



FOR GROUND LEASE OR BTS

Sky Vista Landing Phase II

Sky Vista Pkwy, Reno, NV 89506

Broker Contact

Shannon Leonard

Associate

+1 775 413 9026

Shannon.Leonard@colliers.com

NV Lic S.0194290

Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300

Reno, NV 89511

Colliers.com/Reno

SKY VISTA LANDING PHASE II

PROPERTY HIGHLIGHTS

±3.11 Acre (±135,297 SF) general commercial pad

Conceptual plans demonstrate ±5,000 – ±12,500 SF of QSR/shop pads, or divisible into two lots (±1.53 AC / ±1.57 AC)

GC – General Commercial zoning; supports QSR, drive thru, retail, and service uses

Located at Sky Vista Pkwy / US-395 interchange with Freeway Visibility on US-395

Serves the North Valleys — one of Reno's fastest growing residential trade area

Adjacent to Sky Vista Landing Phase I and North Valleys Regional Park

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

TRAFFIC COUNTS

Us 395 N 0.1 Mi of N/B on-ramp of Golden Valley Intch **78,000 ADT**

Us 395 N 200 Ft of the Stead Intch **50,000 ADT**

Lemmon Dr E of Lemon Valley Dr Intch **36,500 ADT**

Sky Vista Pk 200 Ft W of Lemmon Dr **17,000 ADT**



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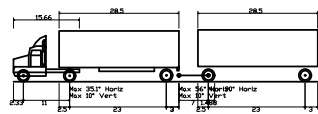


