



FOR GROUND LEASE

Sky Vista Landing

Sky Vista Pkwy, Reno, NV 89506

Smith Retzloff Retail Team

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Colliers Reno
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PROPERTY HIGHLIGHTS

±2,500 SF sizes available; estimated completion 2Q 2025

Drive-Thru spaces available

Freeway Visibility on US-395

Rapidly growing demographics

Immediately adjacent to high volume Super Walmart

Diversified and expanding group of demand generators

Ongoing commercial & residential development will continue to drive activity to this area

SURROUNDING TRAFFIC

Us 395 N 0.1 Mi Of N/B On-Ramp Of Golden Valley Intch **69,000 ADT**

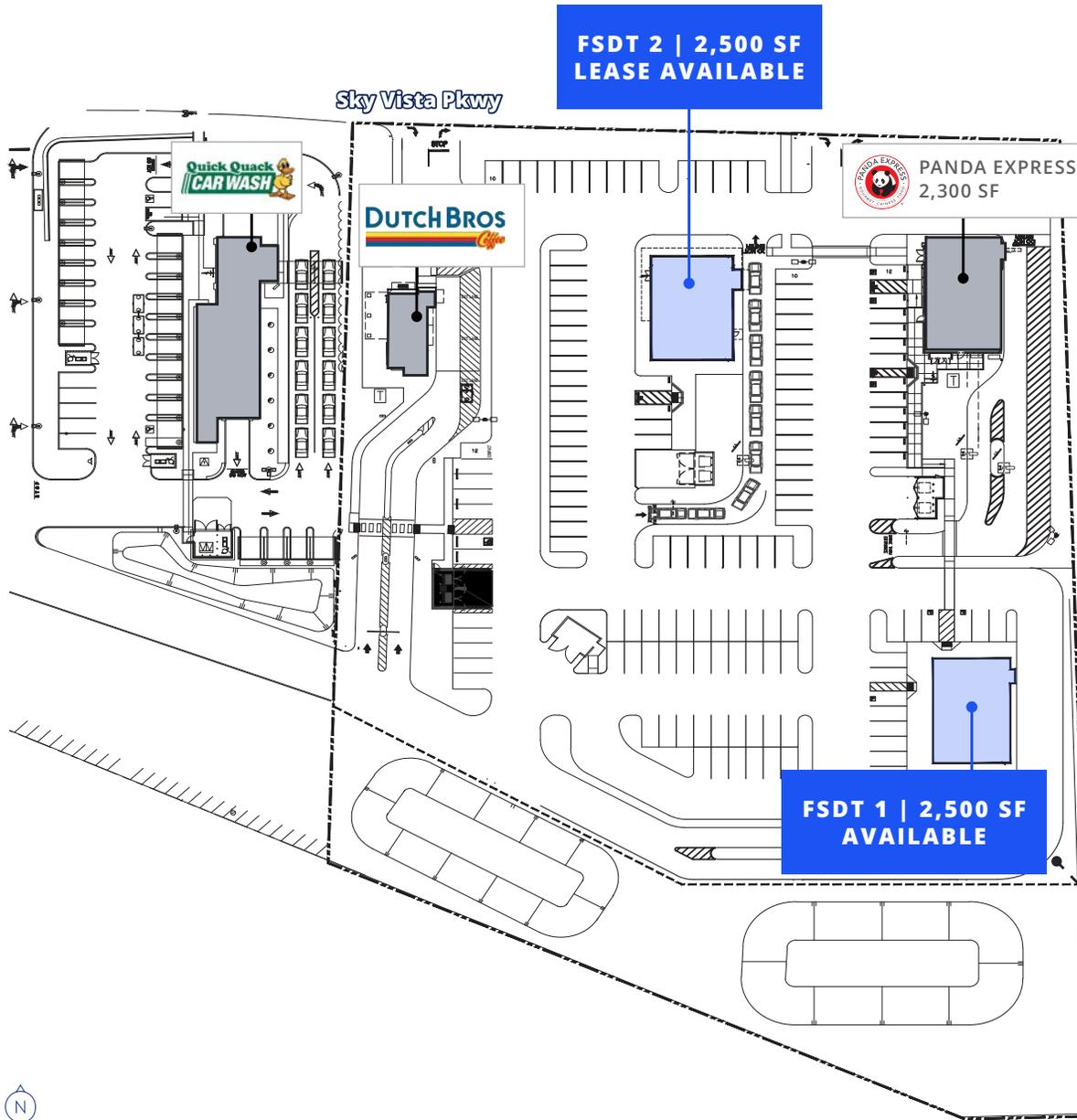
Us 395 N 200ft Off The Stead Intch **52,000 ADT**

