

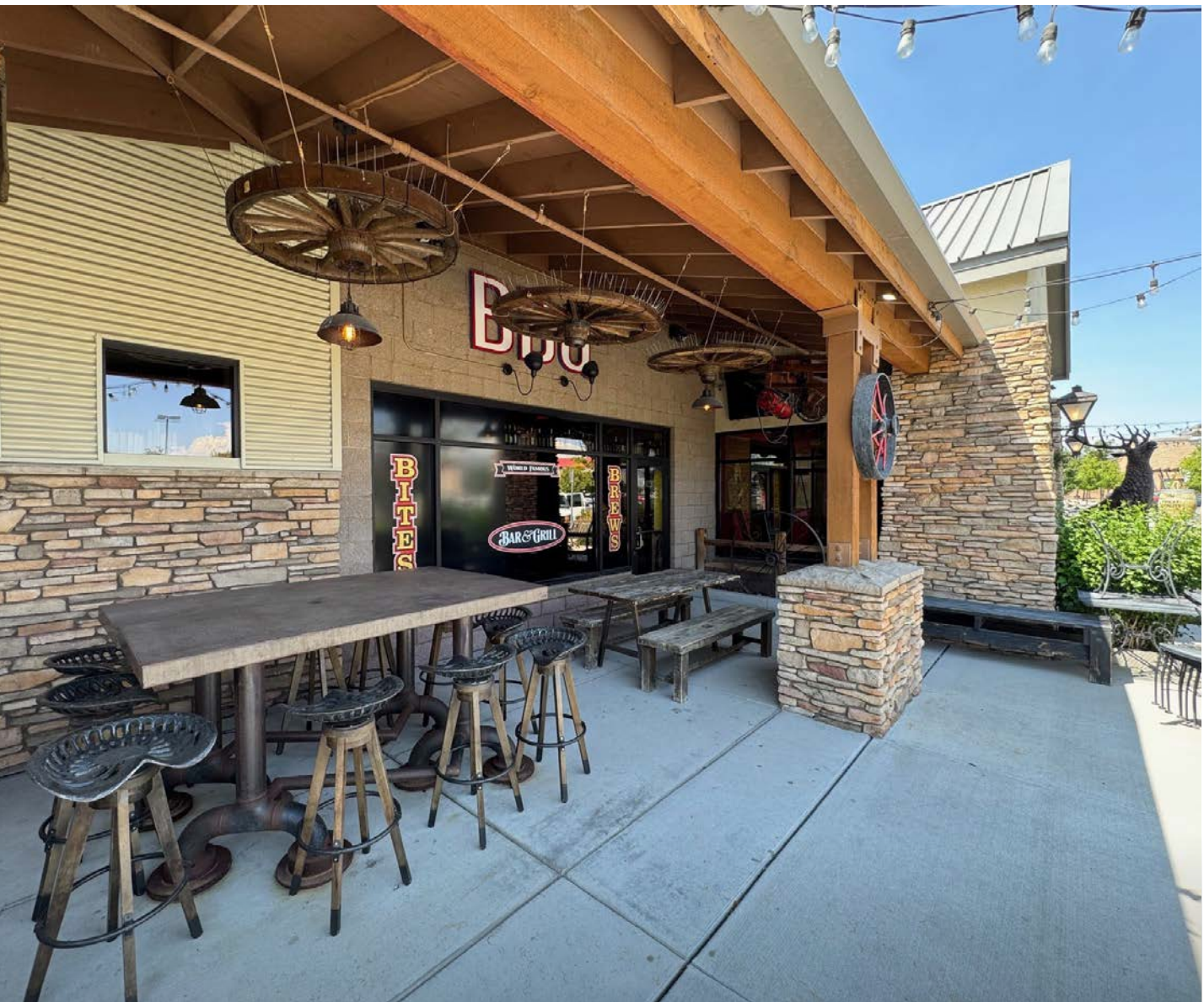
FOR LEASE

FERNLEY VILLAGE MARKETPLACE

*5,786 SF - Turn-Key Restaurant
Space Available in Fernley, Nevada*

1330 US HIGHWAY 95A S, FERNLEY, NV 89408





Property Overview

TURN-KEY RESTAURANT

ADDRESS	1330 US Highway 95A S Fernley, NV 89408
BUILDING SIZE	5,786 SF
LAND ACRES	0.62 AC
LEASE RATE	\$1.50 PSF, NNN
YEAR BUILT	2006
CLASS	B
PARKING SPACES	Surface

