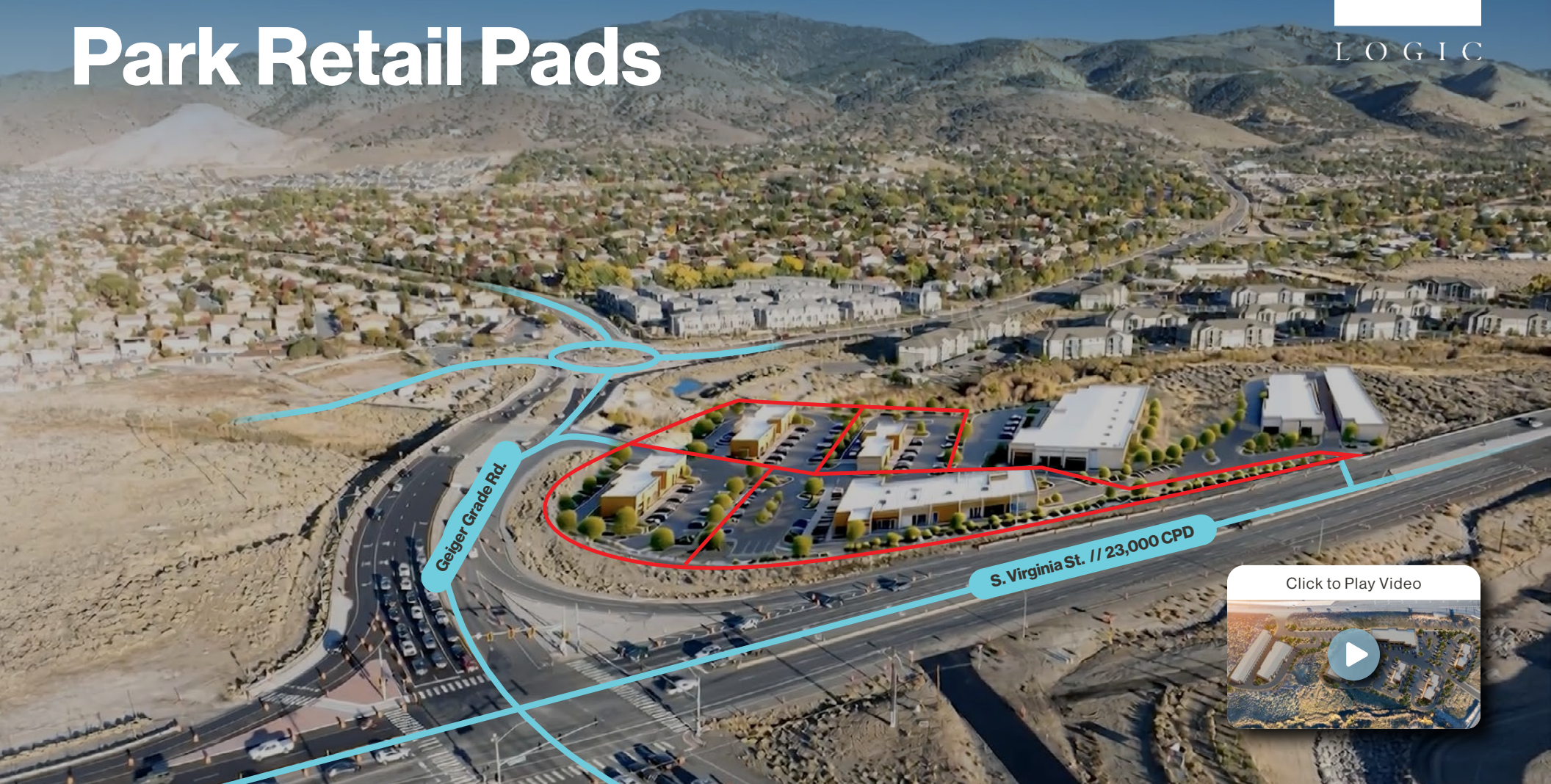


For Lease

Steamboat Business Park Retail Pads



[Click to Play Video](#)



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Reno, NV 89521

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Listing Snapshot



3 Standalone + 1 Multi-Tenant

4 Total Buildings



Build-to-Suit

Built to tenant prototype also available as ground lease pads



± 2,500 to 4,000 SF

Building sizes, Buildings 1-3



16 to 24 Mo.

