

Continued commercial and residential development
will keep driving growth and activity in this area
±2,600 SF Retail Pad Available With Drive-Thru



±2,600 SF
RETAIL PAD W/
DRIVE-THRU
AVAILABLE



E Newlands Rd

19,740+ ADT

FOR GROUND LEASE

Fernley Pads

Alt Hwy 95 & E Newlands Rd, Fernley, NV 89408

Smith Retzloff Retail Team

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Colliers Reno

5520 Kietzke Lane, Suite 300
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Property Highlights

1 Pad available adjacent to Panda Express

There is space available for a drive-thru

Highway visibility on Alt Hwy 95

A very close proximity to Walmart

Fast-growing demographics

A diversified and aexpanding group of demand generators

There is a continued commercial and residential development that will keep driving growth and activity in this area

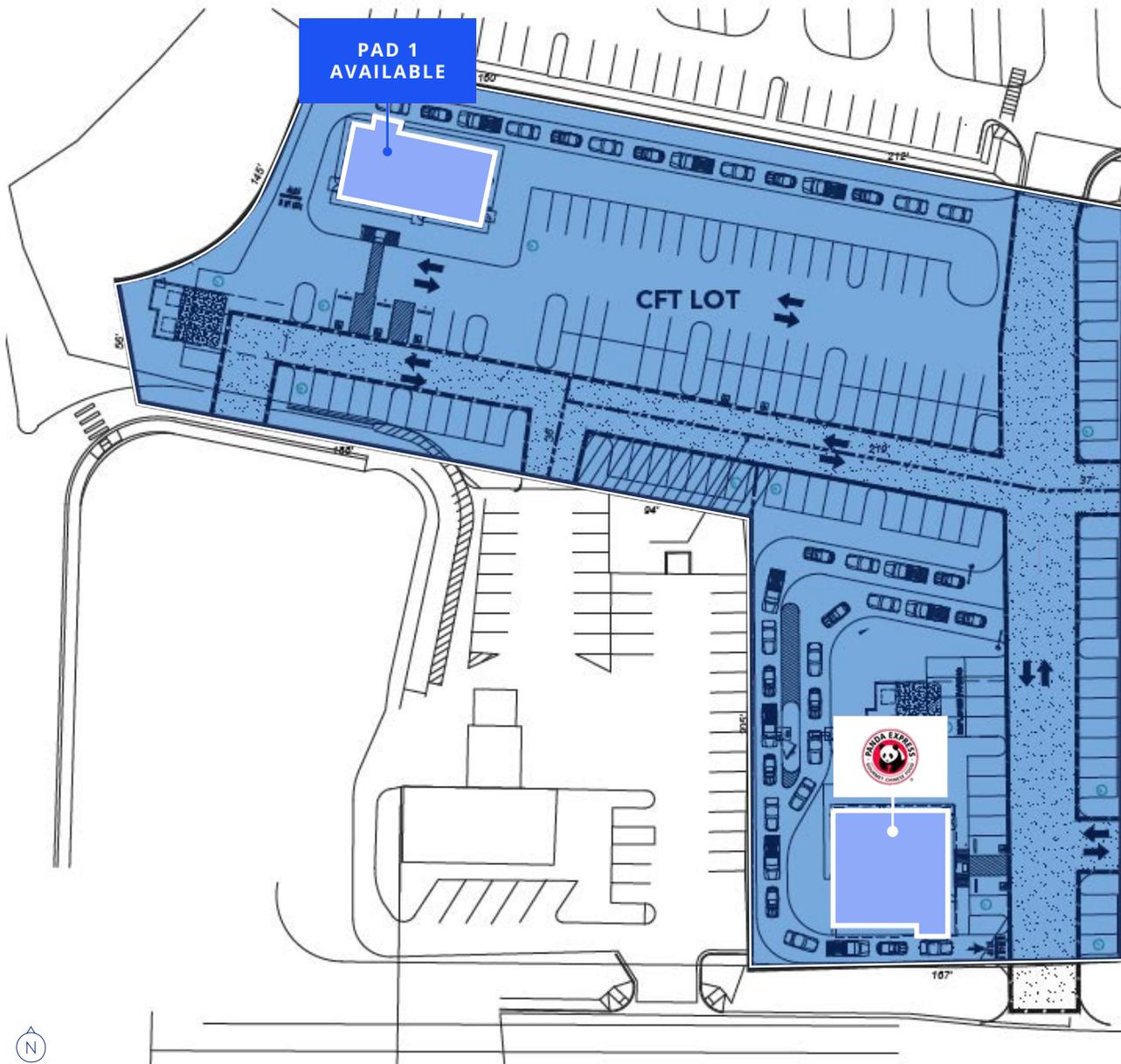
APN: 021-232-38 & 021-232-60

17 MIN