20 MIN

TO TAHOE/RENO
INDUSTRIAL PARK

36 MIN

TO RENO, NEVADA

FERNLEY VILLAGE MARKETPLACE

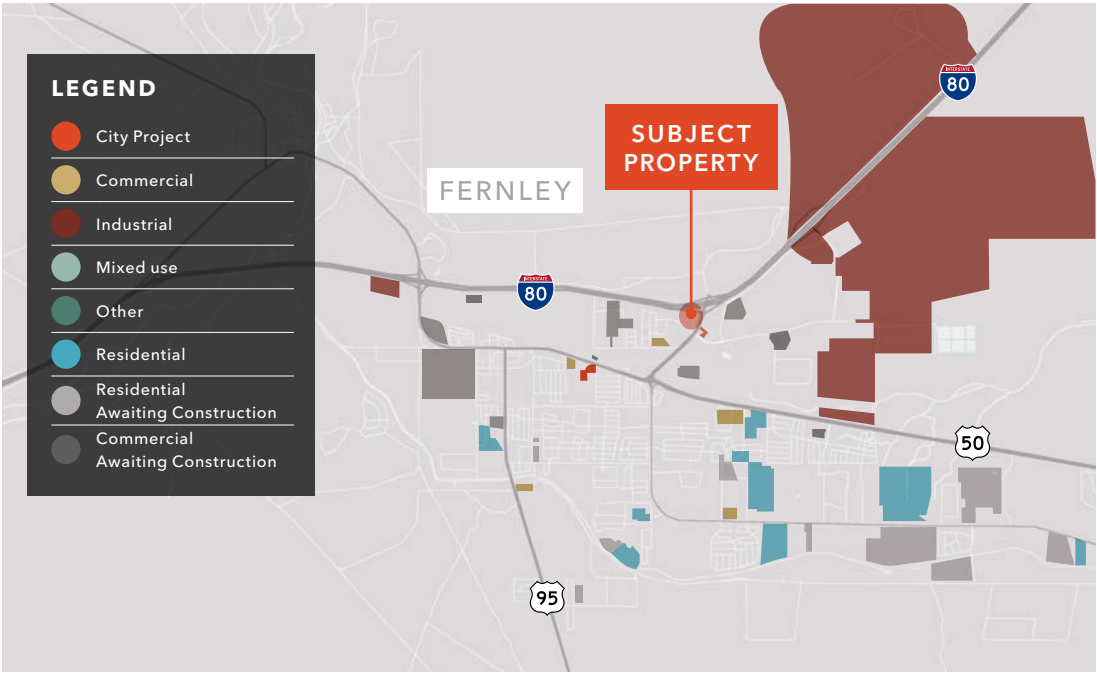


FERNLEY SUBMARKET

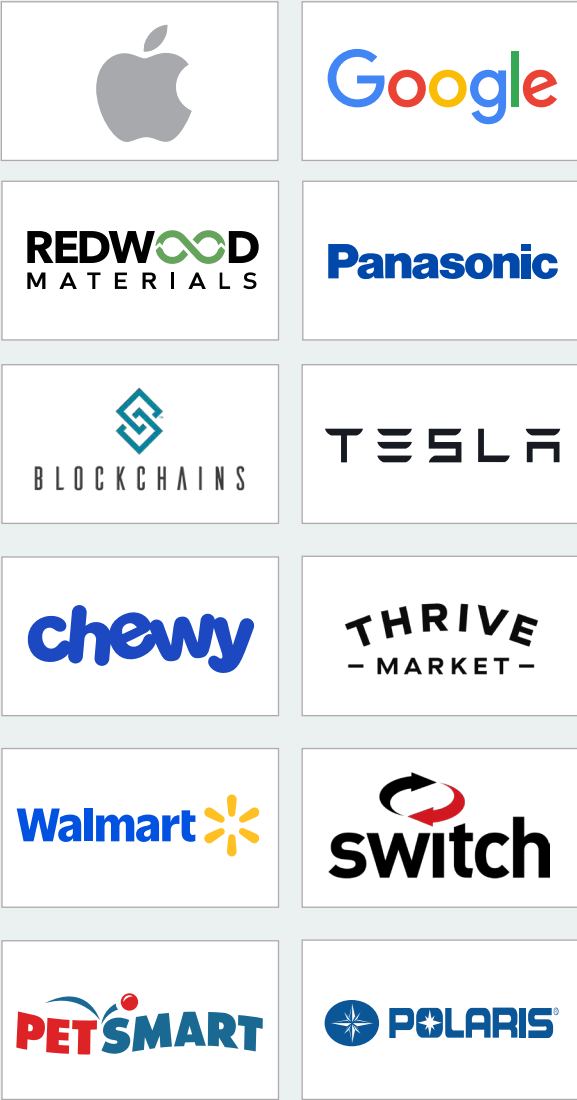
Fernley is located along Interstate 80, a transcontinental interstate highway. In addition, two major rail companies (UP and BNSF) provide service through the transcontinental UP main line. Fernley is quickly becoming recognized for its rail, fiber, trucking, manufacturing, low cost interstate power, 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 2030. As a result of the projected growth, as many as 10,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.



