

# For Sale or Build-to-Suit Opportunity Damonte Ranch Parkway Parcel



1.429 Acre Parcel With Finished Pad | APN: 140-213-15



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## Property Overview

Colliers is pleased to present a rare opportunity to purchase an office parcel in South Reno. The 1.429 acre parcel with finished pad is build ready for an office or medical user. The property has parking in place and is landscaped with utilities to the site. The property is located within Damonte Ranch and next to 985 Damonte Ranch one of south Reno's finest office buildings as well as a multitenant retail center with prime tenants including Home Depot, Safeway, RC Willey, CVS, Starbucks, Northern Nevada Medical Center and numerous restaurants and professional and personal services in the Damonte Ranch Trade Center. The property is located across from Downtown Damonte. In addition, it offers outstanding access to I-580, Double R Boulevard and other major thoroughfares.



## Property Details

- **Parcel Size:** 1.429 Acres (62,247 SF)
- **Finished Pad Measurements:**  $\pm 91' \times \pm 70'$
- **Zoning:** Planned Development – Inquire listing Brokers
- **Uses:** Office/Medical
- **Max Building Size on Pad:** 18,150 SF max of 3 stories
- **Parking:**  $\pm 79$  parking spaces in place (4.35:1000 at max building size)
- **Utilities:** Utilities to site, buyer to confirm
- **Associations:** Located within commercial associations – Inquire listing Brokers for additional details

Sale Price: \$25/PSF (\$1,556,181)

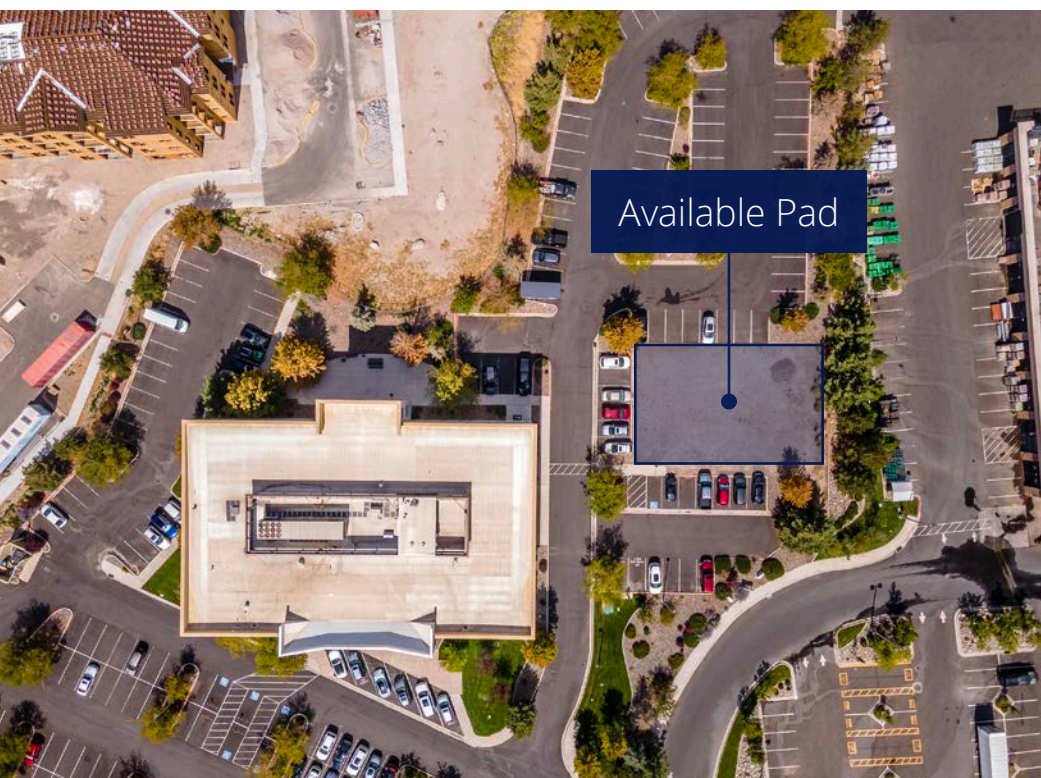
BTS Rate: Contact for Pricing

Available Parcel | 1.429 Acres (62,247 SF)