Delivery following lease execution

Property Overview

Build-To-Suit | QSR, Retail, Or Medical

• Building 1 | Hard corner at S. Virginia St. and Geiger Grade Rd

- Building square footage ±2,500-4,000 SF
- Drive-thru equipped
- ± 26 parking spaces
- ±0.849 AC

• Building 2 | Facing Geiger Grade Rd. on east side of the park

- Building square footage ±2,500-4,000 SF
- Drive-thru equipped
- ±22 parking spaces
- ±0.965 AC

• Building 3 | Interior building off the main drive aisle

- Building square footage ±2,500-4,000 SF
- Drive-thru equipped
- ± 18 parking spaces
- ±0.38 AC

- Developer will construct each building to the tenant's prototype specifications, accommodating drive-thru, retail, or medical uses. Shell and turnkey delivery options are available.
- Building delivery is anticipated within 16 to 24 months following lease execution. Long-term lease structures are available.

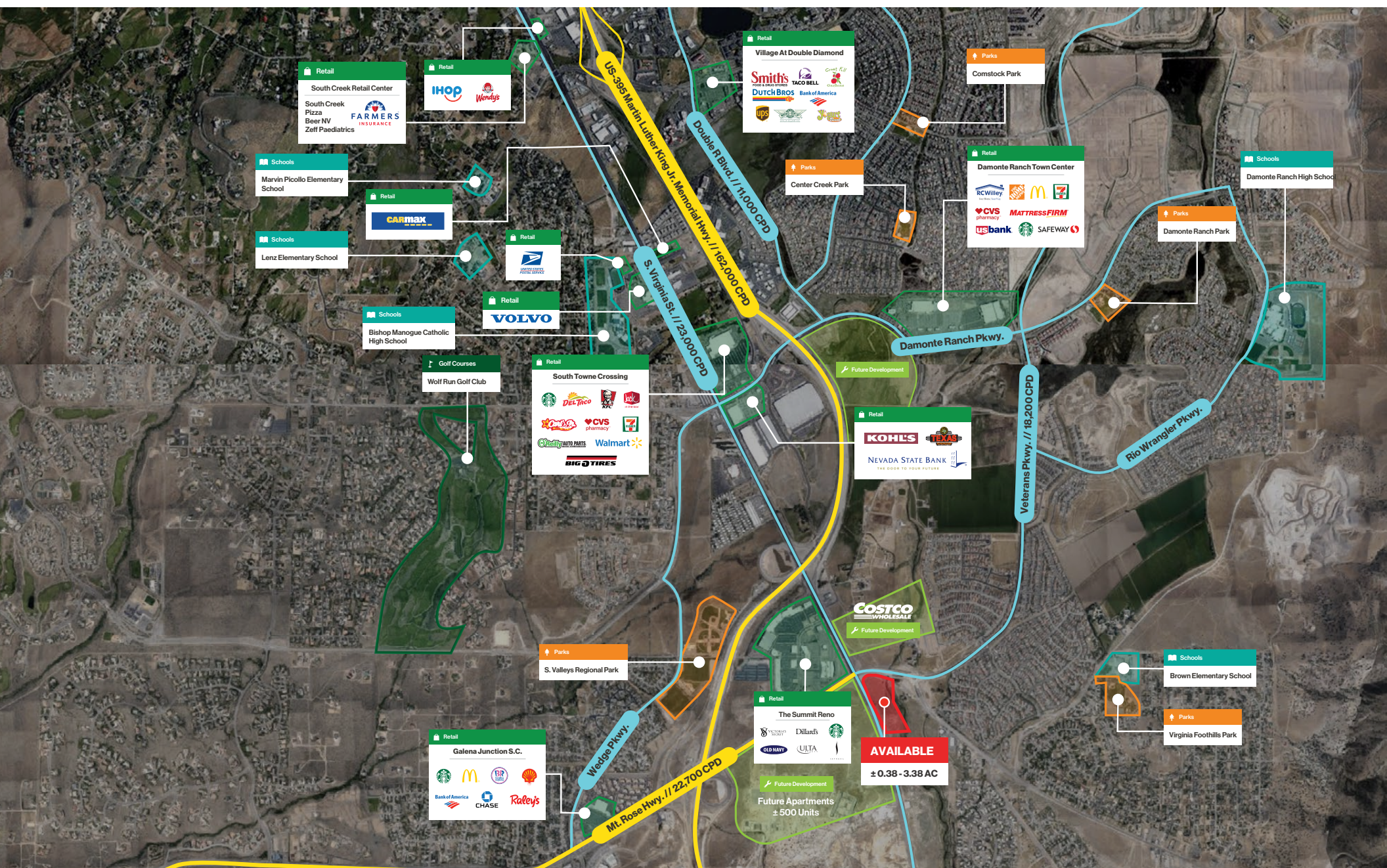
• Building 4 | In-line retail

- Pre-leasing a new multi-tenant retail building
- ±1,200 to 10,000 SF suite sizes
- Flexible demising
- TI packages available

