

For Sale

Traditions Town Center Mixed-Use Commercial Development

TRADITIONS



Hwy 50 & Traditions Pkwy.
Dayton, NV 89403

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Listing Snapshot



Upon Request
Sale Price



± 1.00 - 20.00 AC
Land Pads Available



Commercial
Zoning

Property Highlights

- New development commercial opportunity in the growing Dayton, NV market
- Grocer, casino, retail, office, and industrial opportunities
- Monument signage available to qualified tenants with frontage along Hwy. 50 with over 18,000 CPD
- Flexible sizes with customized re-parceling
- Over ± 1,300 existing or planned homes with a 1-mile radius including over ± 113 Lennar and DR Horton units constructed and closed within the past 15 months
- Ownership will consider ground lease opportunities
- Government employment center under development adjacent to site

Demographics

	1-mile	3-mile	5-mile
2024 Population	1,977	15,212	18,536
2024 Average Household Income	\$114,389	\$109,857	\$111,508
2024 Total Households	698	6,016	7,359

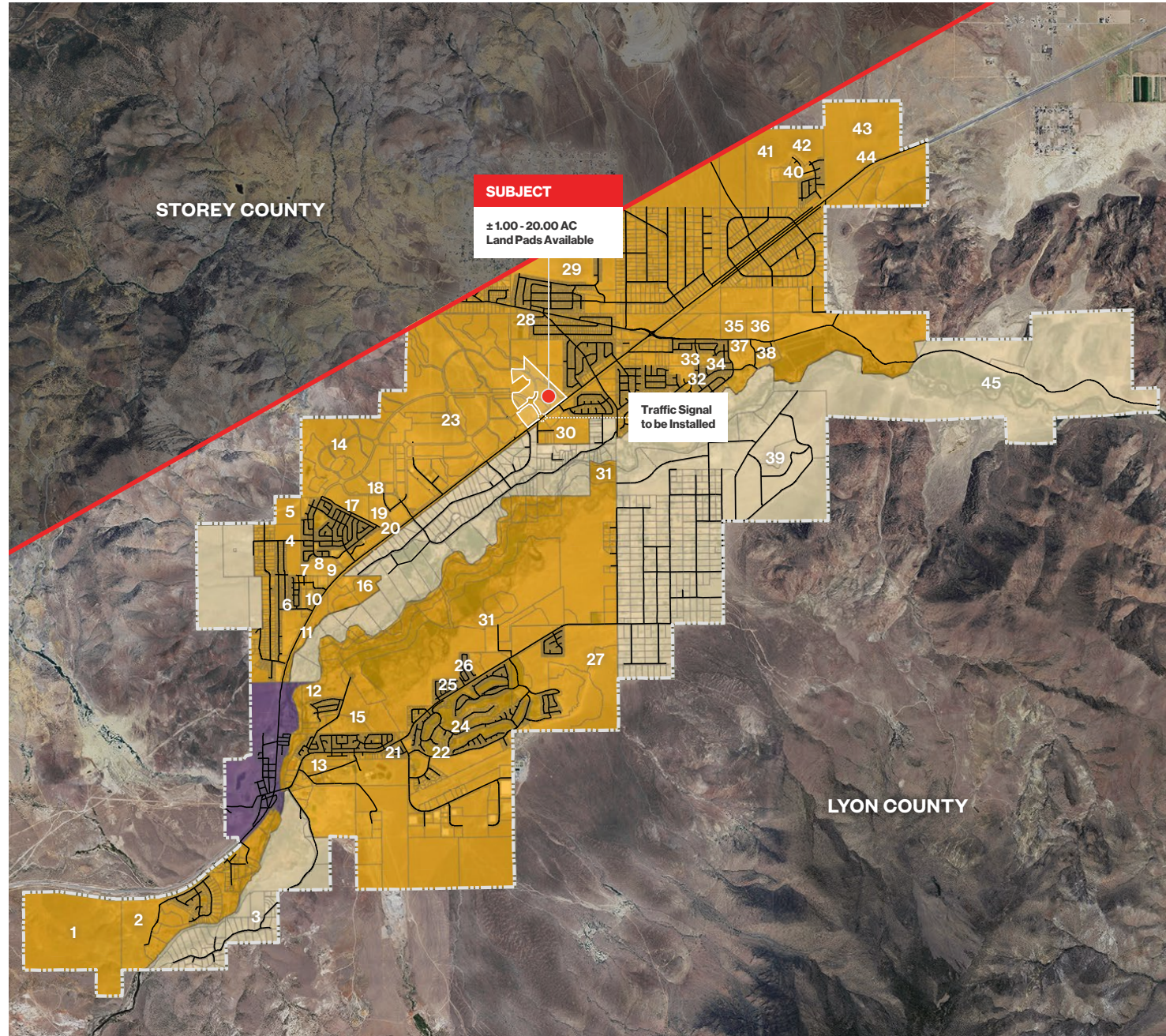




Housing Development Aerial

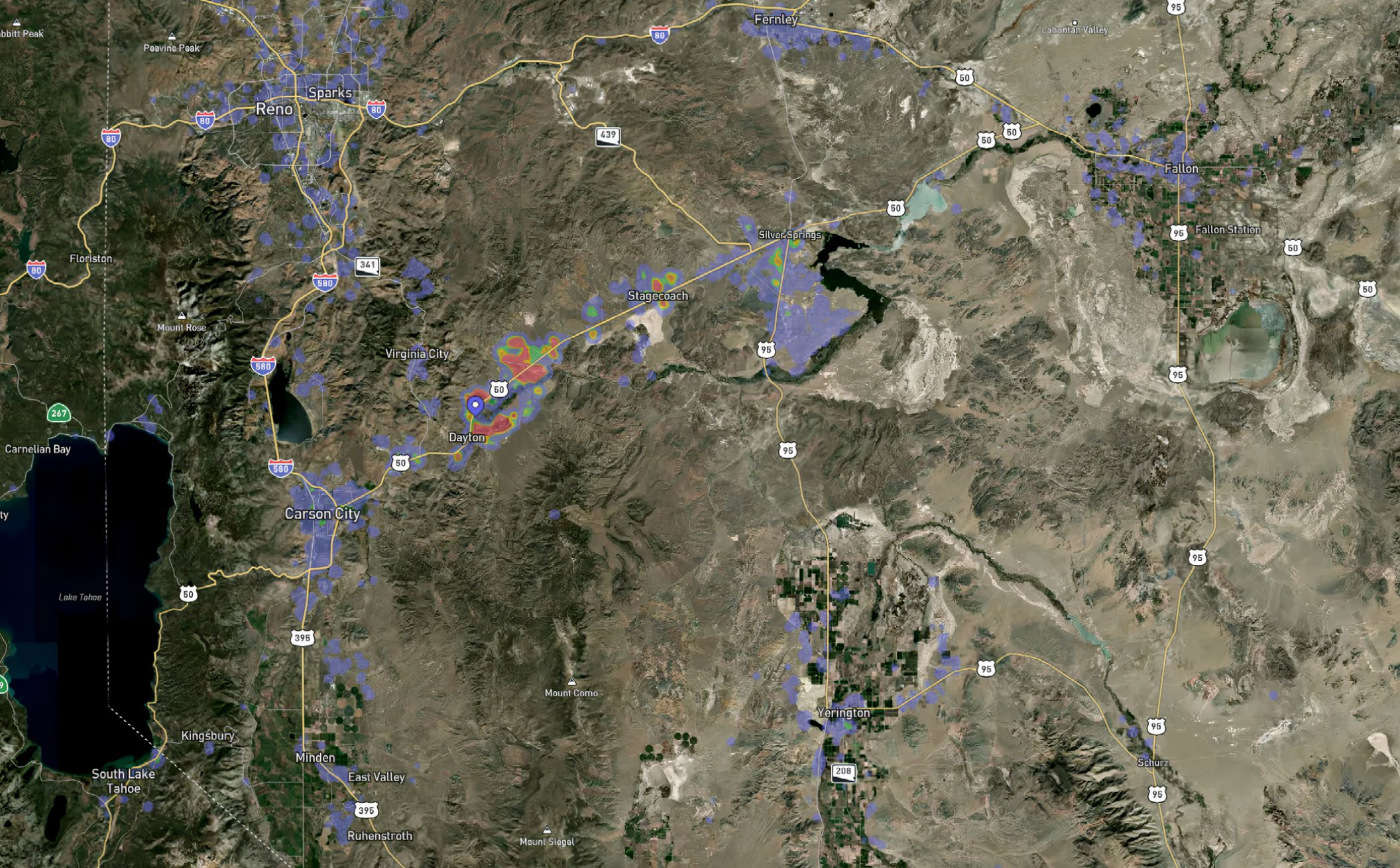
- Rural Character District
- Suburban Character District
- Existing Roadways
- Historical Character District
- Community Boundary
- Existing Parcels