Available Parcel  
APN: 140-213-15

Property Photography

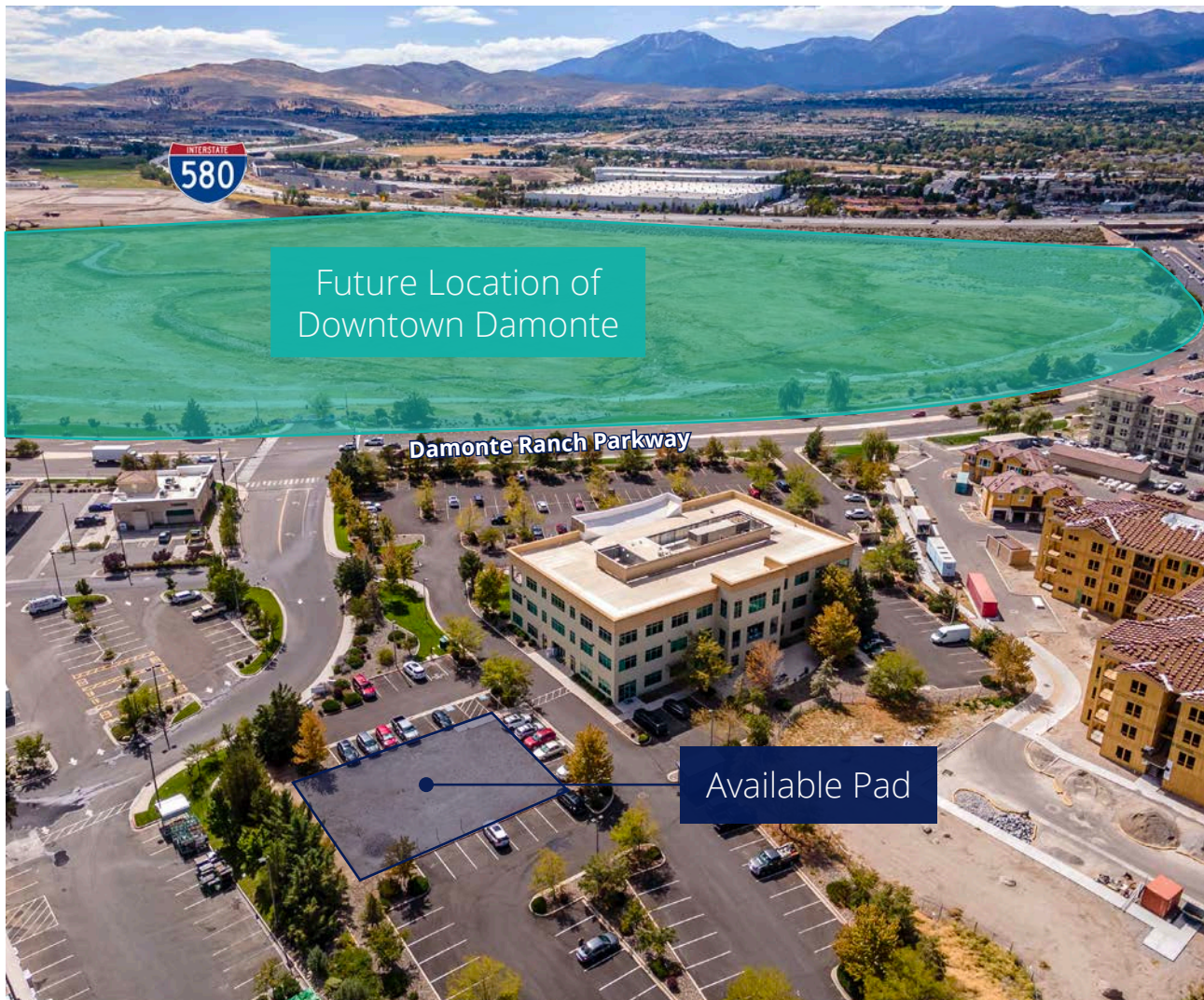


# Downtown Damonte Details

Downtown Damonte is a new mixed-use project in south Reno that was announced in 2022. This DiLoreto Companies and Nevada Pacific Development Corporation project will include residential, retail, restaurant, mixed-use office, and a technology campus. A walkable and bikeable hub, built for socialization and community, Downtown Damonte is now under construction.

Located near the premier master planned community of Damonte Ranch, at the base of the Sierra Nevada Mountains. The residential development has walking and hiking trails, local golf courses, nearby skiing, and neighboring parks all within close proximity.