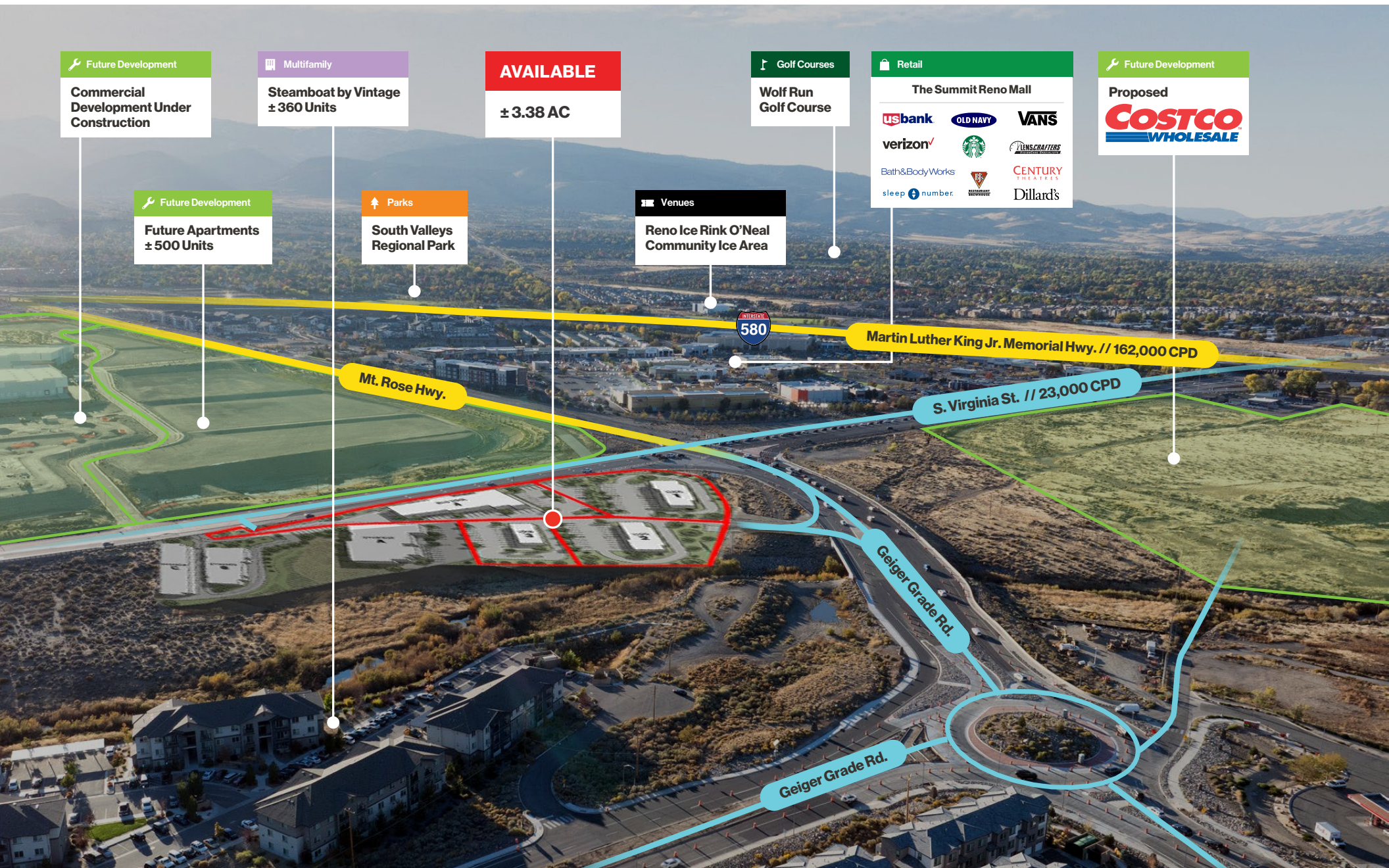
• Location

- Earthwork underway, sites delivered rough graded with utilities stubbed to each building
- Directly across from The Summit Reno
- Immediately south of the proposed Costco Wholesale
- Intersection and roundabout at Geiger Grade Rd. recently upgraded
- Anticipated traffic growth from Costco, ±500 future apartments, and Steamboat by Vintage (±360 units)