To Clark County Industrial Park

34 MIN
To Reno, Nevada



Available For Ground Lease



Availabilities

2,600 SF
Pad 1 - Available

2,600 SF
Panda Express

Available For Ground Lease

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Fernley Submarket

LEGEND

- City Project
- Commercial
- Industrial
- Mixed use
- Other
- Residential
- Residential Awaiting Construction
- Commercial Awaiting Construction



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 2021. As a result of the projected growth, as many as 60,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.

CORPORATE NEIGHBORS



Available For Ground Lease



Victory Logistics Center

A 4,300 acre master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.



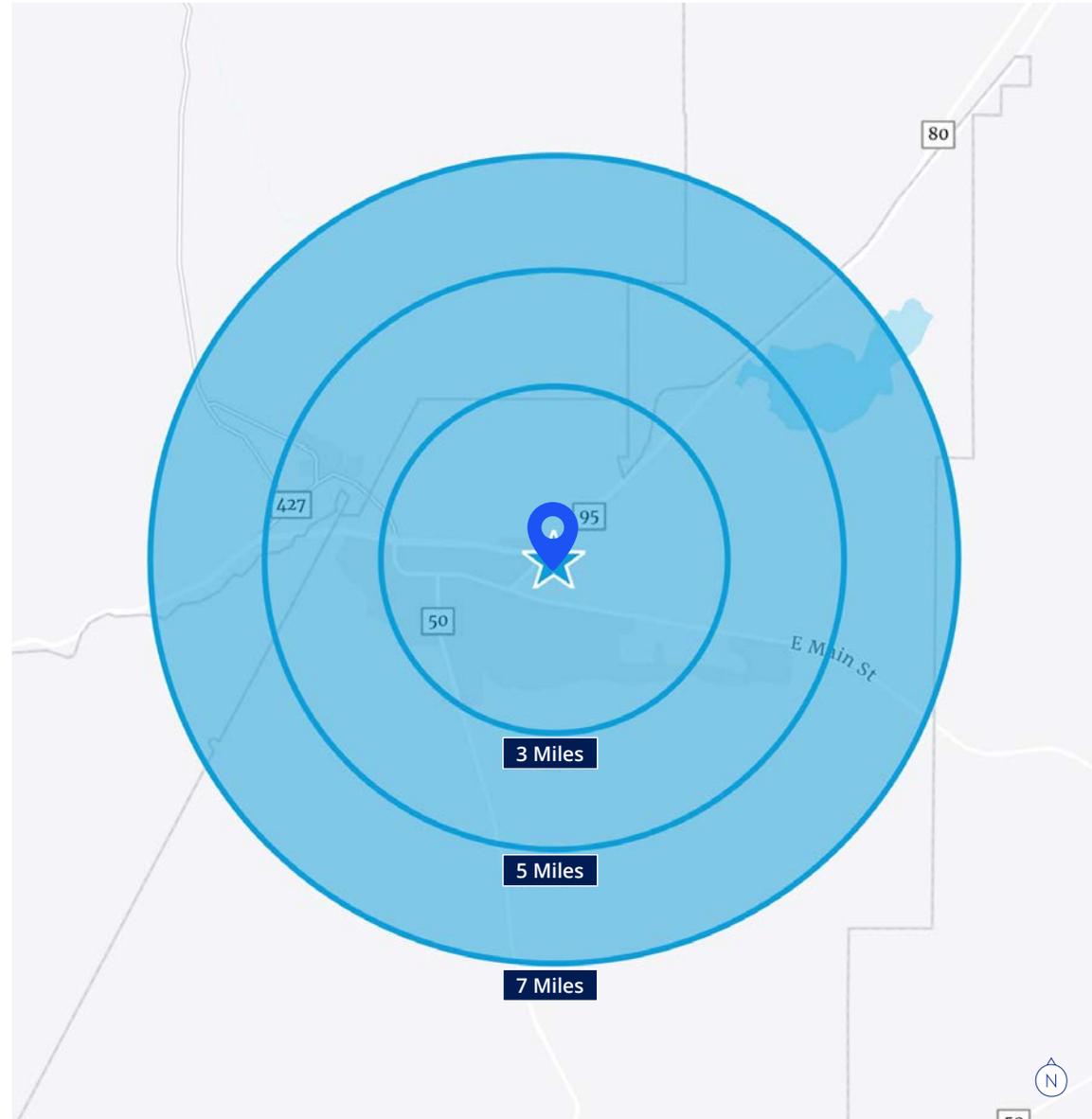
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	20,503	26,068	26,287
2030 Proj. Population	21,980	27,704	27,926
2025 Med. Age	37	37.8	37.8
Daytime Population	15,366	20,214	20,339