Learn more: [www.downtowndamonte.com/](http://www.downtowndamonte.com/)



More than 150,000 square feet of mixed-use office space



More than 200 hotel rooms and 100 apartment units nearby

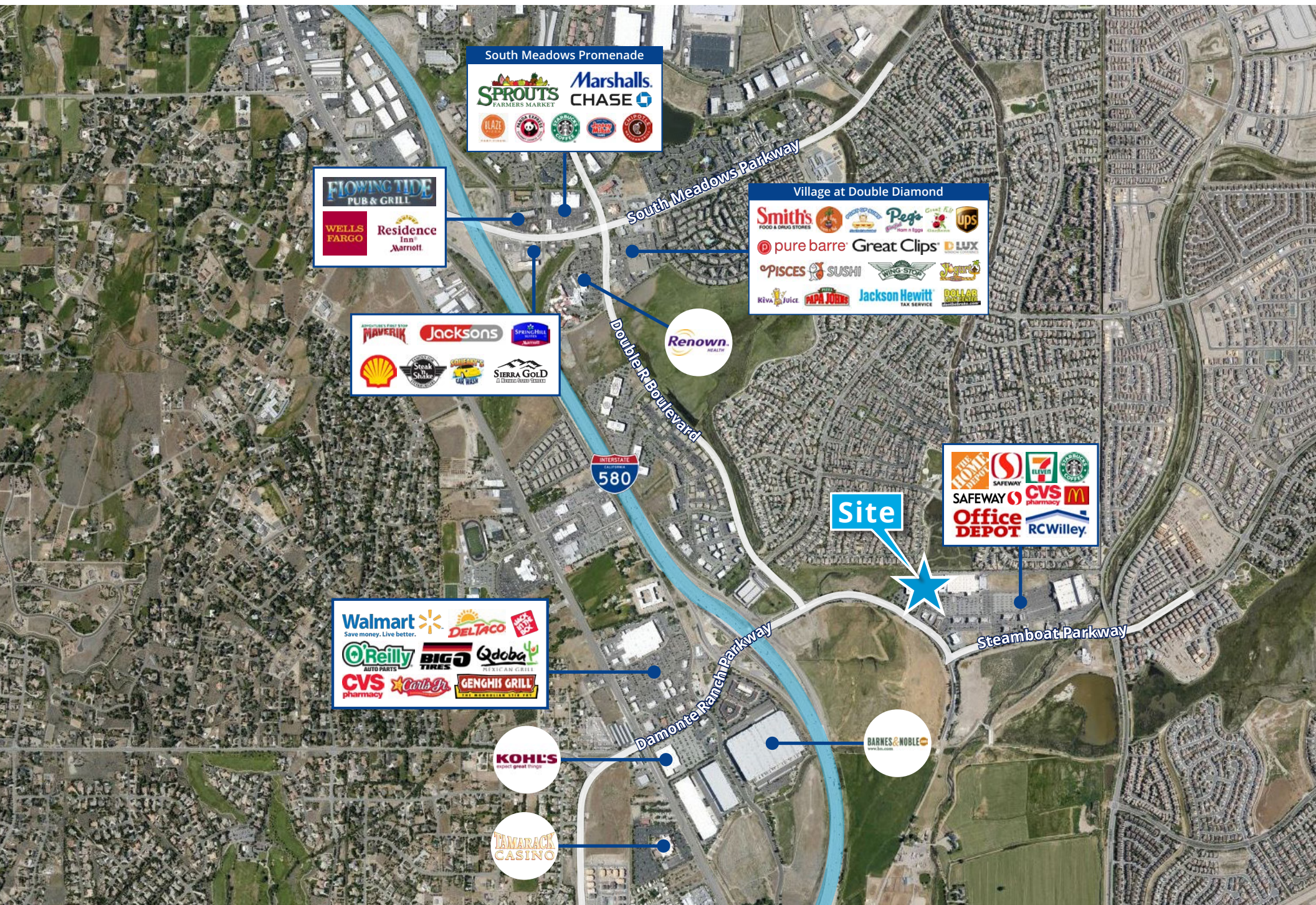


More than 244,000 square feet of retail, restaurant, and bar space



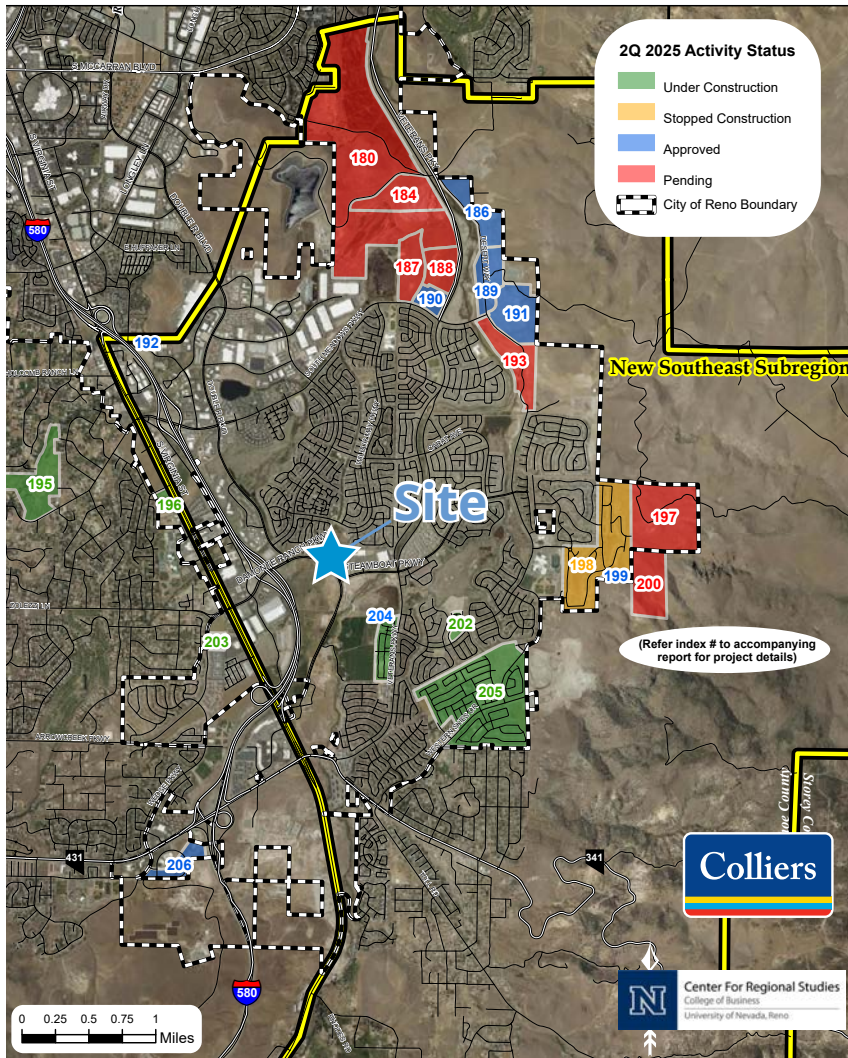
Will house Ridgeline, Inc.'s new tech campus and its estimated 1,500 employees

## Surrounding Retail & Amenities



# Q2 2025 Residential Construction Activity

There are over 2,303 new units planned or under construction and an additional 4,331 units pending approval in the Spanish Springs area



Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units Approved on Tentative Maps
192	Pecetti Ranch Townhomes	Avison Development Partners LLC	9300 Gateway Dr	Approved	179
199	DPII	Dolan Properties II LLC	Claimjumper/Palladium Mine Dr	Approved	18
202	Damonte Ranch Village 26	Nevada Tri Partners	Rio Wrangler Parkway	Under Construction	95
SINGLE-FAMILY ATTACHED				Approved Single Family:	292
186	Daybreak Plan Area 23	Lennar Homes	Veterans & S Meadows Pkys	Approved	160
189	Daybreak Plan Area 24N&25	Lennar Homes	Veterans & S Meadows Pkys	Approved	124
190	Talus Valley Village 22	Toll Brothers	S Meadows & Echo Valley Pkys	Approved	144
191	Daybreak Plan Area 24S/26	Lennar Homes	Veterans & S Meadows Pkys	Approved	174
198	Palisades	Lennar Homes	McCauley Ranch & Gold Mine Dr	Stopped Construction	260
204	Damonte Ranch Village 21	Terreno Development LLC	Veterans Pky & Colton Dr	Under Construction	214
205	Caramella Ranch Estates	Toll Brothers	South of Rio Wrangler/Western	Under Construction	935
SINGLE-FAMILY DETACHED				Approved Single-Family, Detached:	2,011
<b>Grand Total of Approved Units:</b>					<b>2,303</b>