SKY VISTA PKWY, RENO

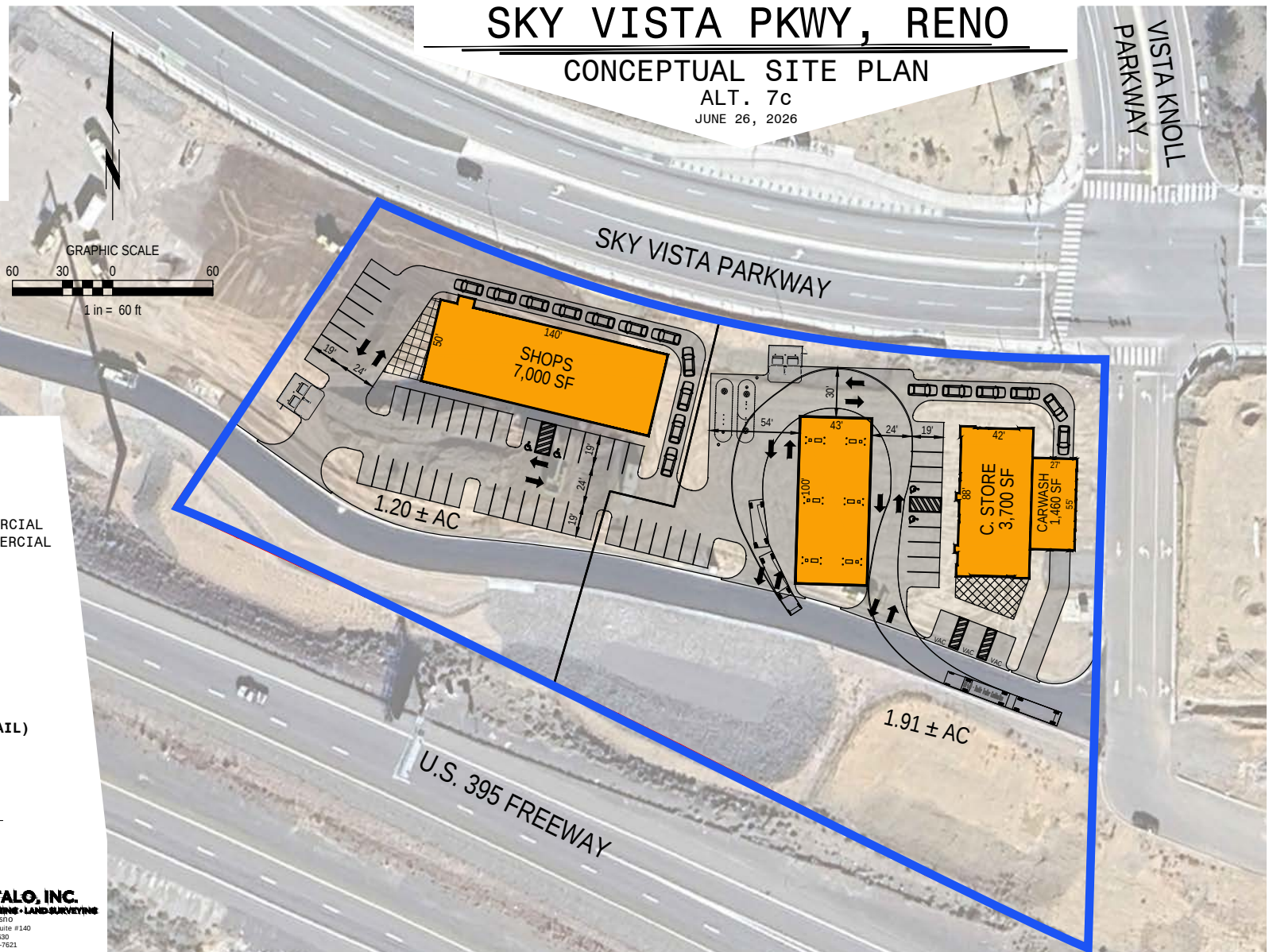
CONCEPTUAL SITE PLAN

ALT. 7c

JUNE 26, 2026



VB-67D - Double Trailer Combination
 Overall Length 28.500ft
 Overall Width 15.66ft
 Overall Body Height 12.01ft
 Min Body Ground Clearance 6.34ft
 Max Truck Width 9.50ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 45.000ft



CITY OF RENO

APN: 086-380-47

ACREAGE: 3.11 ± AC (GROSS)

1.53 ± AC (NET)

ZONING:

CURRENT: GC GENERAL COMMERCIAL

PROPOSED: GC GENERAL COMMERCIAL

PARKING:

RESTAURANT: 1/200 SF

CONVENIENCE STORE: 1/220 SF

RETAIL: 1/250 SF

C. STORE

(1.91 ± AC)

REQUIRED: 17 SPACES

PROVIDED: 17 SPACES

SHOPS (50% RESTAURANT/50% RETAIL)

(1.20 ± AC)

REQUIRED: 32 SPACES

PROVIDED: 38 SPACES

PARKING STANDARDS: (90 DEGREE)

STALL WIDTH: 9 FEET

STALL LENGTH: 19 FEET

AISLE WIDTH: 24 FEET



MORTON & PITALO, INC.
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 Folsom • Fresno