Property Number	Project Name	Total Housing Units
1	Santa Maria Ranch II	1761
2	Santa Maria Ranch II East	275
3	Santa Maria Ranch I	544
4	Heritage Ranch	281
5	Estates at Sutro	96
6	Dayton Pioneer	104
7	Gold Country Estates I	45
8	Gold Country Estates II	115
9	Gold Country Estates V	32
10	Gold Country Manor	50
11	River Run Road	264
12	Empey Ranch	75
13	Granite Pointe	45
14	Traditions	1324
15	Holley Ranch	208
16	31 River Road	36
17	Traditions Village I	312
18	Traditions Village II	195
19	Traditions Multifamily	138
20	Cottages at Traditions	43
21	Tahe Gallery II	34
22	Legado Custom Homes	177
23	Traditions II	3400
24	Cypress Point @ The Lakes	172
25	Point Legado	301
26	Bolton Village	90
27	Lakes @ Dayton	143
28	AJA Estates	8
29	Canyon Estates	402
30	Silverhorn Development	125
31	River Ranch	49
32	Rierpark Dunes I	58
33	Rierpark Dunes II	56
34	Rierpark Dunes III	41
35	Woodbridge Estates I	91
36	Woodbridge Estates II	216
37	Golden ROK Estates	73
38	Riverpark Dunes IIII	240
39	South Rolling "A"	900
40	Copper Canyon Estates I	43
41	Copper Canyon Estates II	391
42	Copper Canyon Estates III	98
43	Sage Vista I	1400
44	Sage Vista II	750
45	Aspen Creek	576





Existing Trade Area



Conceptual Site Plan

Traditions Town Center

■ Pads
 ■ Parcels
 ■ NAP

Pad #	Proposed Building Size	Proposed Use
1	± 72,750 SF	Lyon County Government Complex Est. 12/2027 Completion
2	± 3,380 – 9,628 SF	Retail
3	± 5,624 – 12,423 SF	Retail
4	± 34,000 SF	Casino
5	± 3,121 – 7,178 SF	Fuel/Retail
6	± 184 Residential Units	Multifamily Development
7	± 9,137 – 12,000 SF	Retail/Office/Flex
8	± 24,200 SF	Hotel
9	± 8,200 – 14,600 SF	Retail/Office
10	± 18,800 – 49,476 SF	Retail/Office/Flex
11	± 200,581 SF	Grocer



Property Photos



A Look at Dayton, Nevada



Market Leakage

+\$153MM

Loss of Retail Demand in Dayton Valley

+\$59MM

Restaurant Service Leakage

+\$22MM

Gas Station Leakage

+\$22MM

Pharmacy and Drug Store Leakage



Growing Submarket

+16.1%

Average Household income growth over next 5 years

+\$11,026

Housing units planned for development in area

+\$81.8MM

Total taxable sales in Lyon County (2023), up \$3.2MM YOY

+39%

Wage increases since 2015

Lyon County

Lyon county, located southwest of the Reno/Sparks region, is home to ± 51,579 residents and has grown over 49% in the past two decades. With limited development opportunities remaining in Washoe, Carson City, and Douglas counties, Lyon county has been a target for home builders to provide housing to residents relocating to northern Nevada.

Dayton Valley

Dayton sits at the western border of Lyon County along Hwy. 50 between Carson City and Stagecoach. The area provides easy access to the Tahoe Reno Industrial Center (TRIC) via USA Pkwy. The Carson River runs throughout Dayton from Carson City to Lake Lahontan in Silver Springs

Visiting Dayton

The Dayton Valley is home to a multitude of recreational and historic destinations. The area features Dayton Valley Golf Club designed by Arnold Palmer and is the home to the longest running PGA Tour Qualifier. Lake Lahontan is a summer destination for water sports and fishing throughout the year. The Sutro Tunnel is a historic mining tunnel completed in 1878 continually preserved by The Friends of Sutro Tunnel society and available for guided and private tours.

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