Lemmon Dr E Of Lemon Valley Dr Intch **28,900 ADT**

Sky Vista Pk 200ft W Of Lemmon Dr **15,400 ADT**



Available for Lease



SKY VISTA LANDING
APN: 086-380-18

#Lot	SF
FSDT 1	60,340 SF
FSDT 2	51,369 SF



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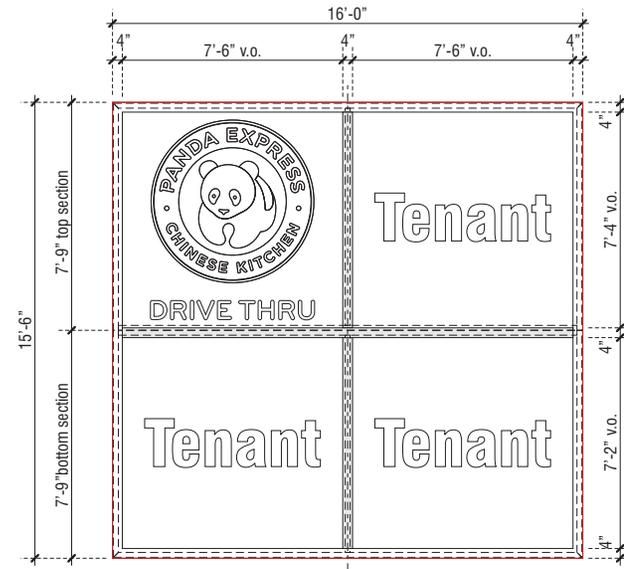
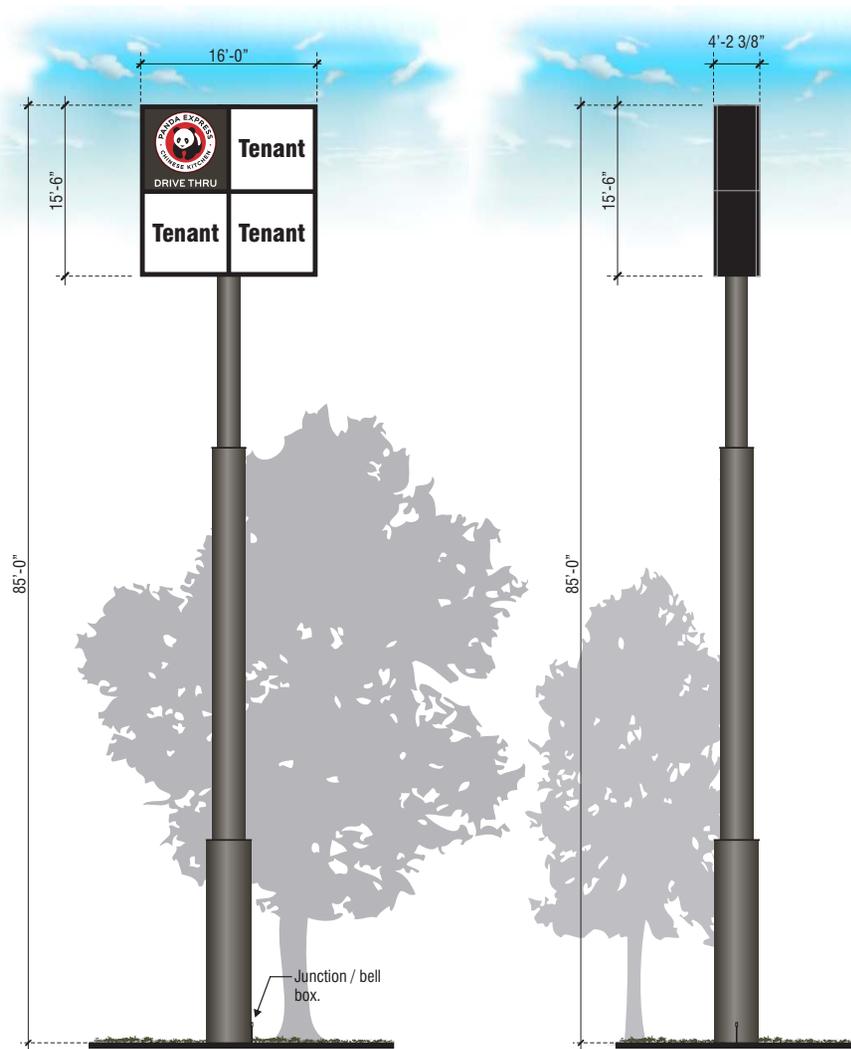


