

For Ground Lease McQueen Crossing Land, Reno, NV 89502



Retail Ground Lease Available – 1.02 Acres



Lead Contact
Sam Meredith

Vice President
+1 775 737 2939
Sam.Meredith@colliers.com
NV Lic. S.0189257

Roxanne Stevenson

Senior Vice President
+1 775 823 4661
Roxanne.Stevenson@colliers.com
NV Lic S.0015517



Property Overview

Premier ground lease opportunity for a 1.02-acre (44,605 SF) parcel, zoned GC (General Commercial), accommodating a wide array of commercial uses. Situated along the high-traffic Mae Anne Avenue corridor, the property offers exceptional visibility and accessibility. It is in close proximity to dense residential communities, shopping centers, and major thoroughfares like Robb Drive, I-80 and North McCarran Boulevard. This site is ideal for a variety of retail concepts, particularly those seeking a drive-thru configuration, given the minimal use restrictions for QSRs in the vicinity.

GC Zoning Uses

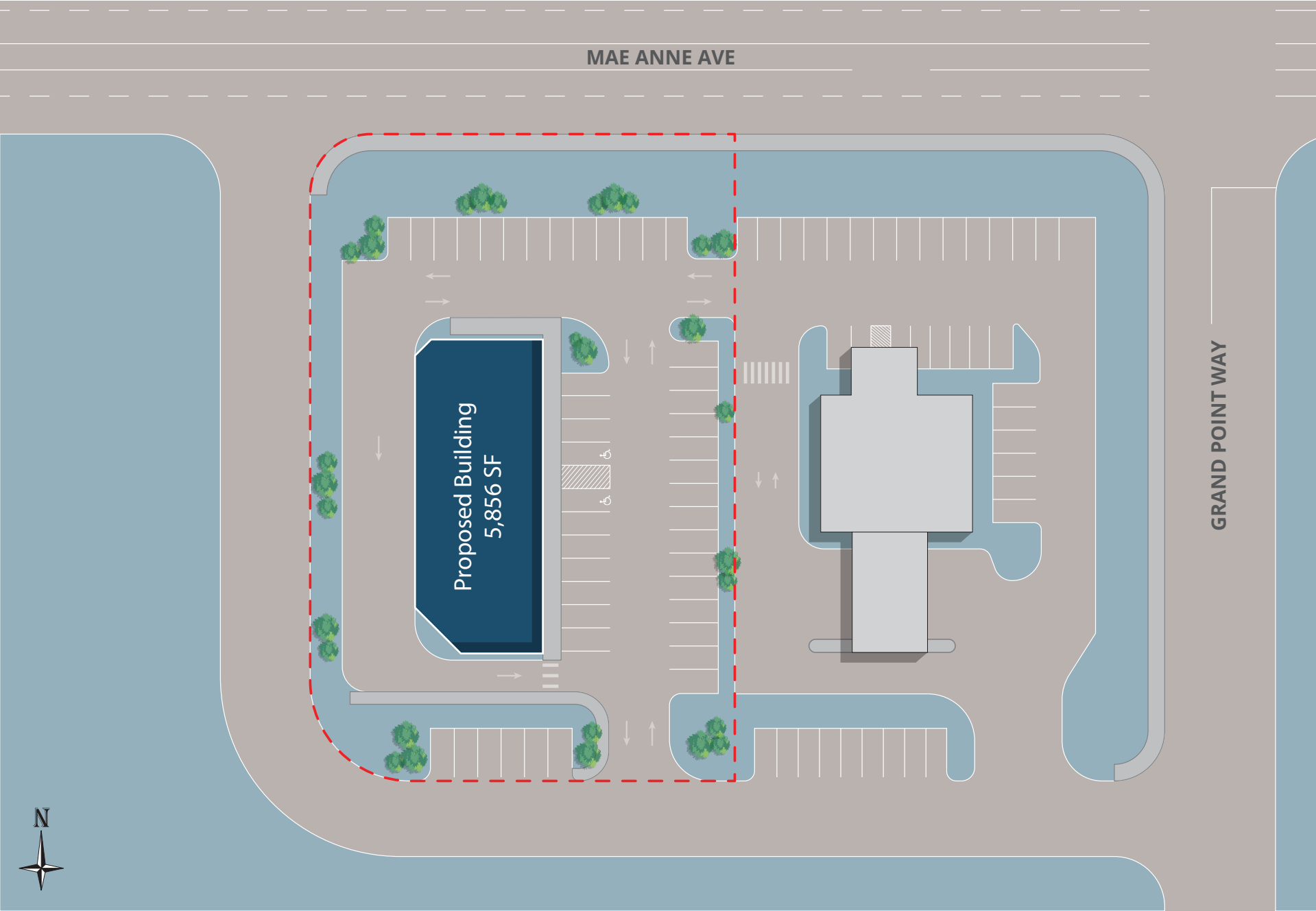
- APN: 202-052-04
- Quick Service Restaurants (QSRs)
- Coffee Shops
- Convenience Stores
- Financial Institutions
- Specialty Retail

