

±21.53 Acres Available for Sale  
in North Valley

SUBJECT  
PROPERTY

FOR SALE

# North Hills Blvd Land

N Hills Blvd, Reno, NV 89506



\$9.00  
Price Per Square Feet

\$8,440,621  
Sale Price

**Smith Retzlloff** Retail Team

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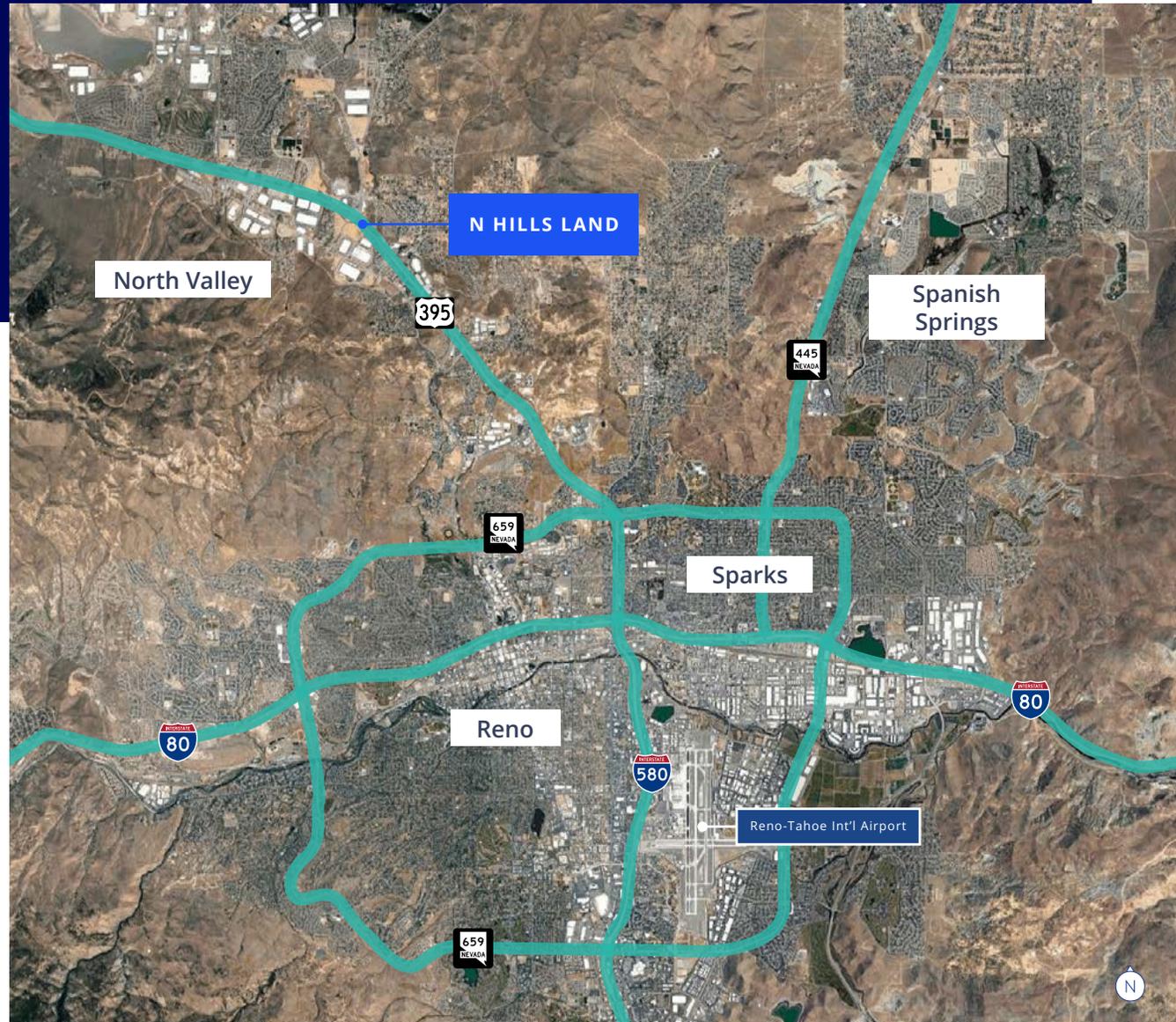
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**Colliers Reno**

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
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±21.53 AC of available land for sale in the North Valleys submarket off I-395 and Lemmon Valley.