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Double Face Illuminated Pole Sign



2 RETAINERS & DUAL DIVIDER LAYOUT
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:

- CABINET: CUSTOM FABRICATED ALUMINUM CABINET PAINTED BLACK PMS 7C
- FACE: WHITE PANAFLEX MATERIAL WITH VINYL GRAPHIC OVERLAY.
- DUAL DIVIDER: SIGN COMP EXTRUSION
- BORDER: SIGN COMP EXTRUSION
- DUAL DIVIDER COVER: 4"x .080" ALUMINUM PAINTED BLACK PMS 7C
- RETAINERS: 4" X 4" X .080" ALUMINUM PAINTED BLACK PMS 7C
- CABINET RETURNS: .080" ALUMINUM PAINTED BLACK PMS 7C
- ILLUMINATION: SINGLE SIDED 96" AA LED LIGHT STICKS, LS-MB-7200-CW MODULES @ 3 WATTS EACH WITH SELF-CONTAINED POWER SUPPLIES
- PIPE SUPPORT: 24", 36" & 48" STEEL ROUND PIPE WITH RING PLATE PAINTED BLACK PMS 7C

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

DOUBLE FACE ILLUMINATED TENANT POLE SIGN 248 SQ FT
QUANTITY: ONE (1) SIGN REQUIRED SCALE: 3/32" = 1'-0"

1 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

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Southbound



Northbound



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Zoning Change For 1800 Unit Development
By Karsen Bushjost, My News 4