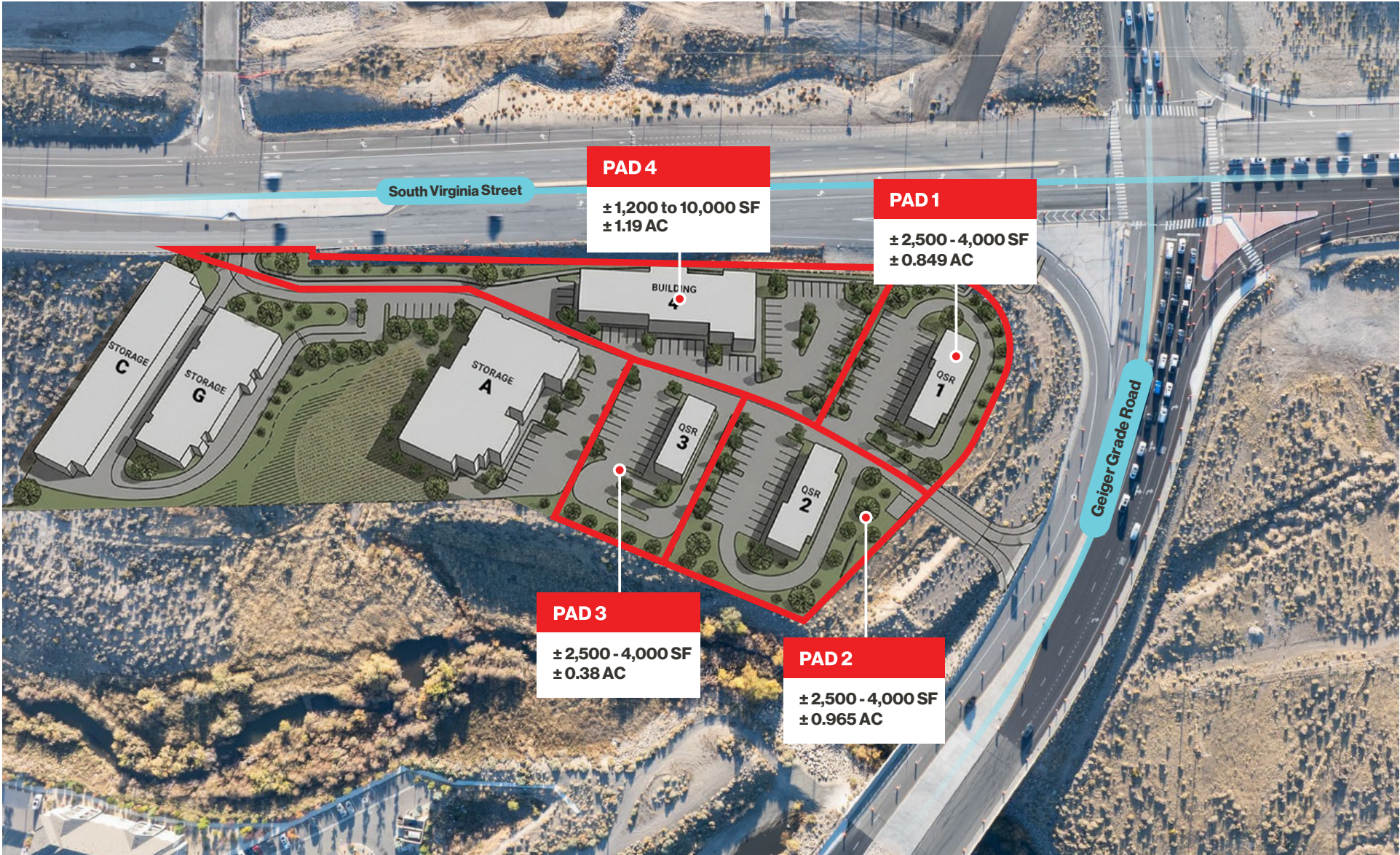








Master Site Plan



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



Building 1 | Build-to-Suit | QSR, Retail, or Medical

Hard corner at S. Virginia St. and Geiger Grade Rd.

First building in from the signalized intersection. Highest visibility position in the park, facing 23,000 CPD on S. Virginia St. Suited to a drive-thru QSR, retail, or medical user

- **Building Size:** $\pm 2,500 - 4,000$ SF
- **Use:** QSR, retail, or medical
- **Pad Size:** ± 0.849 AC | 36,982 SF
- **Drive-Thru Equipped:** subject to design
- **Parking:** ± 26 spaces; subject to design
- **Patio:** negotiable
- **Access:** shared driveway, S. Virginia St.
- **Delivery:** shell or turnkey, 16 to 24 mo. After lease execution
- **Pricing:** contact broker



*All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.*



Building 2 | Build-to-Suit | QSR, Retail, or Medical

Facing Geiger Grade Rd. on the east side of the park

Largest of the three sites, with frontage and visibility from Geiger Grade Rd. Suited for a drive-thru QSR, retail, or medical user

- **Building Size:** $\pm 2,500 - 4,000$ SF
- **Use:** QSR, retail, or medical
- **Pad Size:** ± 0.965 AC | $\pm 42,035$ SF
- **Drive-Thru Equipped:** subject to design
- **Parking:** ± 22 spaces; subject to design
- **Patio:** negotiable
- **Access:** shared driveway, S. Virginia St.
- **Delivery:** shell or turnkey, 16 to 24 mo. after lease execution
- **Pricing:** contact broker



*All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.*



Building 3 | Build-to-Suit | QSR, Retail, or Medical

Facing Geiger Grade Rd. on the east side of the park

Positioned between Storage A and Building 2 with direct access from interior drive aisle. Suited for a drive-thru QSR, retail, or medical user

- **Building Size:** $\pm 2,500 - 4,000$ SF
- **Use:** QSR, retail, or medical
- **Pad Size:** ± 0.38 AC | $\pm 16,553$ SF
- **Drive-Thru Equipped:** subject to design
- **Parking:** ± 22 spaces; subject to design
- **Patio:** negotiable
- **Access:** shared driveway, S. Virginia St.
- **Delivery:** shell or turnkey, 16 to 24 mo. After lease execution
- **Pricing:** contact broker