600 Coolidge Drive, Suite #140
 Folsom, CA 95630
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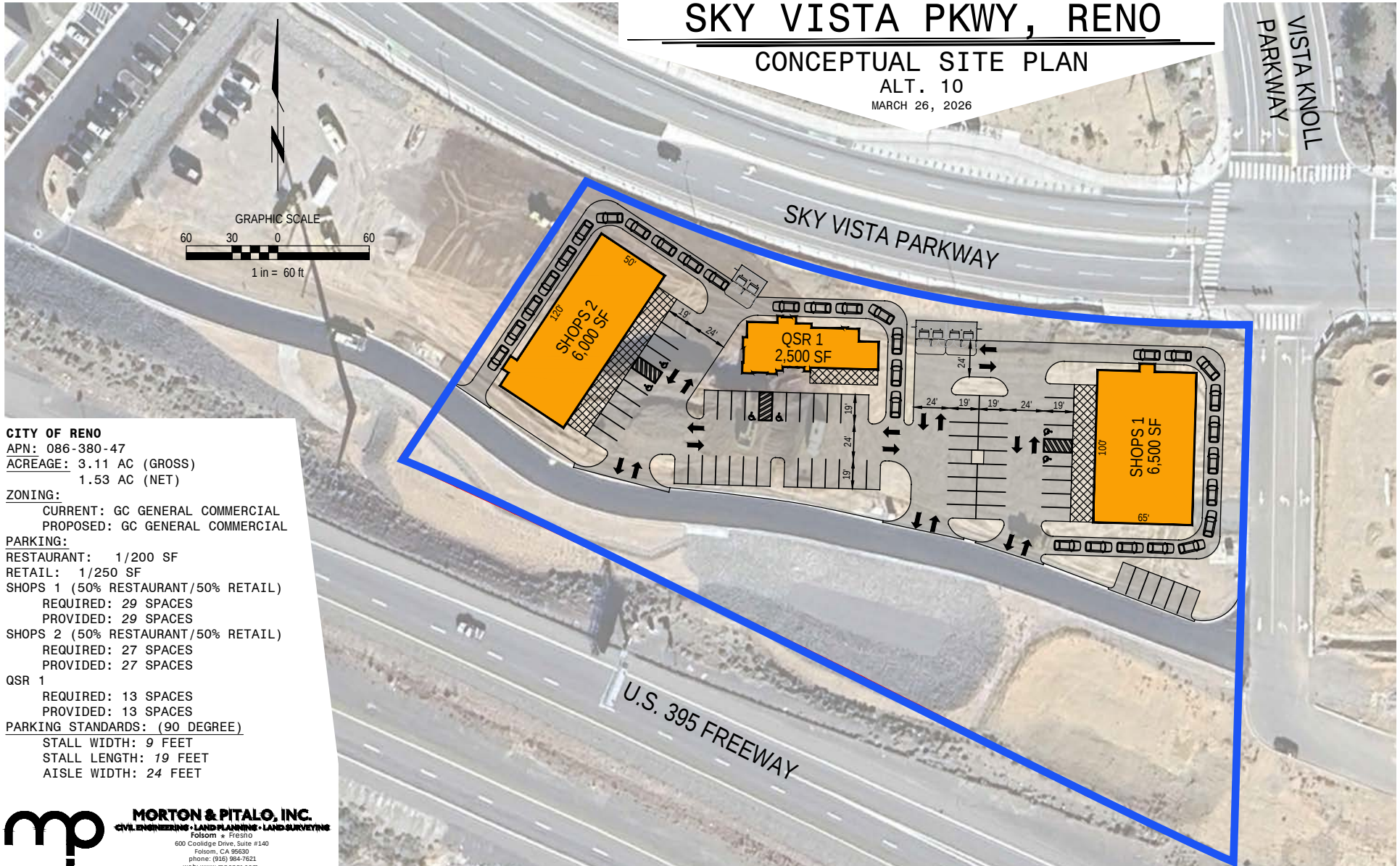
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SKY VISTA PKWY, RENO

CONCEPTUAL SITE PLAN

ALT. 10
MARCH 26, 2026



CITY OF RENO

APN: 086-380-47

ACREAGE: 3.11 AC (GROSS)

1.53 AC (NET)

ZONING:

CURRENT: GC GENERAL COMMERCIAL

PROPOSED: GC GENERAL COMMERCIAL

PARKING:

RESTAURANT: 1/200 SF

RETAIL: 1/250 SF

SHOPS 1 (50% RESTAURANT/50% RETAIL)

REQUIRED: 29 SPACES

PROVIDED: 29 SPACES

SHOPS 2 (50% RESTAURANT/50% RETAIL)

REQUIRED: 27 SPACES

PROVIDED: 27 SPACES

QSR 1

REQUIRED: 13 SPACES

PROVIDED: 13 SPACES

PARKING STANDARDS: (90 DEGREE)