Residents Want More Food Options..
By Ktvn, Channel 2 News

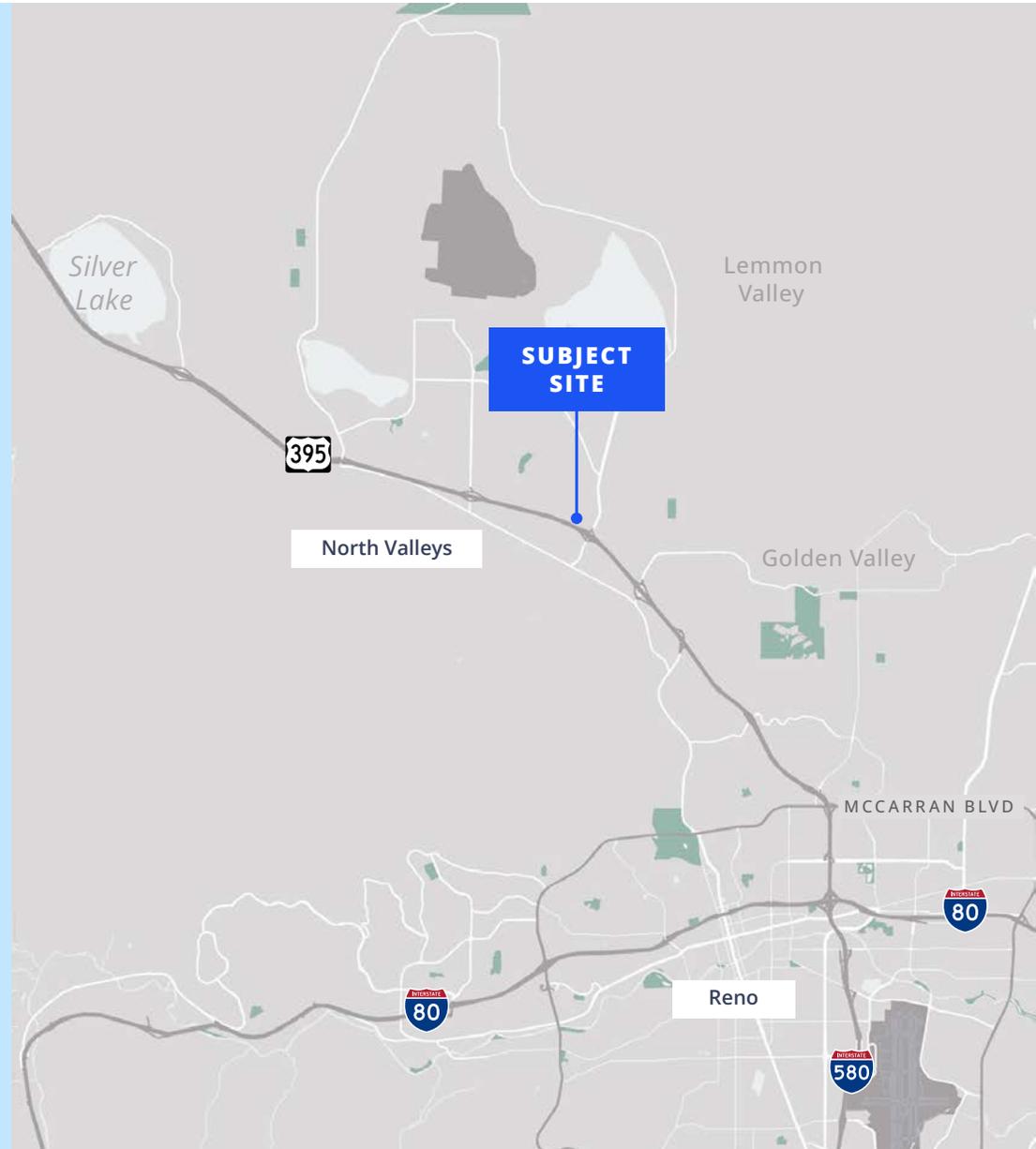
Developers Plan Hundreds Of New Homes
By Olivia Degennaro, My News 4

Growth In The North Valleys; Fact Sheet
By City Of Reno, Reno.gov

Rezoning A Step Toward More Growth
By Carla O'day, This Is Reno

Higher Density Housing Dev Coming..
By Terri Hendry, My News 4

Development Gets City & County Approval
By Carla O'day, This Is Reno



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17,795 Housing Units

- Residential Projects
- Relocated/Expanded Employers

Employers RECENTLY RELOCATED & EXPANDED

01	Amazon	237 units
02	Cascade Designs	425 units
03	Exxcel Outdoors	202 units
04	Quality Bicycle Products	5,679 units
05	Lasco Valves	4,200 units
06	Mary's Gone Crackers	252 units

07	Marmot	207 units
08	Petco	194 units
09	Urban Outfitters	680 units
10	Tactical Air Support	1,600 units
11	Prado Ranch Industrial (proposed)	470 units