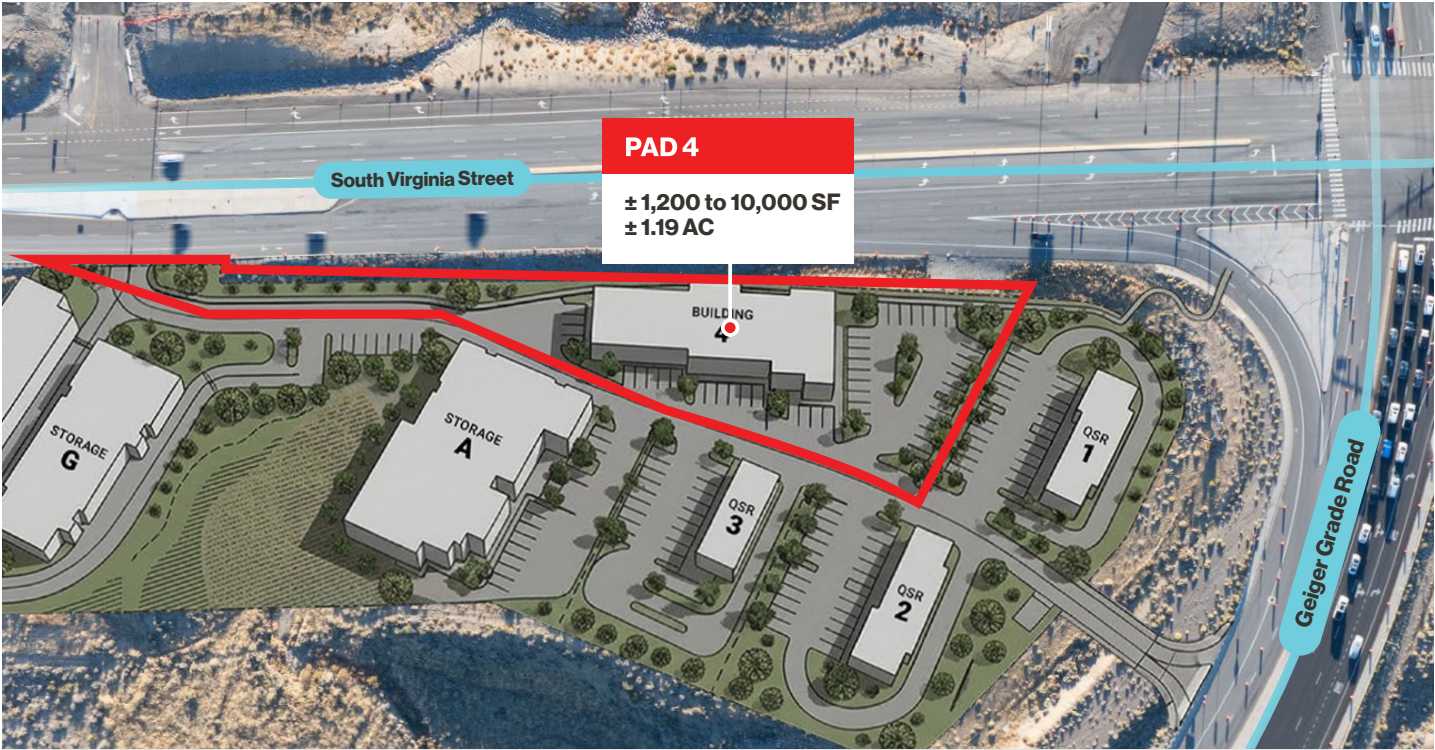
All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



Building 4 | In-Line Multi-Tenant Retail

In-Line Multi-Tenant Retail Building

- **Building Size:** ± 10,000 SF
- **Suite Size:** ± 1,200 - 10,000 SF
- **Pad Size:** ± 1.91 AC | ± 51,836 SF
- **Access:** shared driveway; S. Virginia St.
- **Delivery:** 16 to 24 mo. after lease execution
- **TI Packages:** available
- **Pricing:** contact broker



Suite A	Suite B	Suite C	Suite D	Suite E	Suite F	Suite G	Suite H
± 1,200 SF	± 1,200 SF	± 1,200 SF	± 1,200 SF	± 1,200 SF	± 1,200 SF	± 1,200 SF	± 1,200 SF

