

For Lease

Steamboat Business Park Retail Pad 02



14500 S. Virginia St., Reno, NV 89521



Lease Structure

Ground Lease or Build-to-Suit



Pad Delivery Condition

Rough-Graded | Utilities Stubbed



Drive-Thru

Approved



± 0.965 AC

Expandable to ± 1.345 AC



± 14,634 CPD

Geiger Grade Rd

Property Highlights

- The parcel size can be reconfigured to accommodate larger users (Expandable to ±1.345 AC)
- Immediately south of the proposed Costco Wholesale and directly across from Shayden Summit (Dillards, Apple, Lululemon, and Century Theatres)

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Access Points

- Right-in / right-out on Geiger Grade Rd. (U-turn at the signal serves westbound traffic)
- Right-in / right-out on S. Virginia St.
- Internal connector drive through the site linking Geiger Grade to S. Virginia St.

Intersection Detail

- Signalized S. Virginia / Geiger Grade / Mt. Rose junction with U-turn movement serving westbound Geiger Grade traffic
- Recently upgraded intersection and roundabout enhancing access and circulation
- Gateway position: last commercial corner serving Mt. Rose Hwy. (Tahoe) and Geiger Grade (Virginia City) traffic

Traffic Counts

S. Virginia St. @ Summit Sierra Blvd.—NW	45,203 CPD	2025
S. Virginia St. @ Mount Rose Hwy.—NW	38,759 CPD	2025
Summit Sierra Blvd. @ S. Virginia St.—NE	18,558 CPD	2025
Geiger Grade Rd. @ E. Whites Creek Ln.—SE	14,634 CPD	2025

Pad Specifications

Pad Size	± 0.965 AC / ± 42,035.4 SF
APN	017-011-36
Zoning	Mixed-use suburban
Structure	Ground lease or build-to-suit
Delivery	Rough-graded pad; all utilities delivered stubbed to site
Drive-Thru	Approved

Demographics

	2-mile	5-mile	10-mile
2026 Population	1,786	19,601	100,946
2026 Average Household Income	\$165,493	\$206,648	\$179,600
2026 Total Households	701	8,034	42,088
2026 Daytime Employment	1,341	15,225	116,631
2026 Average Food & Alcohol Spending	\$15,424	\$19,743	\$17,629