Residential Projects

PROPOSED & UNDER CONSTRUCTION

01	Arroyo Crossing	237 units
02	Cabernet @ the Highlands	425 units
03	Estancia	202 units
04	Evans Ranch	5,679 units
05	Heinz Ranch	4,200 units
06	North Valley Estates	252 units
07	Regency Park	207 units
08	Sierra Vista Village	194 units
09	Silver Hills	680 units
10	Silver Star Ranch	1,600 units
11	Stonefield Horizons	470 units
12	Lansing/North Park Apts	112/320 units
13	Senior Housing Project	100 units
14	Sky Vista South	72 units
15	Sierra Grande	157 units
16	Prado Ranch	1,500 units
17	Stonegate	1,500 units
18	Lakes at Lemmon	488 units
19	Sky Vista Village	288 units
20	Lemmon Landing Apts	342 units

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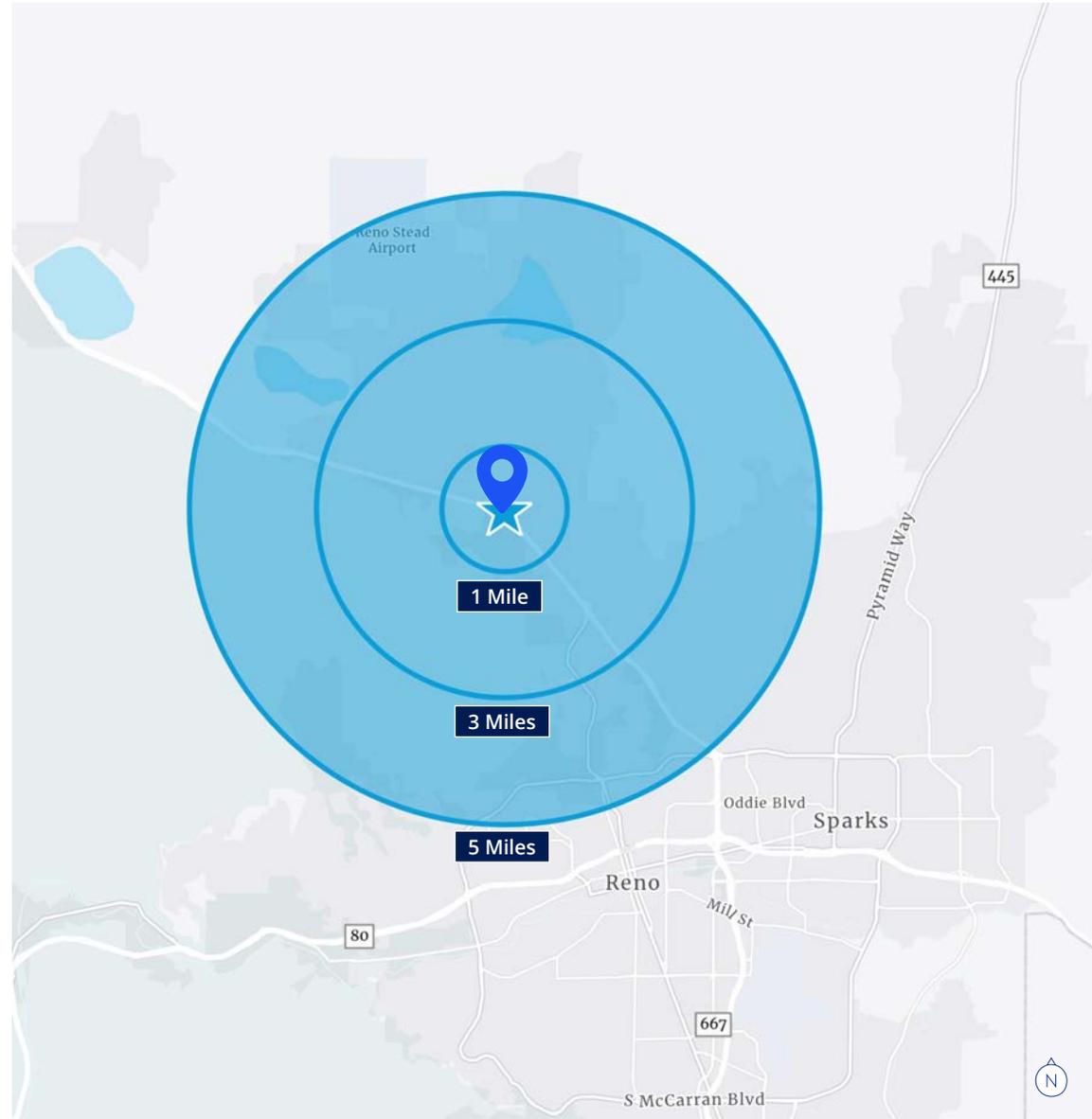


Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	5,742	41,577	84,111
2030 Proj. Population	6,327	43,521	88,818
2025 Med. Age	36.2	35.2	34.9
Daytime Population	5,108	27,259	59,296

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$118,270	\$106,750	\$103,146
2030 Proj. Avg. HH Income	\$132,850	\$119,686	\$115,907
2025 Est. Med. HH Income	\$98,332	\$87,912	\$84,184
2030 Proj. Med. HH Income	\$112,542	\$100,201	\$95,314
2025 Est. Per Capita Income	\$43,250	\$36,935	\$35,714

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	2,158	14,391	29,104
2030 Proj. HH	2,397	15,169	30,935
Proj. Annual Growth (2025-2030)	2.12%	1.06%	1.23%
Avg. HH Size	2.65	2.88	2.85

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$101,652	\$91,810	\$89,248
Annual Retail Expenditure	\$32,581	\$29,317	\$28,711
Monthly HH Expenditure	\$8,471	\$7,651	\$7,437
Monthly Retail Expenditure	\$2,715	\$2,443	\$2,393



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

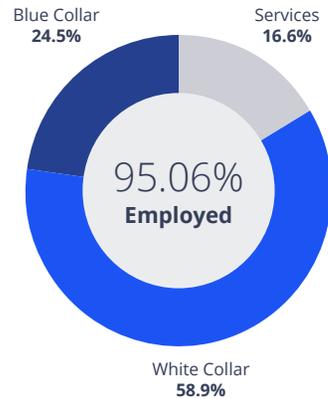
\$121,655
Avg HH Income

39.5
Median Age

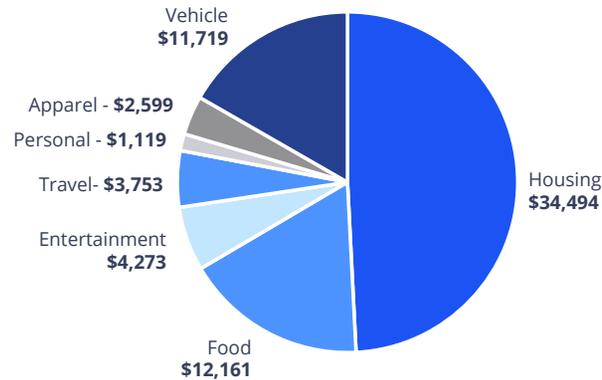
Home Ownership (2025 Housing Units)



Employment



Household Spending

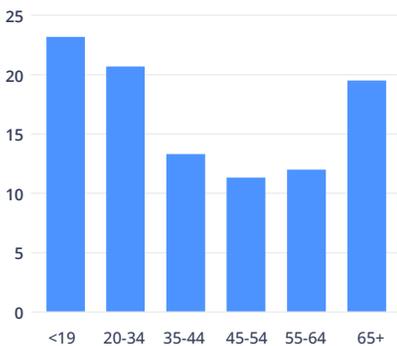


Race & Ethnicity (2025) - % of total population

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



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Accelerating success.

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