



SKY VISTA LANDING

FOR LEASE | SKY VISTA PKWY | RENO, NV 89506



15,400 ADT

52,000 ADT

SUBJECT SITE



69,000 ADT



Kidder Mathews



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PROPERTY HIGHLIGHTS

±2,500 SF sizes available; estimated completion 2Q 2025

DRIVE-THRU spaces available

FREEWAY VISIBILITY on US-395

RAPIDLY growing demographics

IMMEDIATELY adjacent to high volume Super Walmart

DIVERSIFIED and expanding group of demand generators

ONGOING commercial & residential development will continue to drive activity to this area

TRAFFIC COUNTS

US 395 N 0.1 mi of N/B on-ramp of Golden Valley Intch	69,000 ADT
US 395 N 200ft off the Stead Intch	52,000 ADT
Lemmon Dr E of Lemon Valley Dr Intch	28,900 ADT
Sky Vista Pk 200ft W of Lemmon Dr	15,400 ADT

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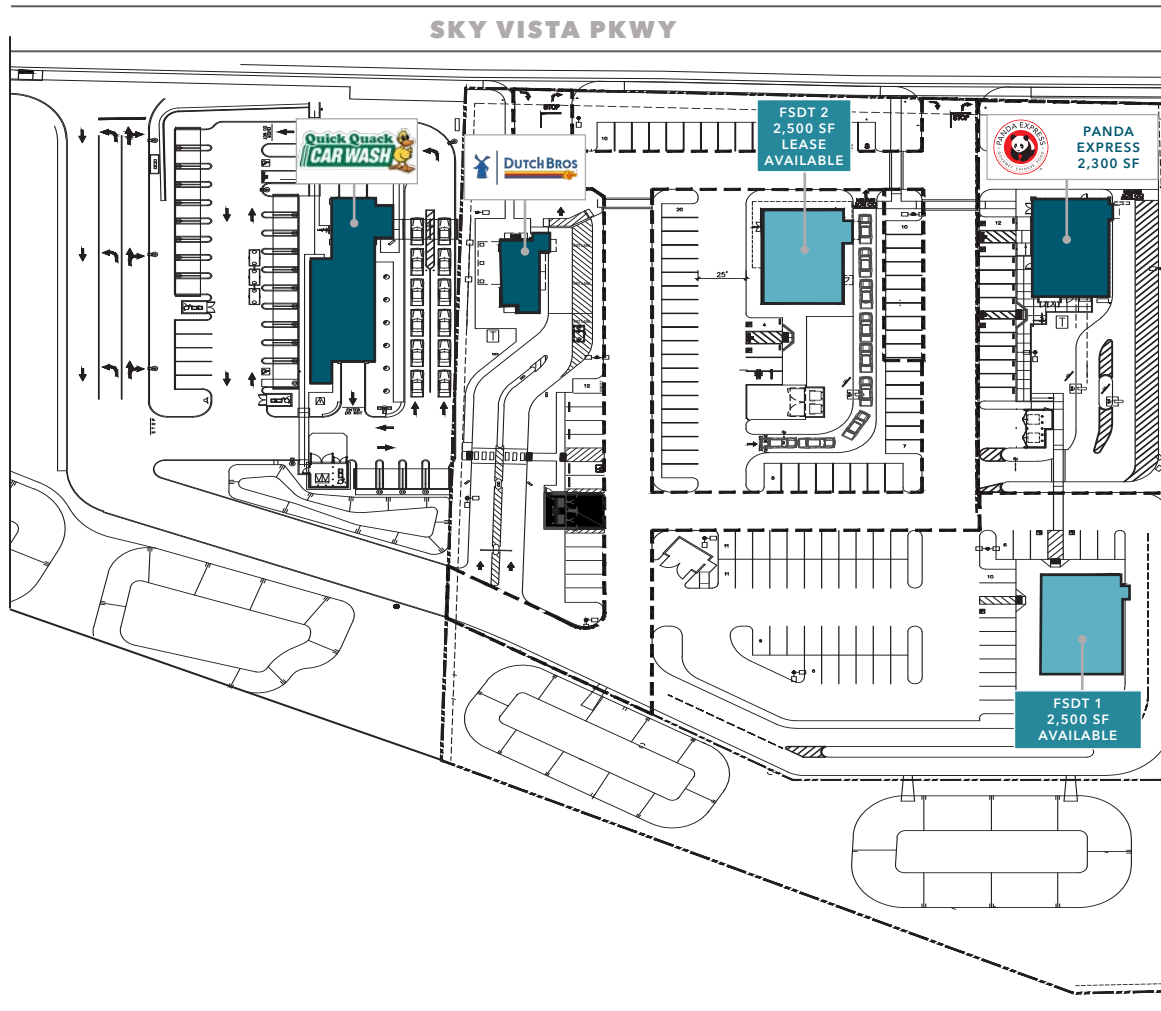