All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



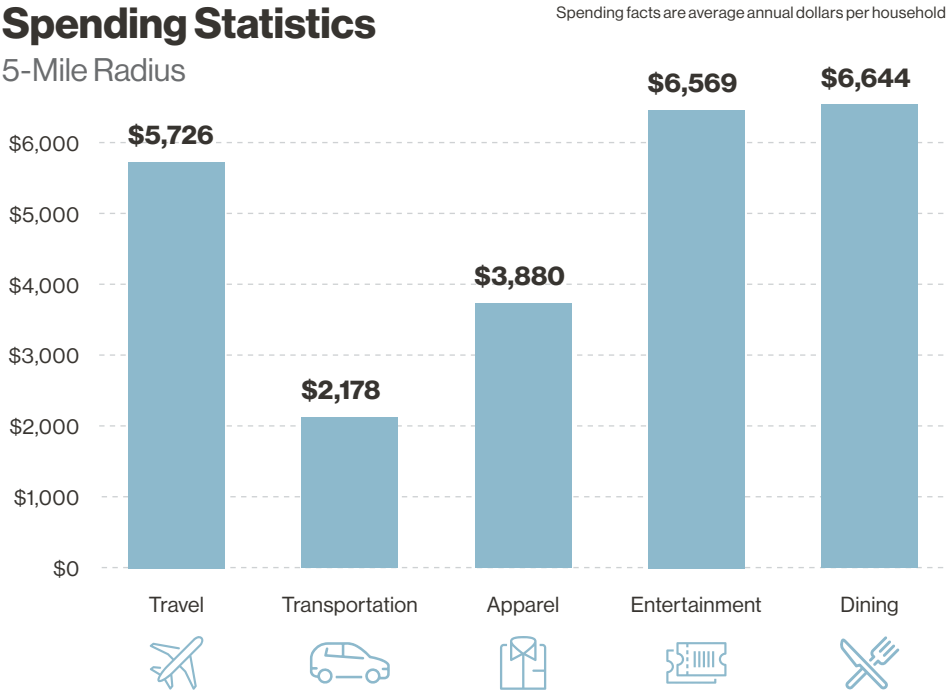
Important Statistics

5-Mile Radius



Spending Statistics

5-Mile Radius



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,887	43,821	63,290
2026 Population	8,908	53,125	74,043
2031 Population	9,592	57,689	79,229
Annual Growth 2020 - 2026	6.85%	3.13%	2.54%
Annual Growth 2026 - 2031	1.49%	1.66%	1.36%
Income			
2026 Average Household Income	\$172,855	\$185,401	\$188,889
2031 Average Household Income	\$199,763	\$207,228	\$209,211
2026 Per Capita Income	\$64,555	\$74,389	\$77,173
2031 Per Capita Income	\$74,930	\$83,467	\$85,899
Households			
2020 Total Households	2,104	17,694	25,502
2026 Total Households	3,288	21,361	30,221
2031 Total Households	3,558	23,280	32,501
Housing			
2026 Total Housing Units	3,627	22,892	32,304
2026 Owner Occupied Housing Units	1,640	14,221	19,694
2026 Renter Occupied Housing Units	1,648	7,140	10,527
2026 Vacant Housing Units	339	1,531	2,083
2031 Total Housing Units	3,973	24,931	34,857
2031 Owner Occupied Housing Units	1,812	15,447	21,126
2031 Renter Occupied Housing Units	1,746	7,834	11,375
2031 Vacant Housing Units	415	1,651	2,356

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2025

Population

640_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2025

Travel

3.8_{MM}

Annual Visitors Reno-Tahoe Area



2025

Visitors

\$2.0_B

Gross Gaming Revenue in Northern Nevada

229%

Northern Nevada Employment Growth
Since 2020-2025

14%



Summer Airport
Passenger Increases

7.90_{MM}

Hotel Rooms Available in
Reno-Tahoe Area Annually

13%

Reno/Sparks Employment
Growth in Past 5 Years

60_k-62_k

Trade, Transportation and Utilities,
Largest Employment Sector

60%

Percentage of Overnight
Visitors from California

88%

Visitors Would Recommend
Reno-Tahoe for Travel



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