STALL WIDTH: 9 FEET

STALL LENGTH: 19 FEET

AISLE WIDTH: 24 FEET

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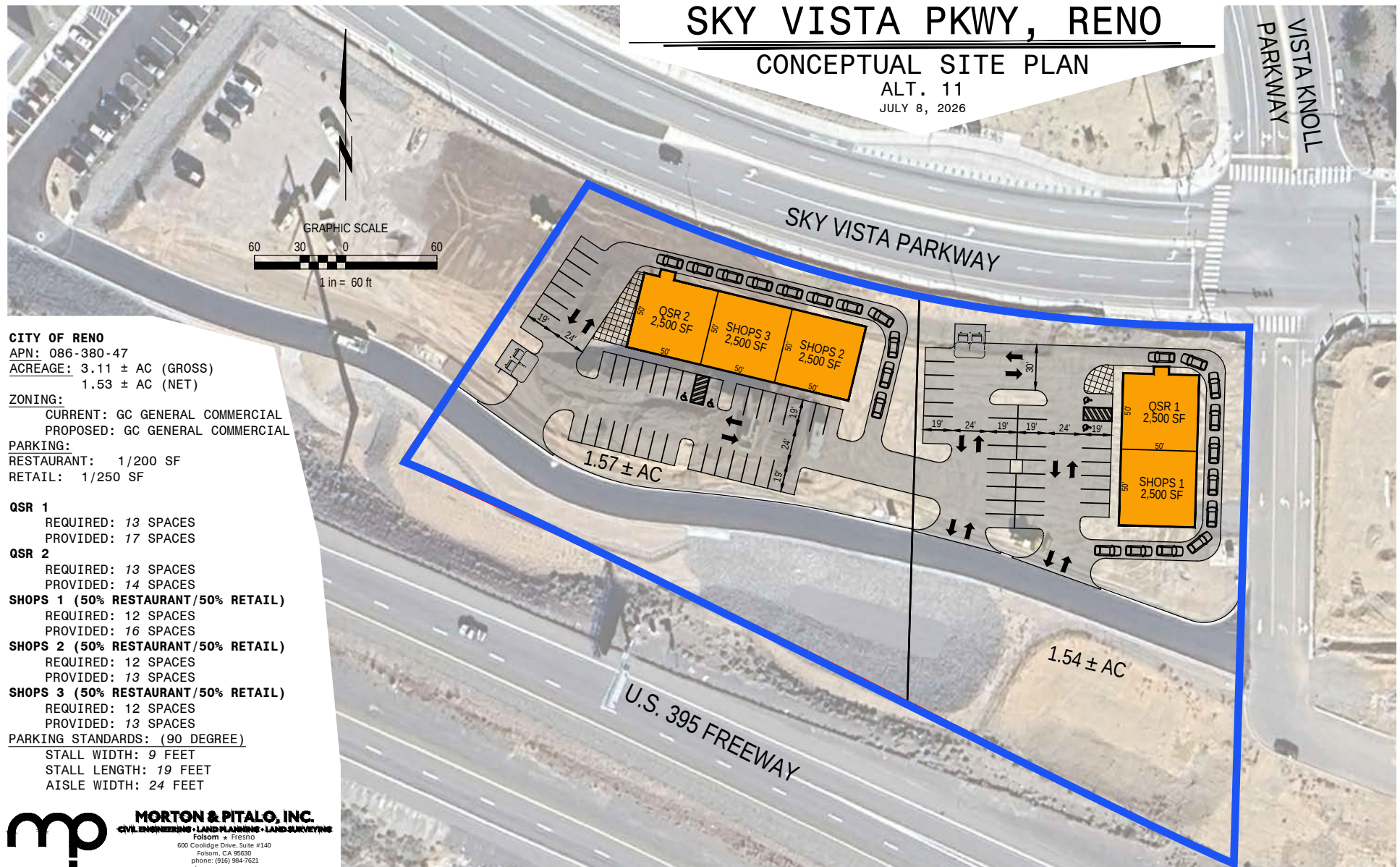


SKY VISTA PKWY, RENO

CONCEPTUAL SITE PLAN

ALT. 11

JULY 8, 2026

**CITY OF RENO**

APN: 086-380-47

ACREAGE: 3.11 ± AC (GROSS)

1.53 ± AC (NET)

ZONING:

CURRENT: GC GENERAL COMMERCIAL

PROPOSED: GC GENERAL COMMERCIAL

PARKING:

RESTAURANT: 1/200 SF

RETAIL: 1/250 SF

QSR 1

REQUIRED: 13 SPACES

PROVIDED: 17 SPACES

QSR 2

REQUIRED: 13 SPACES

PROVIDED: 14 SPACES

SHOPS 1 (50% RESTAURANT/50% RETAIL)

REQUIRED: 12 SPACES

PROVIDED: 16 SPACES

SHOPS 2 (50% RESTAURANT/50% RETAIL)

