

# Commercial Development Land 4.8 Acres

I-580 & Mt Rose Hwy | Reno, NV 89511



Future Class A  
Multifamily

580 South Industrial  
342,160 SF Delivered  
498,400 SF Future

Future  
Retail

**SITE**

Inova Apartments  
584 Units

Mount Rose  
Self Storage

Shayden  
Summit Mall

S Virginia St  
14,300 ADT

Mt Rose Hwy  
14,100 ADT

INTERSTATE  
580

55,000 ADT

# Investment Summary

Positioned at the high-visibility intersection of Mt. Rose Highway and South Virginia Street, this ±4.8 gross/1.8 net acre mixed-use development site offers a rare opportunity within one of South Reno’s most active growth corridors. The property benefits from exceptional frontage, direct access to I-580 via adjacent on/off ramps, and strong daily traffic counts, making it well-suited for a variety of commercial or mixed-use applications.

Pad includes all major infrastructure in place including utilities stubbed to the site, streets, curb, gutter, and landscaping. Zoned MS (Mixed Use/Suburban), the property allows for flexible development potential in a market supported by strong regional demographics, a growing population base, and proximity to major employers such as Tesla, Google, Switch, and Apple.

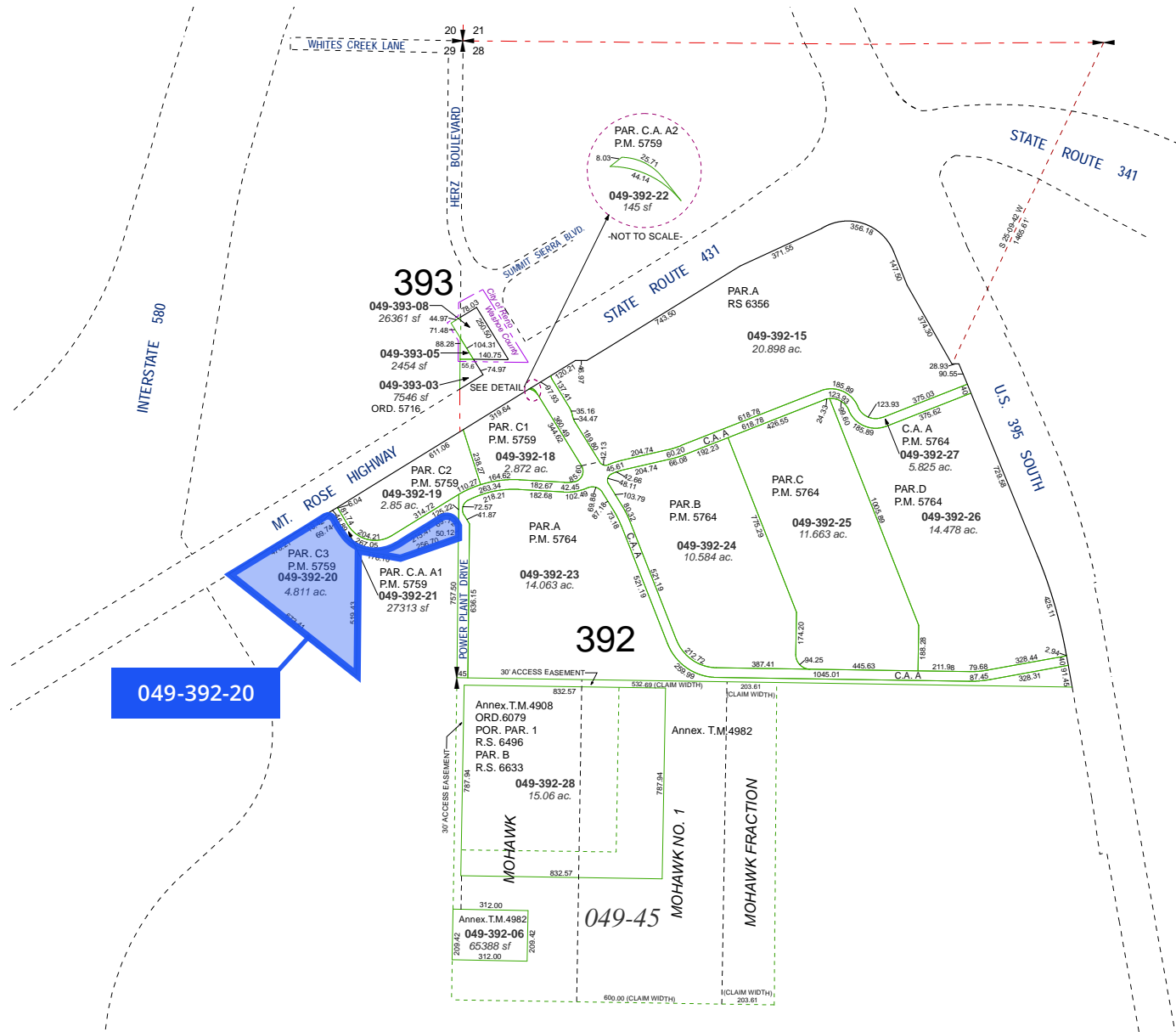
## Traffic Counts

- US 395A, 315ft N of IR580 S/B off-ramp 'Exit 57A: 14,300 ADT
- I-580, .75 mi N of Mt Rose Hwy: 55,000 ADT
- Mt Rose Hwy, .2 mi E of Wedge Pkwy: 21,400 ADT
- Mt Rose Hwy, .2 mi W of US395A: 14,100 ADT