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Site Plan



SKY VISTA LANDING
APN: 086-380-18

Lot	Size
FSDT 1	60,340 SF
FSDT 2	51,369 SF

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North Valleys Making Headlines

ZONING CHANGE FOR 1800 UNIT DEVELOPMNT

By Karsen Bushjost, My News 4

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RESIDENTS WANT MORE FOOD OPTIONS..

By KTVN, Channel 2 News

[VIEW ARTICLE](#)

DEVELOPERS PLAN HUNDREDS OF NEW HOMES

By Olivia DeGennaro, My News 4

[VIEW ARTICLE](#)

GROWTH IN THE NORTH VALLEYS; FACT SHEET

By City of Reno, Reno.gov

[VIEW ARTICLE](#)

REZONING A STEP TOWARD MORE GROWTH

By Carla O'Day, This Is Reno

[VIEW ARTICLE](#)

HIGHER DENSITY HOUSING DEV COMING..

By Terri Hendry, My News 4

[VIEW ARTICLE](#)

DEVELOPMNT GETS CITY & COUNTY APPROVAL

By Carla O'Day, This Is Reno

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RESIDENTIAL PROJECTS

PROPOSED & UNDER CONSTRUCTION		UNITS
1	Arroyo Crossing	237
2	Cabernet @ the Highlands	425
3	Estancia	202
4	Evans Ranch	5,679
5	Heinz Ranch	4,200
6	North Valley Estates	252
7	Regency Park	207
8	Sierra Vista Village	194
9	Silver Hills	680
10	Silver Star Ranch	1,600
11	Stonefield Horizons	470
12	Lansing/North Park Apts	112/320
13	Senior Housing Project	100
14	Sky Vista South	72
15	Sierra Grande	157
16	Prado Ranch	1,500
17	Stonegate	1,500

EMPLOYERS

RECENTLY RELOCATED & EXPANDED

1	Amazon
2	Cascade Designs
3	Exxcel Outdoors
4	Quality Bicycle Products
5	Lasco Valves
6	Mary's Gone Crackers
7	Marmot
8	Petco
9	Urban Outfitters
10	Tactical Air Support
11	Prado Ranch Industrial (proposed)

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North Valleys Demographics

POPULATION

2023 Population	209,901
2023 Daytime Population	109,399
2028 Projected Population	217,569
2010 Census Population	183,340
2023 Median Age	35.8
% Some College or Higher	59.5%

HOUSEHOLDS

2023 Households	81,321
2010 Census Households	69,387
2023-2028 Projected Annual Growth Rate	0.6%
2023 Average Household Size	2.5