REQUIRED: 12 SPACES

PROVIDED: 13 SPACES

SHOPS 3 (50% RESTAURANT/50% RETAIL)

REQUIRED: 12 SPACES

PROVIDED: 13 SPACES

PARKING STANDARDS: (90 DEGREE)

STALL WIDTH: 9 FEET

STALL LENGTH: 19 FEET

AISLE WIDTH: 24 FEET

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ARTICLE LINKS

RGJ.COM Housing project in North Valleys, delayed by inflation, gets extension

MYNEWS4.COM Zoning Change for 1800 Unit Development in North Valleys Approved

KTVN.COM North Valleys Residents Want More Food Options with Major Growth

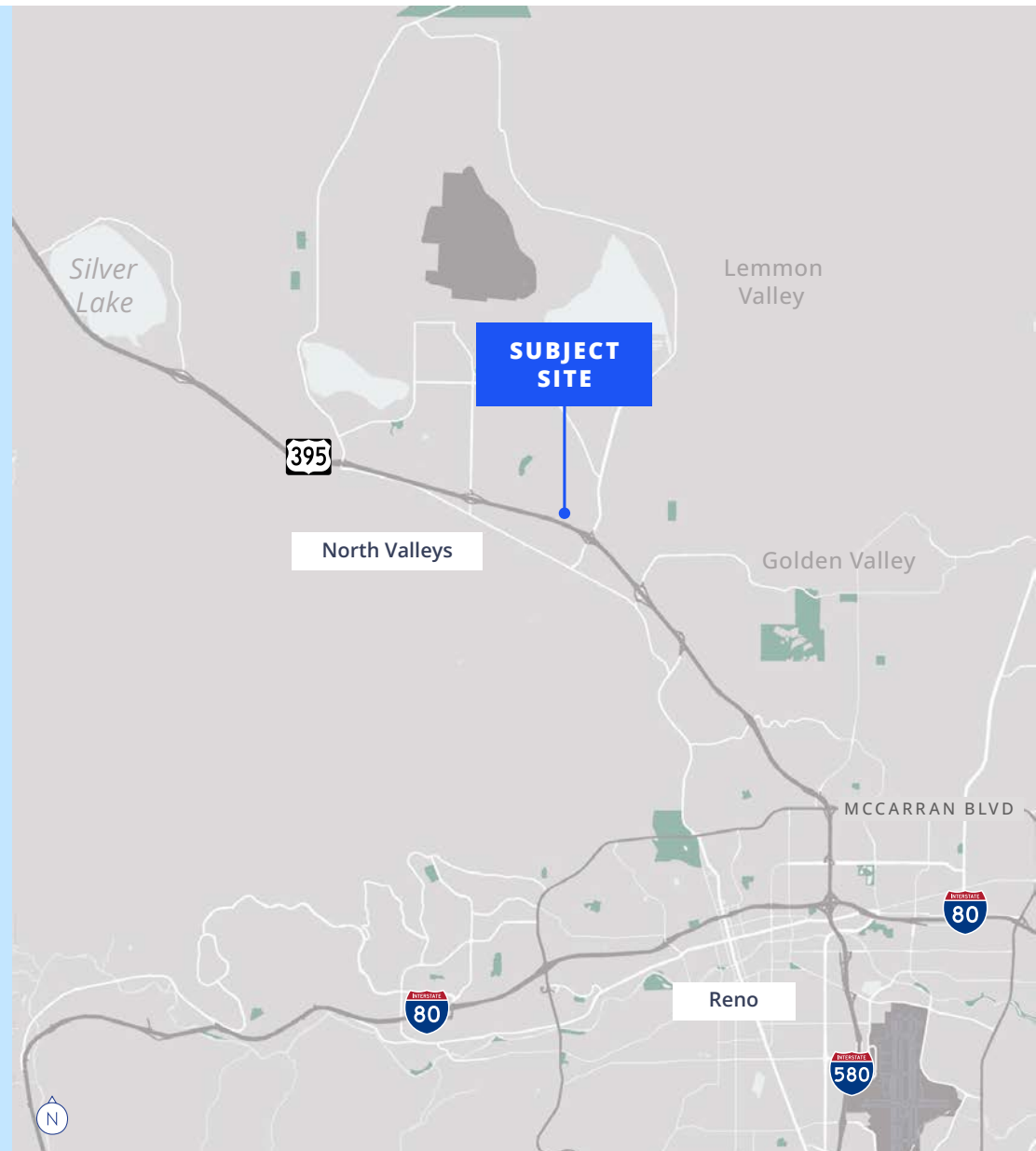
MYNEWS4.COM Developers Plan Hundreds of New Homes in North Valleys