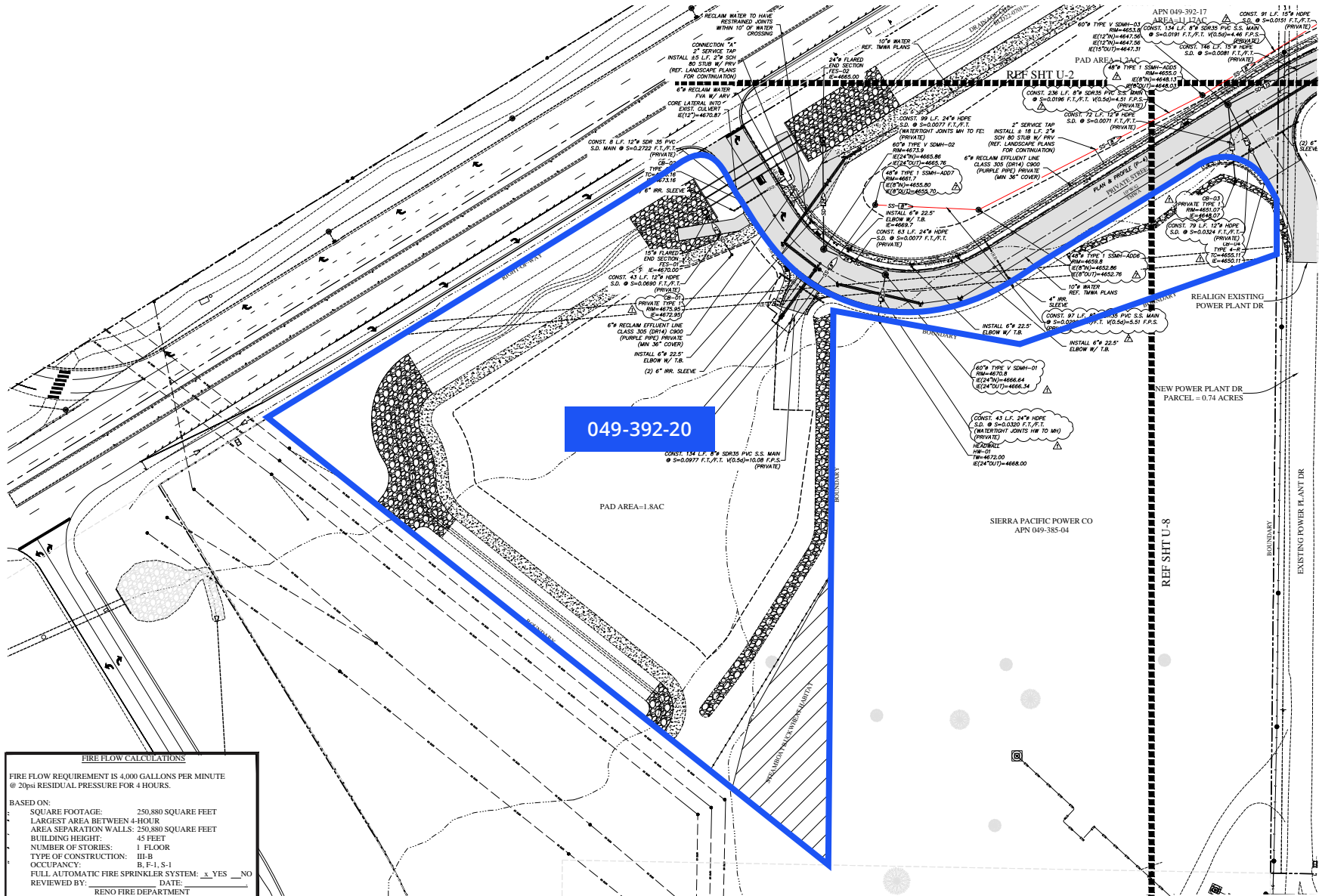
APN	049-392-20
Address	14575 US HWY 395, Reno, NV 89521
Lot Size	±4.8 Gross/±1.8 Net Ac
Frontage	S Virginia St: ±550 feet Mt Rose HWY: ±1,250 feet
Utilities	Electricity & Gas: NV Energy Water: TWMA Sewer: City of Reno (Plumbed to site)
Water Rights	Available through Seller
Zoning	MS (Mixed Use/Suburban)