CORPORATE NEIGHBORS





DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2025 EST. POPULATION	5,458	22,335	26,624
2030 PROJ. POPULATION	6,205	24,737	29,273
2025 MED. AGE	36.7	36.7	37.0
DAYTIME POPULATION	2,405	6,908	8,219

HOUSEHOLD INCOME

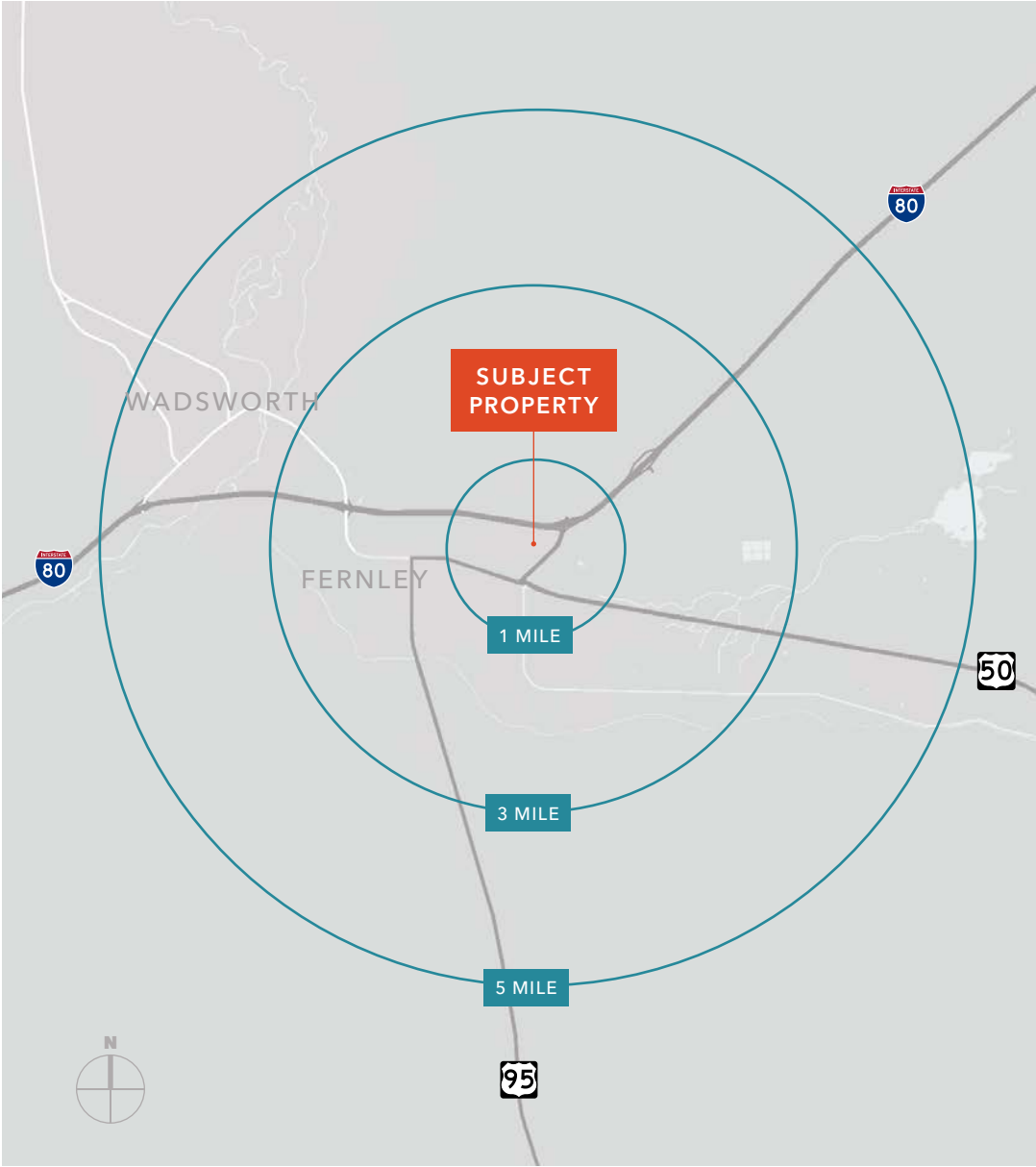
	3 Mile	5 Mile	7 Mile
2025 EST. AVG. HH INCOME	\$95,375	\$104,927	\$108,930
2030 PROJ. AVG. HH INCOME	\$94,067	\$103,495	\$107,342
2025 EST. MED. HH INCOME	\$68,165	\$82,155	\$84,900
2030 PROJ. MED. HH INCOME	\$68,522	\$81,568	\$84,305
2025 EST. PER CAPITA INCOME	\$37,408	\$38,298	\$39,905

