

For Ground Lease McQueen Crossing Land, Reno, NV 89502



Retail Ground Lease Available – 1.02 Acres



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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

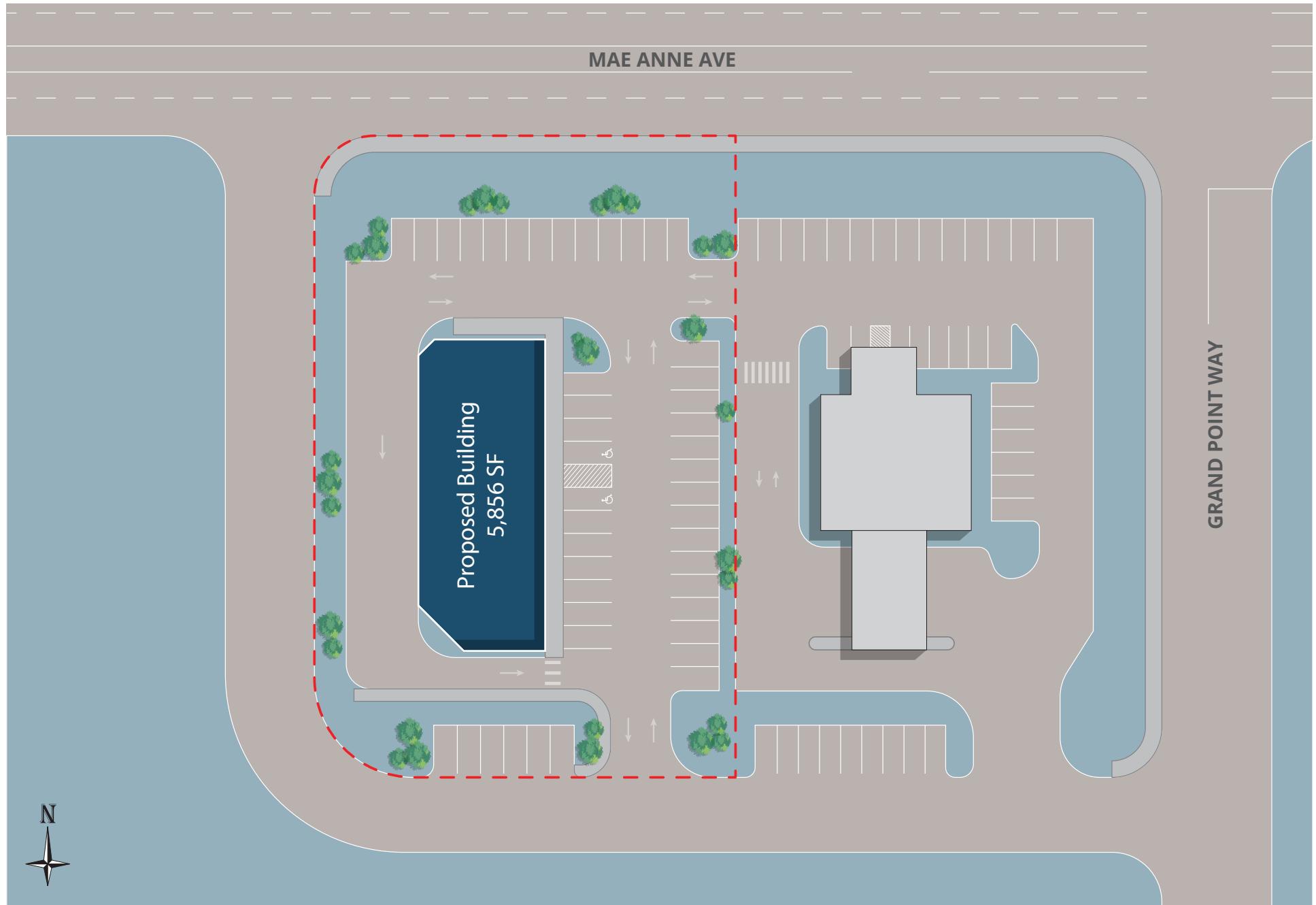
- APN: 202-052-04
- Quick Service Restaurants (QSRs)
- Coffee Shops
- Convenience Stores
- Financial Institutions
- Specialty Retail