RENO.GOV Growth in the North Valleys: Development Fact Sheet

THISISRENO.COM North Valleys ReZoning a Step Toward More Growth

MYNEWS4.COM Higher Density House Development Coming to North Valley

THISISRENO.COM North Valleys Development Gets City and County Approval to Proceed



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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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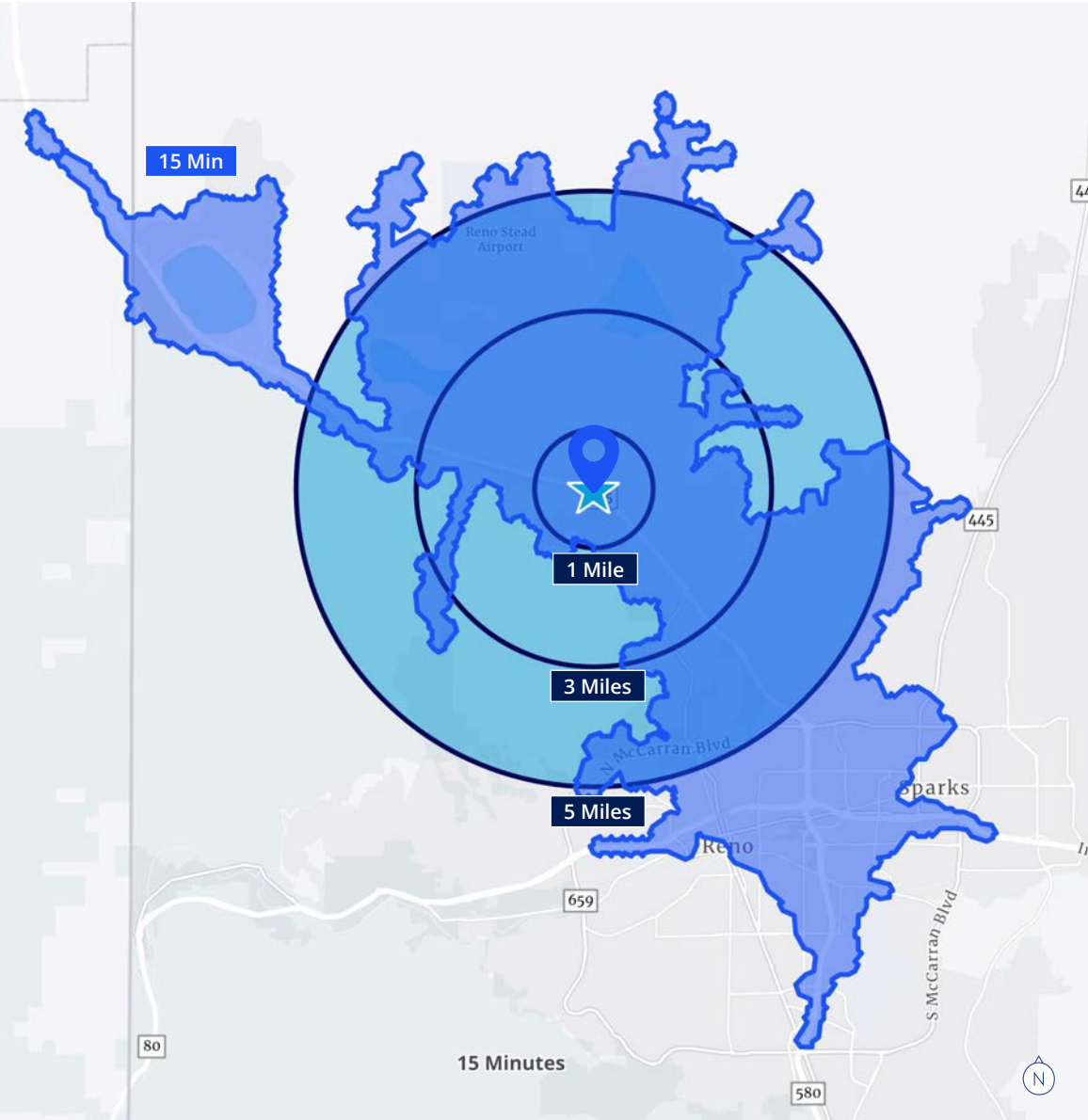
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Population	1 Mile	3 Miles	5 Miles	15 Min
2025 Est. Population	5,742	41,577	84,111	173,211
2030 Proj. Population	6,327	43,521	88,818	183,273
2025 Med. Age	36.2	35.2	34.9	34.3
Daytime Population	5,108	27,259	59,296	171,182

