

**7205**  
SKY VISTA PKWY

COMMERCIAL  
**LAND**  
FOR SALE

**Pad 2 | 2.83 AC**  
DEVELOPMENT  
AREA: 1.36 AC

**Pad 1**  
UNDER CONTRACT



CORFAC  
INTERNATIONAL

7205  
SKY VISTA PKWY



NORTH VALLEYS  
EMERGENCY  
DEPARTMENT

PAD 1  
UNDER CONTRACT

PAD 2  
DEVELOPMENT AREA: 1.36 AC  
TOTAL AREA: 2.83 AC

SHARED ACCESS ROAD

RETENTION  
BASIN

VIEW PERMITTED LAND USES

HERE

## Highlights

- Located in North Valleys submarket along Hwy 395 in the heart of Northern Nevada's fastest growing industrial submarket, with over 29 million square feet of industrial within a 5 mile radius.
- Neighboring retail uses include Walmart, Smith's, O'Reilly Auto Parts, Grocery Outlet, Walgreens & more
- Surrounded by high density residential growth with future planned developments in the region
- Adjacent to Northern Nevada Medical Center's planned Freestanding emergency department
- Positioned at a signalized intersection at Sky Vista and Vista Knolls

## Available

Sale Price | Negotiable

Land Size | 4.48 AC

Pad 1 | 1.65 AC \*Under Contract  
DEVELOPMENT AREA: 1.07 AC

Pad 2 | 2.83 AC  
DEVELOPMENT AREA: 1.36 AC

APN | 086-380-39

Zoning | General - Commercial

# AREA MAP SOUTHEAST VIEW



Primary Traffic Counts (24 hrs.)  
**SKY VISTA PKWY - 15,100 DTA**



**AT LEMMON DR EXIT - 74,500 DTA**



LEMMON VALLEY

GOLDEN VALLEY

SPARKS



**chewy**  
**ALMO**  
amazon.com

**Walgreens**

**GROCERY OUTLET**  
*Bargain Market*

**O'Reilly**  
AUTO PARTS

LEMMON DR

**Walmart**  
**SUPERCUTS** **T-Mobile**  
**verizon** **TEASPOON**



**Smith's**

VISTA KNOLL PKWY

PAD 2

7205 SKY VISTA PKWY

PAD 1

SKY VISTA PKWY



# AREA MAP NORTHWEST VIEW



TEMPUR+SEALY

OnTrac

amazon



ASPEN VISTA AT ANCHOR POINTE  
Residential Development

NORTH VALLEYS

UNION SUPPLY Group

COMPASSHEALTH

MARY KAY

S&S ACTIVEWEAR

THE LAKES AT LEMMON VALLEY  
Multifamily Development

THE TRAILS  
Residential Development

exxel OUTDOORS

MARY'S GONE CRACKERS

Ansell

SupplyHouse.com

7205 SKY VISTA PKWY

PAD 1

PAD 2



Walmart SUPERCUTS verizon T Mobile WINGSTOP TEASPOON



# RENO | SPARKS DEMOGRAPHICS



**7205  
SKY VISTA PKWY**

**1 MILE**

**3 MILES**

**5 MILES**

**140 MILES TO  
SACRAMENTO**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Employed</b>	2,440	20,122	34,889
<b>Average Household Price</b>	\$341,454	\$366,973	\$384,333
<b>Households</b>	1,710	13,548	23,829
<b>Average Household Income</b>	\$80,277	\$91,586	\$96,032

LABOR FORCE	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE
264,464	256,337	8,127	3.1%

OCCUPATION	MEDIAN HOURLY	MEDIAN SALARY
<b>Stockers &amp; Order Fillers</b>	\$17.77	\$36,960
<b>Logistics Analysts</b>	\$29.11	\$60,550
<b>First-Line Supervisors of Mechanics, Installers and Repairs</b>	\$30.63	\$63,700
<b>First-Line Supervisors of Helpers, Laborers and Material Movers</b>	\$29.94	\$62,280
<b>First-Line Supervisors of Office and Administrative Support Workers</b>	\$28.57	\$59,420
<b>Shipping, Receiving and Inventory Clerks</b>	\$18.08	\$37,610
<b>Chief Executives</b>	\$70.00 or More	\$193,570
<b>Transportation, Storage and Distribution Managers</b>	\$38.40	\$79,880
<b>Purchasing Managers</b>	\$48.06	\$99,960
<b>Medical Equipment Repairers</b>	\$36.84	\$76,630

# WHY RENO?

## LIVABILITY FACTORS



## ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown



## TOP 5 SUNNIEST CITIES

300 Days of sun annually



## 18 SKI RESORTS

Within 1 hour



## 87 PARKS

With over 3,800 Acres of public recreational land within the city



## 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"**

*According to usnews.com*

**"Reno the #2 market for companies relocating from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO

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