# Parcel Map



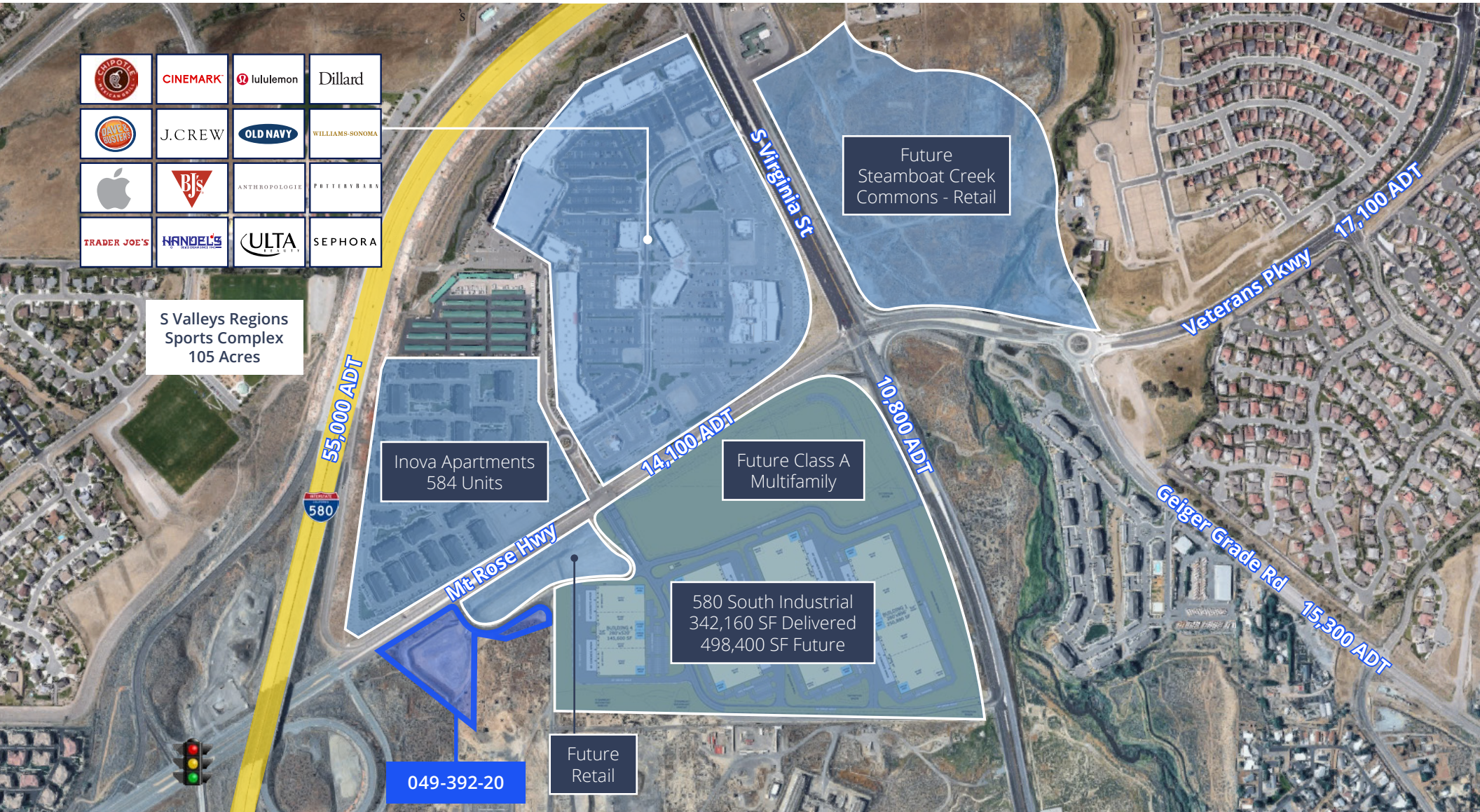


# Parcel Utility Plan



FIRE FLOW CALCULATIONS	
FIRE FLOW REQUIREMENT IS 4,000 GALLONS PER MINUTE @ 20psi RESIDUAL PRESSURE FOR 4 HOURS.	
BASED ON:	
SQUARE FOOTAGE:	250,880 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	250,880 SQUARE FEET
BUILDING HEIGHT:	45 FEET
NUMBER OF STORIES:	1 FLOOR
TYPE OF CONSTRUCTION:	III-B
OCCUPANCY:	R, F.I., S-1
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
REVIEWED BY:	DATE: _____
RENO FIRE DEPARTMENT	

# Parcel Overview



# 580 South Industrial Conceptual Site Plan



Mt Rose Hwy

SITE

580



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584 Units

Shayden  
Summit Mall

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Multifamily

Mt Rose Hwy

S Virginia St

# Regional Location



# Presented by

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