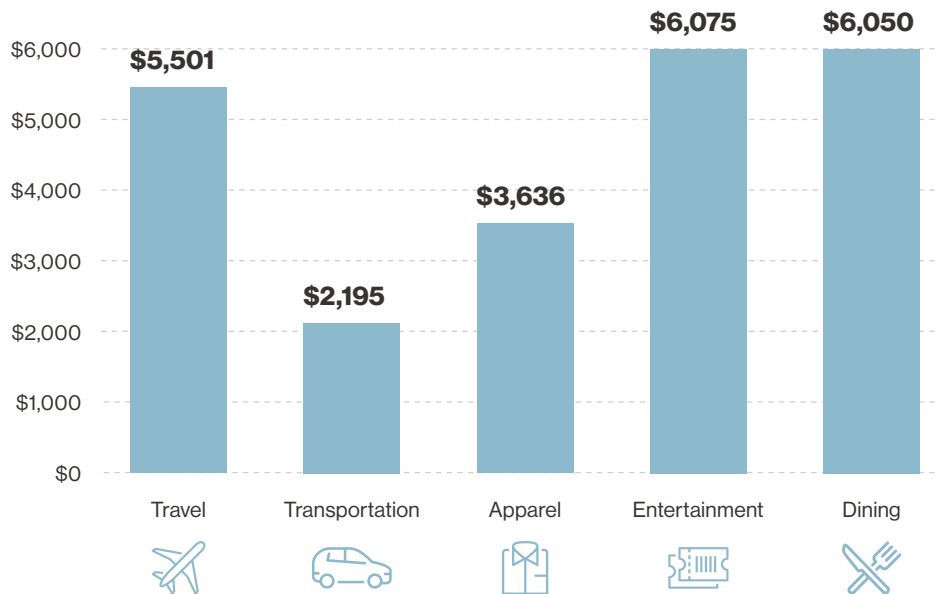
**\$699,757**

Median Home Value

## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



## Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,832	43,638	63,389
2025 Population	8,931	51,713	72,562
2030 Population	9,720	54,936	76,375
Annual Growth 2020 - 2025	8.46%	3.29%	2.61%
Annual Growth 2025 - 2030	1.71%	1.22%	1.03%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$156,507	\$167,292	\$173,823
2030 Average Household Income	\$180,927	\$186,008	\$191,380
2025 Per Capita Income	\$58,032	\$66,908	\$70,741
2030 Per Capita Income	\$67,286	\$74,754	\$78,378

Households	1-mile	3-mile	5-mile
2020 Total Households	2,077	17,587	25,542
2025 Total Households	3,268	20,722	29,519
2030 Total Households	3,572	22,118	31,267

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	3,645	21,862	31,135
2025 Owner Occupied Housing Units	50.9%	67.7%	66.4%
2025 Renter Occupied Housing Units	49.1%	32.3%	33.6%
2025 Vacant Housing Units	10.3%	5.2%	5.2%
2030 Total Housing Units	3,914	23,274	32,951
2030 Owner Occupied Housing Units	1,827	15,011	20,775
2030 Renter Occupied Housing Units	1,744	7,106	10,492
2030 Vacant Housing Units	342	1,156	1,684

# Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024  
Population

**627<sub>k</sub>**

Northern Nevada Population  
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024  
Travel

**4.8<sub>MM</sub>**

Annual Visitors Reno-Tahoe Area



2024  
Visitors

**\$1.8<sub>B</sub>**

Gross Gaming Revenue in Northern Nevada

**203%**

Manufacturing Employment Growth  
1990-2024

**10%**

2024 Summer Airport  
Passenger Increases

**479<sub>k</sub>**

Hotel Rooms Available in  
Reno-Tahoe Area

**24%**

Reno/Sparks Employment  
Growth in Past 5 Years

**58.9<sub>k</sub>**

Trade, Transportation and Utilities,  
Largest Employment Sector 2024

**53%**

Percentage of  
Visitors from California

**84%**

Visitors Would Recommend  
Reno-Tahoe for Travel



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For inquiries please reach out to our team.

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