Household Income	1 Mile	3 Miles	5 Miles	15 Min
2025 Est. Avg. HH Income	\$118,270	\$106,750	\$103,146	\$94,666
2030 Proj. Avg. HH Income	\$132,850	\$119,686	\$115,907	\$110,161
2025 Est. Med. HH Income	\$98,332	\$87,912	\$84,184	\$75,228
2030 Proj. Med. HH Income	\$112,542	\$100,201	\$95,314	\$86,779
2025 Est. Per Capita Income	\$43,250	\$36,935	\$35,714	\$35,371

Household	1 Mile	3 Miles	5 Miles	15 Min
2025 Est. HH	2,158	14,391	29,104	64,370
2030 Proj. HH	2,397	15,169	30,935	68,752
Proj. Annual Growth (2025-2030)	2.12%	1.06%	1.23%	1.33%
Avg. HH Size	2.65	2.88	2.85	2.60

Consumer Expenditure	1 Mile	3 Miles	5 Miles	15 Min
Annual HH Expenditure	\$101,652	\$91,810	\$89,248	\$81,730
Annual Retail Expenditure	\$32,581	\$29,317	\$28,711	\$25,112
Monthly HH Expenditure	\$8,471	\$7,651	\$7,437	\$6,810
Monthly Retail Expenditure	\$2,715	\$2,443	\$2,393	\$2,092



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

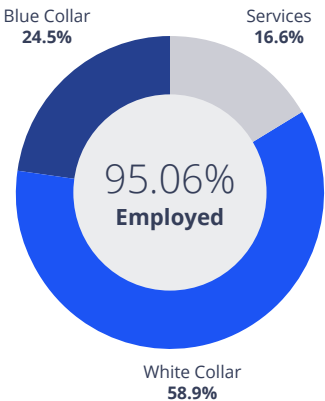
\$121,655
Avg HH Income

39.5
Median Age

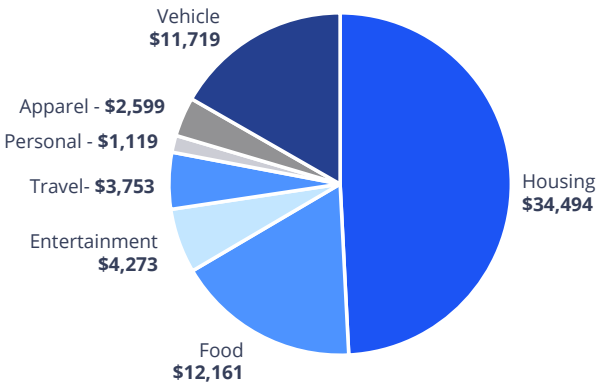
Home Ownership (2025 Housing Units)



Employment



Household Spending

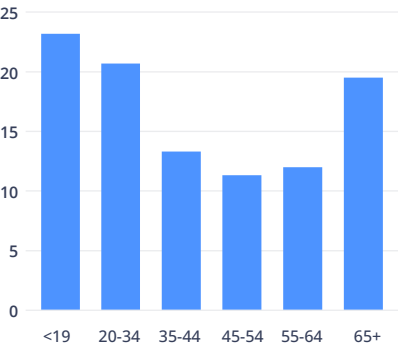


Race & Ethnicity (2025) - % of total population

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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