Land Area	21.53 (937,847 SF)
APN	552-141-08;14;15
Zoning	General Commercial (GC)
Address	N Hills Blvd, Reno, NV 89506
Assessed Value	\$1,312,618
2023 Taxes	\$26,054



Available for Sale

# Located In North Valleys Submarket The Fastest Growing Trade Area

Located in North Valleys submarket and consists of three separate parcels of 5.49, 12.59, and 3.45 acres each. North Valleys submarket is the fastest growing trade area in Reno/ Sparks. North Valleys has a population of 90,900 people and is expected to grow to 93,009 people by 2028. The median income is strong at \$74,883 and projected to increase to \$84,637 in 2028. Over 17,795 residential units are planned, proposed, and under construction. The average household size is three people in the US, which means North Valleys can support an additional 53,385 people when all units are built.



Available for Sale

NORTH HILLS LAND



Fastest Growing Trade Area



Over 17,795 Residential Units Planned



Strong Daytime And Nighttime Population



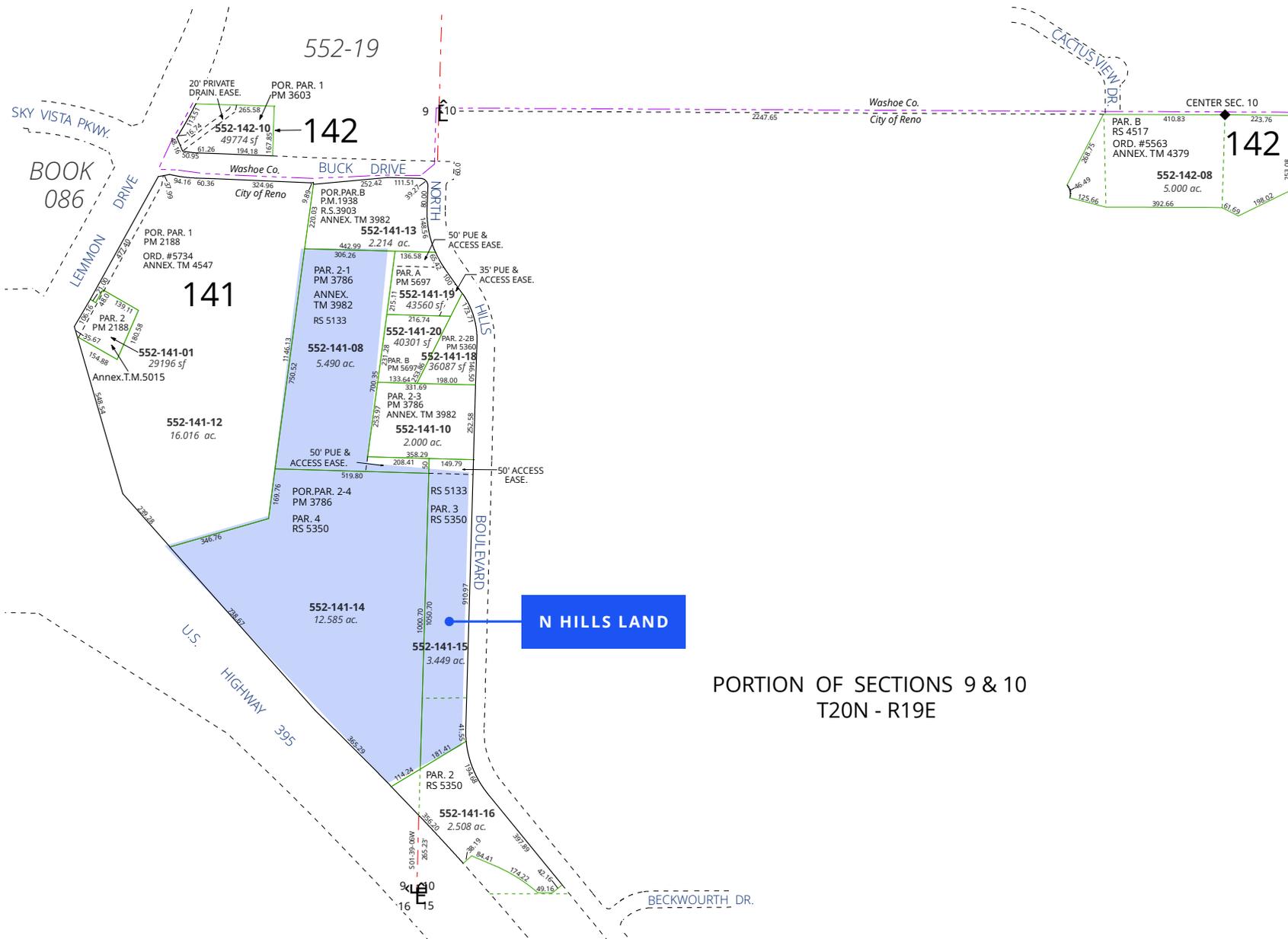
Freeway Visibility



Available for Sale

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PORTION OF SECTIONS 9 & 10  
T20N - R19E

Available for Sale

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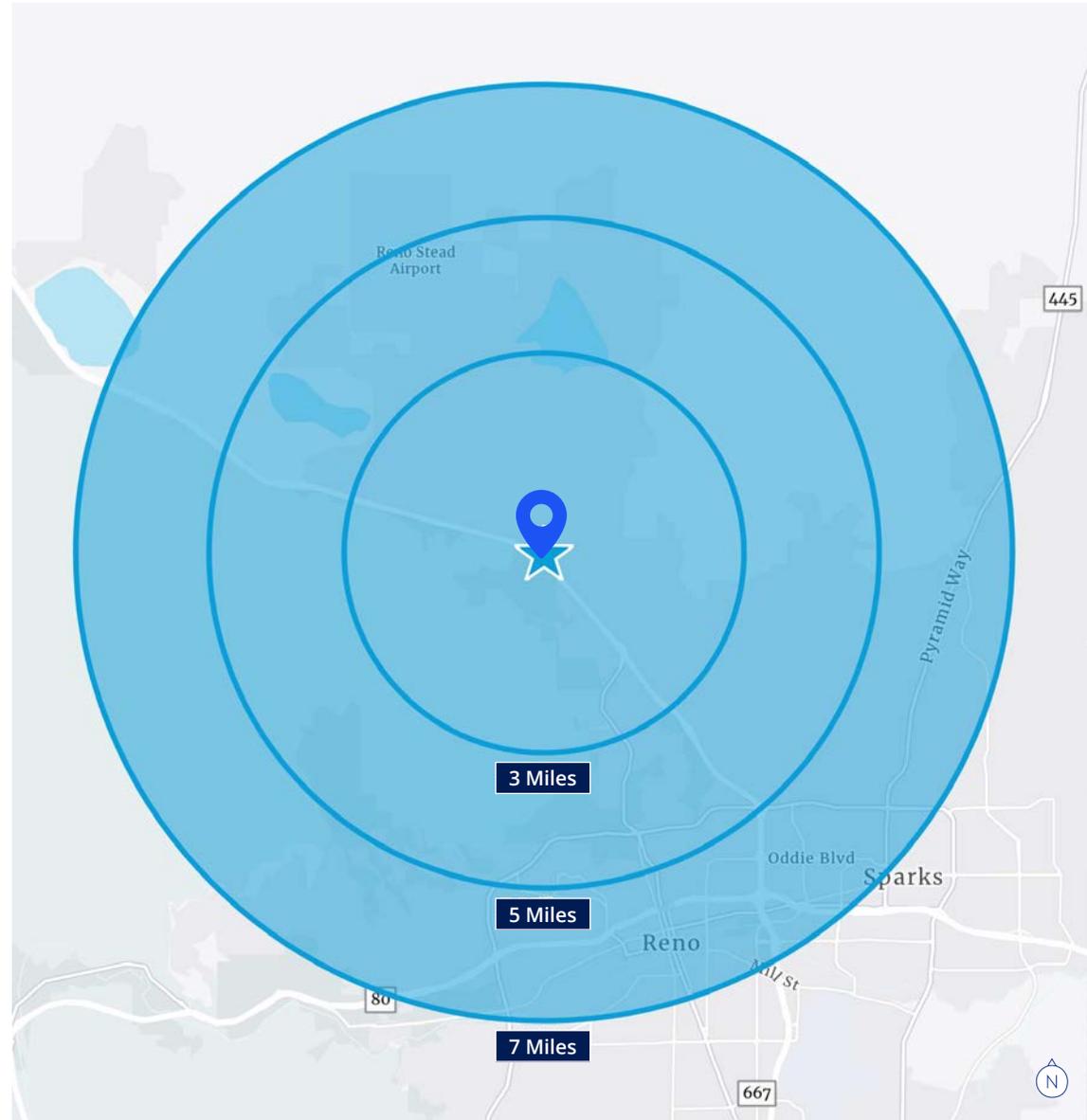