Ground Lease Rate: Call for Pricing

Area Demographics

	1 mile	3 mile	5 mile
2025 Population	14,538	65,085	153,860
Daytime Population	10,137	46,205	162,758
Average Household Income	\$123,122	\$130,312	\$114,203
Total Households	6,057	29,076	71,773

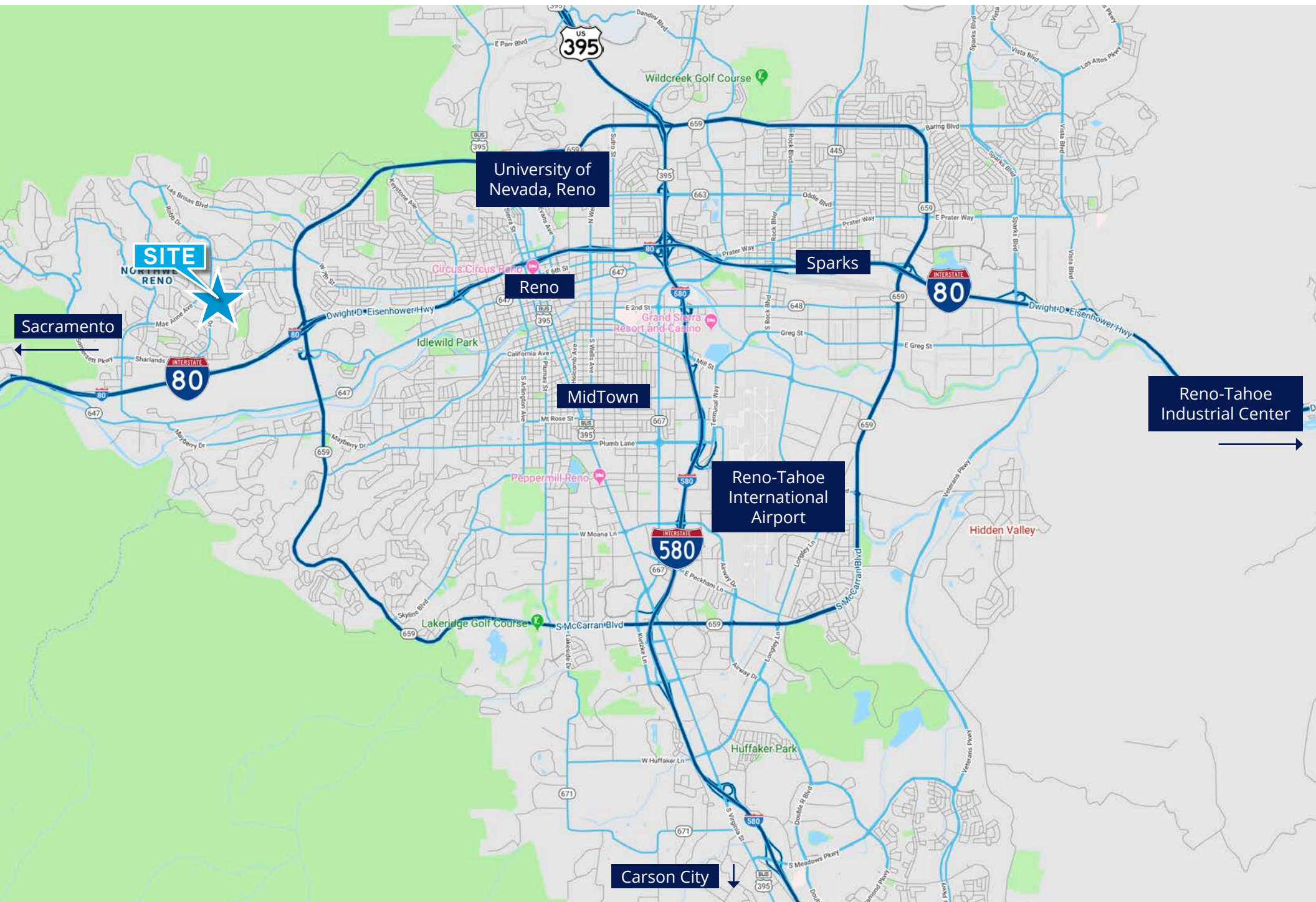
Potential QSR Drive-Thru Site Plan – 5,856 SF Building



Surrounding Area & Retail Tenants



Regional Location





5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Lead Contact
Sam Meredith

Vice President
+1 775 737 2939
Sam.Meredith@colliers.com
NV Lic. S.0189257

Roxanne Stevenson

Senior Vice President
+1 775 823 4661
Roxanne.Stevenson@colliers.com
NV Lic S.0015517



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.