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$96,486	\$98,982	\$99,111
2030 Proj. Avg. HH Income	\$105,621	\$108,307	\$108,448
2025 Est. Med. HH Income	\$80,657	\$84,084	\$84,204
2030 Proj. Med. HH Income	\$89,361	\$94,592	\$94,733
2025 Est. Per Capita Income	\$34,911	\$35,816	\$35,854

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	7,409	9,439	9,522
2030 Proj. HH	7,986	10,086	10,170
Proj. Annual Growth (2025-2030)	1.51%	1.33%	1.33%
Avg. HH Size	2.77	2.76	2.76

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$83,225	\$85,475	\$85,579
Annual Retail Expenditure	\$27,633	\$28,629	\$28,661
Monthly HH Expenditure	\$6,935	\$7,123	\$7,132
Monthly Retail Expenditure	\$2,303	\$2,386	\$2,388



Available For Ground Lease

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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

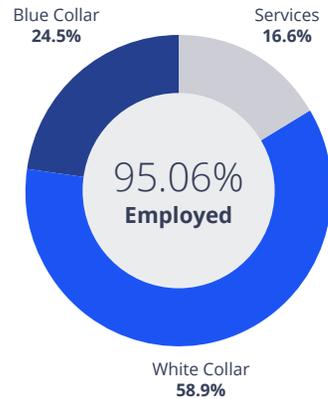
\$121,655
Avg HH Income

39.5
Median Age

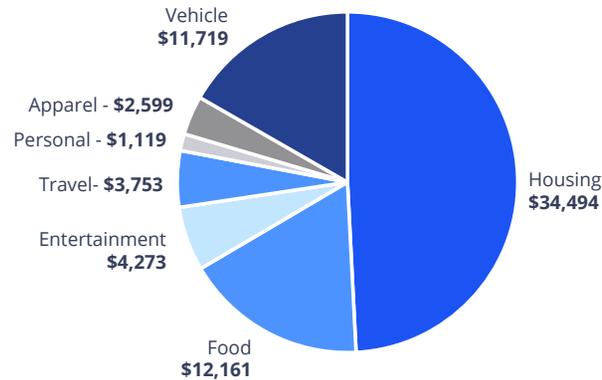
Home Ownership (2025 Housing Units)



Employment



Household Spending

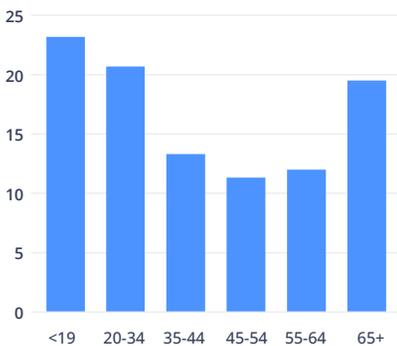


Race & Ethnicity (2025) - % of total population

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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