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	38,905	103,121	235,208
2030 Proj. Population	40,943	108,415	244,777
2025 Med. Age	35.4	33.6	35.6
Daytime Population	26,092	75,986	208,276

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$107,445	\$99,630	\$98,803
2030 Proj. Avg. HH Income	\$120,040	\$111,848	\$111,324
2025 Est. Med. HH Income	\$88,566	\$81,181	\$77,073
2030 Proj. Med. HH Income	\$100,994	\$91,301	\$86,501
2025 Est. Per Capita Income	\$37,304	\$34,384	\$38,723

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	13,665	35,438	92,162
2030 Proj. HH	14,475	37,508	96,703
Proj. Annual Growth (2025-2030)	1.16%	1.14%	0.97%
Avg. HH Size	2.82	2.84	2.49

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$92,453	\$86,326	\$85,849
Annual Retail Expenditure	\$29,582	\$27,702	\$27,321
Monthly HH Expenditure	\$7,704	\$7,194	\$7,154
Monthly Retail Expenditure	\$2,465	\$2,309	\$2,277



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588,069  
Population

2.48  
Avg HH Size

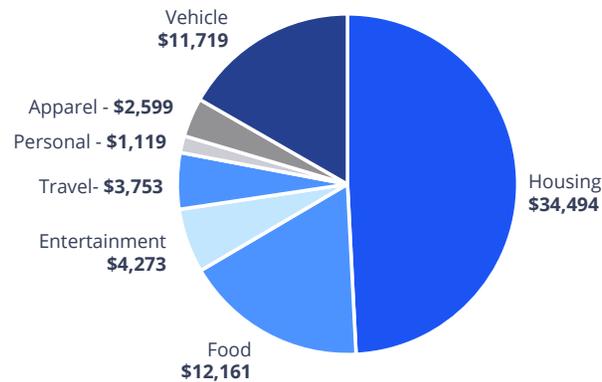
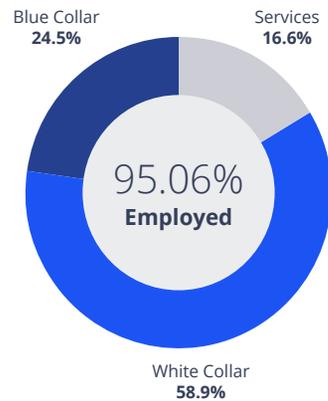
\$121,655  
Avg HH Income

39.5  
Median Age

**Home Ownership**  
(2025 Housing Units)



**Employment**

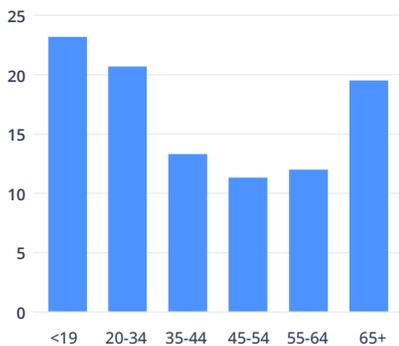


(2025) - % of total population

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



# North Hills Land

## Smith Retzliff Retail Team

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Accelerating success.

### Colliers Reno

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