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

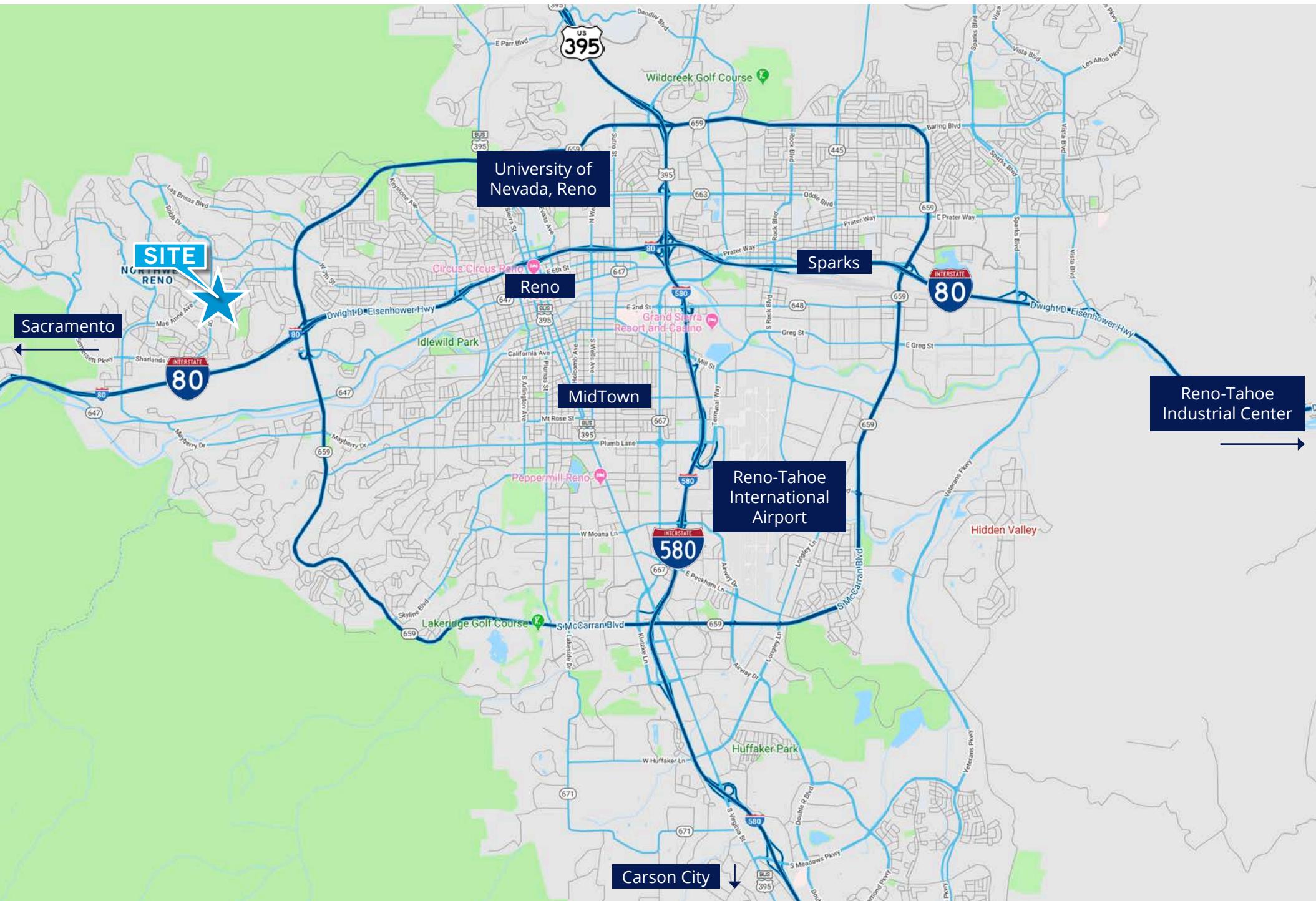
Potential QSR Drive-Thru Site Plan – 5,856 SF Building



Surrounding Area & Retail Tenants



Regional Location



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

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