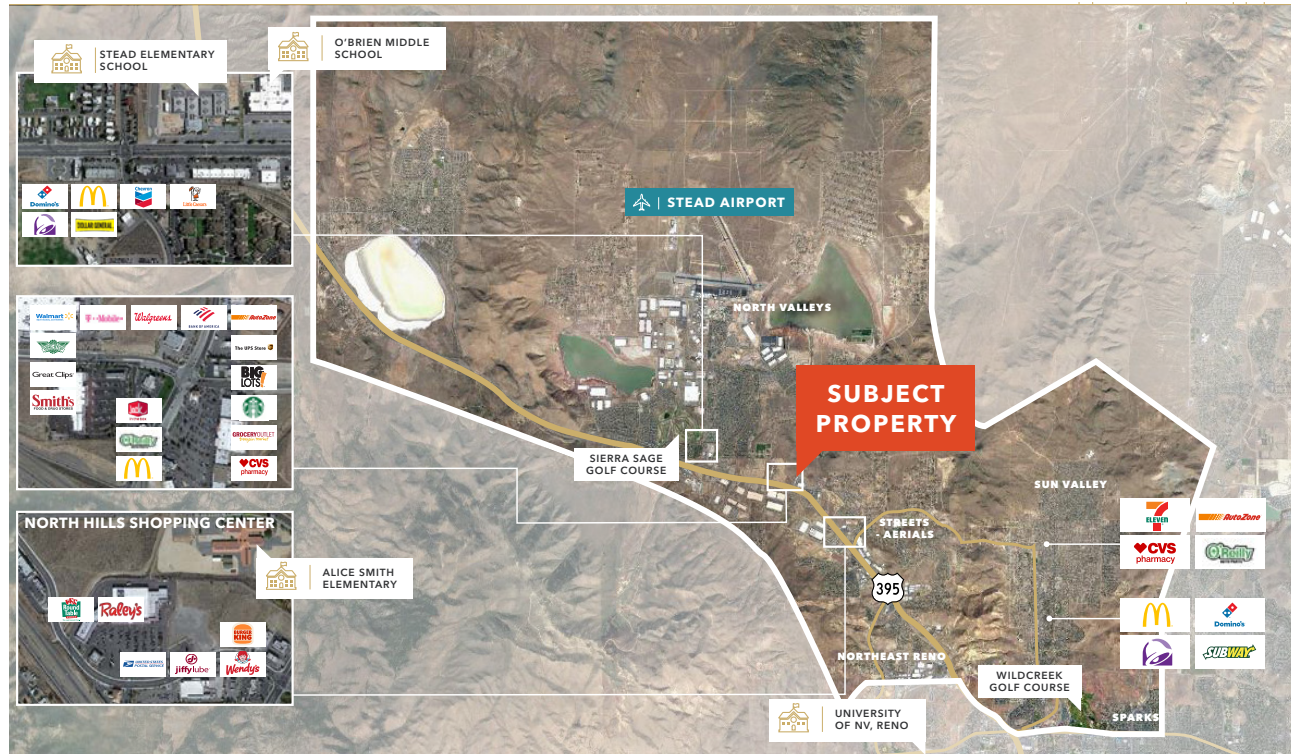
INCOME

2023 Median Household Income	\$74,184
2028 Projected Median Household Income	\$74,823
2023 Average Household Income	\$105,076
2028 Projected Average Household Income	\$110,563
2023 Per Capita Income	\$40,925

HOUSING

2023 Housing Units	88,241	2023 Owner Occupied Units	56.6%
2023 Occupied Units	92.2%	2023 Renter Occupied Units	43.4%
2023 Vacant Units	7.8%	2023 Median Housing Value	\$431,646

Source: ESRI



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Reno, Nevada Facts & Demographics

259,618

POPULATION

2.3

AVG HH SIZE

\$93,668

AVG HH INCOME

36.4

MEDIAN AGE



HOME OWNERSHIP



55.9K
RENTERS

54.2K
OWNERS



RACE & ETHNICITY

White	72.0%
Asian	6.8%
Pacific Islander	0.7%
African-American	3.4%
Hispanic	40.5%
Two or More Races	4.8%



EDUCATION

22.7%
HS GRAD

24.9%
SOME COLLEGE

8.3%
ASSOCIATES

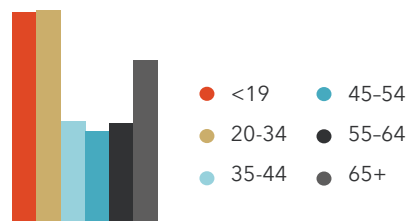
21.0%
BACHELORS



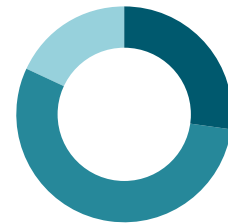
GENDER & AGE

50.7%
MEN

49.3%
WOMEN



EMPLOYMENT



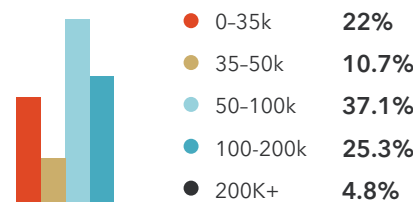
- Blue Collar 43.8%
- White Collar 56.2%
- Services 19.8%

79.5%
EMPLOYED

3.4%
UNEMPLOYED



INCOME BY HOUSEHOLD



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1.17K
HOUSING

\$817
FOOD

\$1.0K
TRAVEL

\$313
ENTERTAINMENT

\$74
PERSONAL CARE

\$195
APPAREL

\$192
FURNITURE

\$1.0K
VEHICLE

DATA SOURCE: SITES USA

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