180	Daybreak (PUD balance)	Toll Brothers	Veterans & S Meadows Pkys	Pending	2,775
184	Daybreak Plan Area 10 & 11	Toll Brothers	S Meadows & Echo Valley Pkys	Pending	353
187	Talus Valley Village 17/18/19	Toll Brothers	Veterans & S Meadows Pkys	Pending	247
188	Talus Valley Villages 20 & 21	Toll Brothers	Veterans & S Meadows Pkys	Pending	198
193	Bella Vista Ranch Phase II	Sunny Hills Ranchos	S Meadows & Rio Wrangler Pkys	Pending	609
197	The Canyons	Jack Dolan	East of McCauley Ranch Blvd	Pending	110
200	Valley View Estates	McCauley/Tormey	Claim Jumper & Tellurium Mine	Pending	39
PENDING PROJECTS				Approved Single Family:	3,331
<b>Grand Total of Pending Units:</b>					<b>4,331</b>

# Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

## Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

**4.5%**

UNEMPLOYMENT RATE  
AS OF JULY 2025

**261,120**

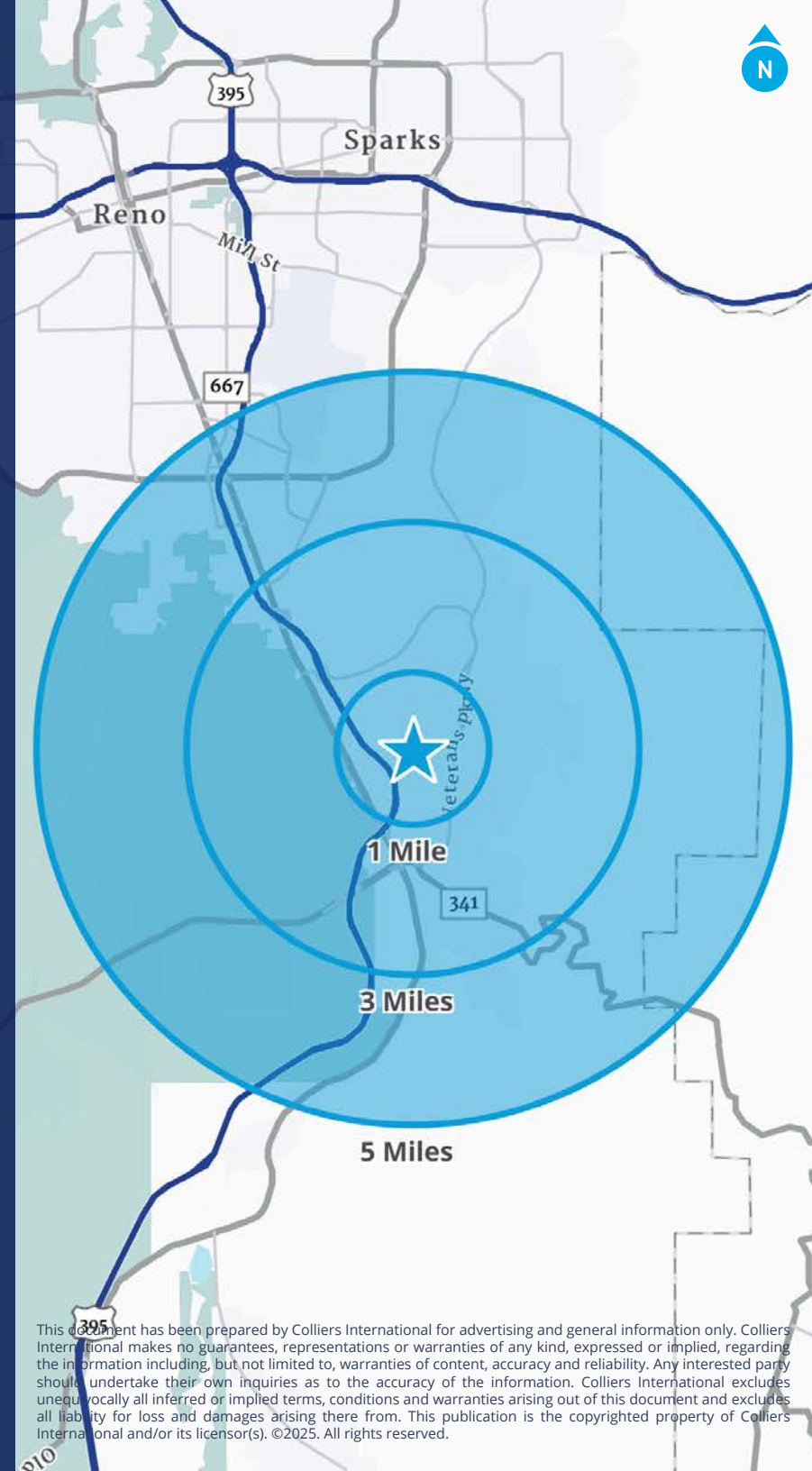
WASHOE COUNTY  
EMPLOYMENT AS OF 2025

**520,104**

WASHOE COUNTY  
POPULATION AS OF 2025

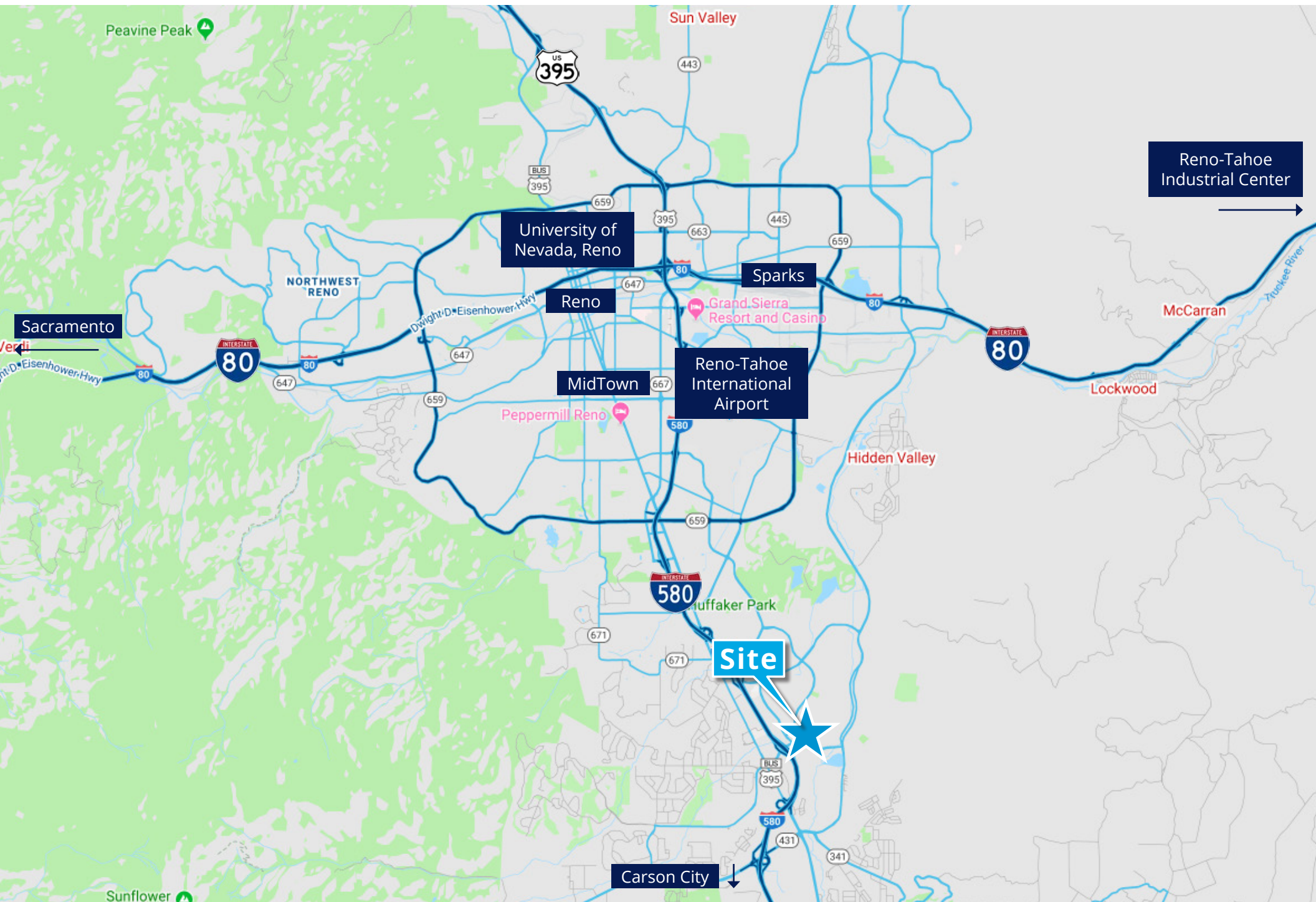
**\$580,000**

MEDIAN HOME PRICE  
AS OF MAY 2025



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# Regional Location





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