HOUSEHOLD

	3 Mile	5 Mile	7 Mile
2025 EST. HH	2,141	8,152	9,752
2030 PROJ. HH	2,419	8,980	10,669
PROJ. ANNUAL GROWTH (2025-2030)	278	828	917
AVG. HH SIZE	2.5	2.7	2.7

CONSUMER EXPENDITURE

	3 Mile	5 Mile	7 Mile
ANNUAL HH EXPENDITURE	\$210.63 M	\$861.12 M	\$1.04 B
ANNUAL RETAIL EXPENDITURE	\$107.99 M	\$442.8 M	\$535.65 M
MONTHLY HH EXPENDITURE	\$8,199	\$8,803	\$8,914
MONTHLY RETAIL EXPENDITURE	\$4,204	\$4,526	\$4,577

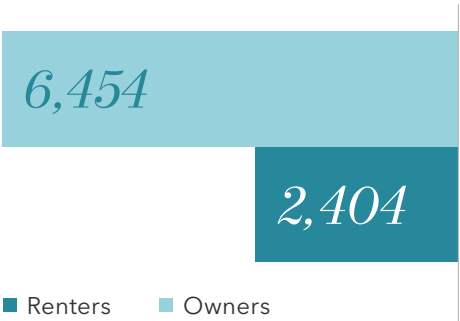


FERNLEY, NV MSA SNAPSHOT

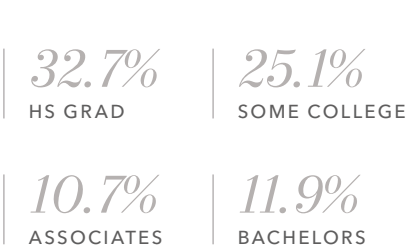
Source: ESRI, 2024

24,459	2.76	\$102,901	37.6
2024 EST. POPULATION	2024 AVG HH SIZE	2024 AVG HH INCOME	2024 EST. MEDIAN AGE

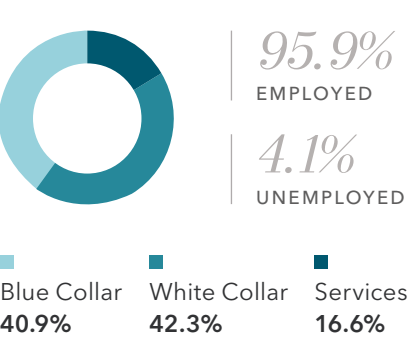
Home Ownership



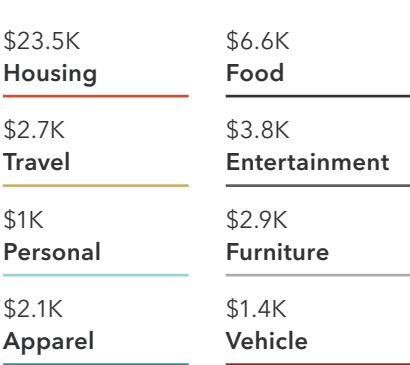
Education



Employment



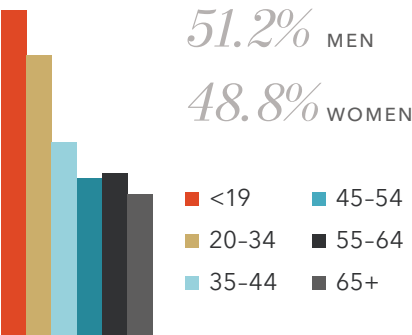
Household Spending



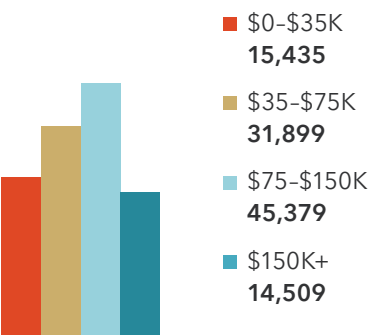
Race & Ethnicity

WHITE	84.5%
ASIAN	2.0%
PACIFIC ISLANDER	0.4%
AFRICAN-AMERICAN	1.4%
HISPANIC	17.8%
TWO OR MORE RACES	14.5%

Gender & Age



Income by Household



FERNLEY VILLAGE MARKETPLACE

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