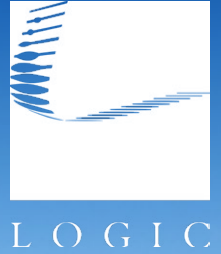


For Lease

Golden Valley Land



0 Golden Valley Rd.
Reno, NV 89506

Point of contact

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.045434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Ashley Lawson

Senior Associate
775.409.8402
alawson@logicCRE.com
S.0201763

Listing Snapshot



Negotiable
Ground Lease Rate



± 0.53 – 1.84 AC
Available Acres



GC (General Commercial)
Zoning

Property Highlights

- ± 0.50 - 3.00 AC of fully-entitled land available for ground lease
- Level to slightly-sloping topography
- Signalized intersection underway along E. Golden Valley Rd.
- Frontage along Hwy. 395 with traffic counts over ± 74,500 CPD
- Build-to-Suit options available for qualified tenants
- Heavy residential development in the area with over ± 12,500 homes within a 3-mile radius
- Signage and visibility along Hwy 395 N.
- Nearby tenants include Longboards Pizza, Wendy's, Burger King, Raley's, Greater Nevada Credit Union, and more

Demographics

	1-mile	3-mile	5-mile
2024 Population	3,785	40,538	125,430
2024 Average Household Income	\$156,232	\$99,391	\$90,775
2024 Total Households	1,367	13,646	44,058







Conceptual Site Plan

Available

Pad #	Total AC*	Total SF*	Notes
1	0.93 AC	± 40,716 SF	Deal Pending
2	0.69 AC	± 30,915 SF	QSR Drive-Thru
3	1.10 AC	± 47,814 SF	Bank with Teller Drive-Thru
4	0.53 AC	± 23,132 SF	Car Wash with Vacuum Station
5	0.58 AC	± 25,265 SF	QSR Drive-Thru
6	1.08 AC	± 46,942 SF	Standalone Retail
7	1.55 AC	± 67,585 SF	Deal Pending
8	0.80 AC	± 34,833 SF	QSR Drive-Thru
9	1.84 AC	± 79,980 SF	Deal Pending

*Proposed layout, subject to change



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For inquiries please reach out to our team.

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