

Endcap with Exclusive Patio Area and Grease Interceptor Available in Fernley, NV



FOR LEASE

Fernley Village Marketplace

1330-1480, US-95 ALT, Fernley, NV 89408

Smith Retzliff Retail Team

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Colliers Reno

5520 Kietzke Lane, Suite 300
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PROPERTY DETAILS

Address 1330-1480, US-95 ALT, Fernley, NV 89408

Available Space 2,714 SF

Lease Rate \$1.50 PSF, NNN

Parking Spaces Surface

DRIVE-TIMES

20 Min
To Tahoe/Reno Industrial Park

36 Min
To Reno, Nevada

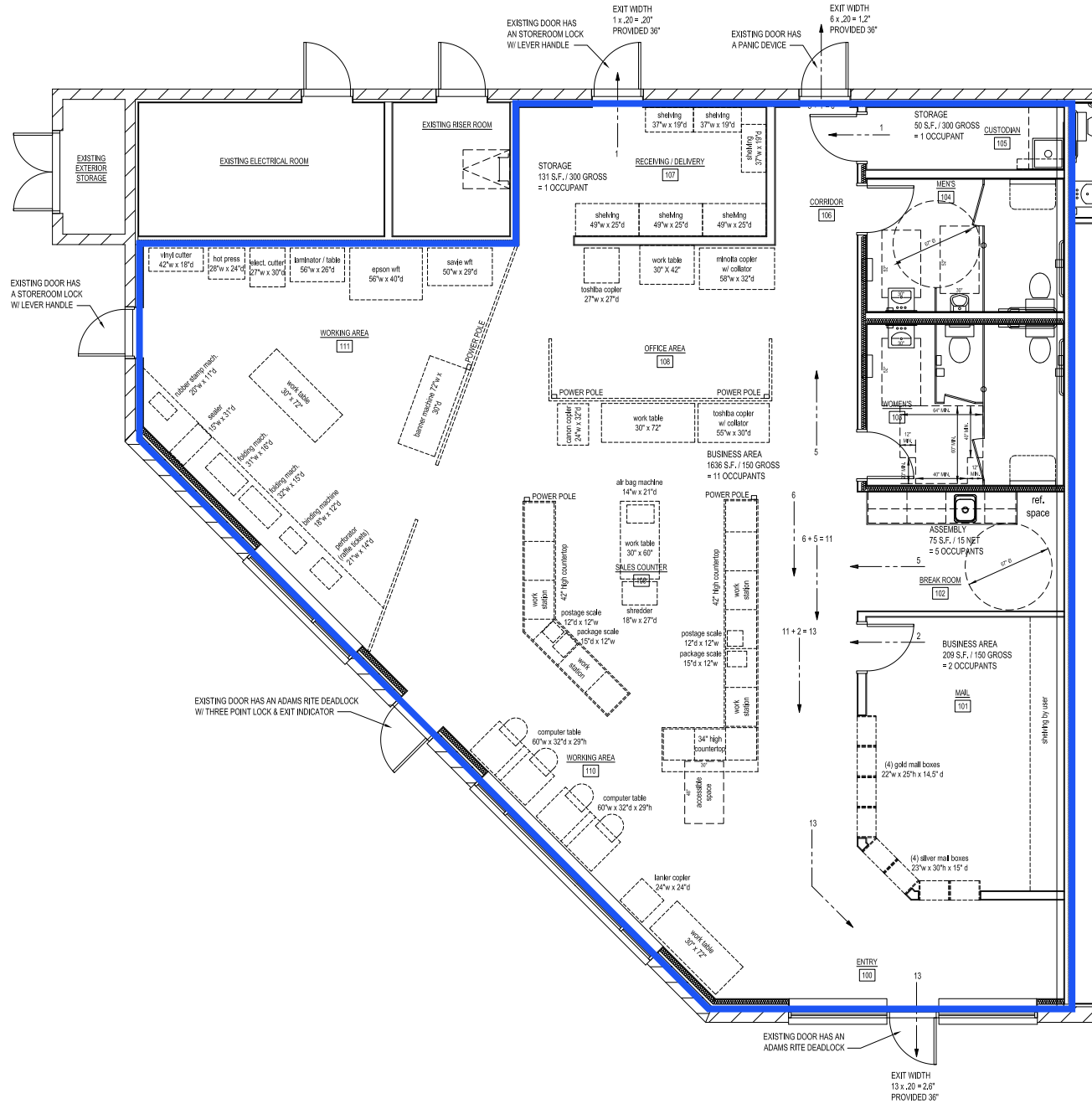


Available for Lease



Tenants	Bldg	Suite	SF
McDonalds (NAP)	1	1500	2,903
Winger's Alehouse	2	1330	7,789
Washington Federal Bank	3	1480	4,387
LL Realty	4A	1460-1	3,000
Port of Subs	4A	1460-2	1,500
Pizza Factory	4A	1460-3	2,500
Dotty's	4B	1440-1	7,320
Squeeze In	4C	1420-1	2,340
Tooth Fairy Dental	4C	1420-2	1,200
Raley's	5	1400	45,587
Available	6	1380-1	2,714
NV Highway Patrol	6	1380-2	1,200
Supercuts	6	1380-3	1,200
Modern Nails	6	1380-4	1,200
Dollar Loan Center	6	1380-6	2,046
Surge Staffing	6	1380-7	593
Smoke Shop	6	1380-9	1,200
Papa Murphy's	6	1380-10	1,040
Sushi Moto	7	1360-1	1,820
Steve's Ice Cream	7	1360-5	1,200
Dragon City Restaurant	7	1360-7	3,371
Renown Health	9	1345	7,558

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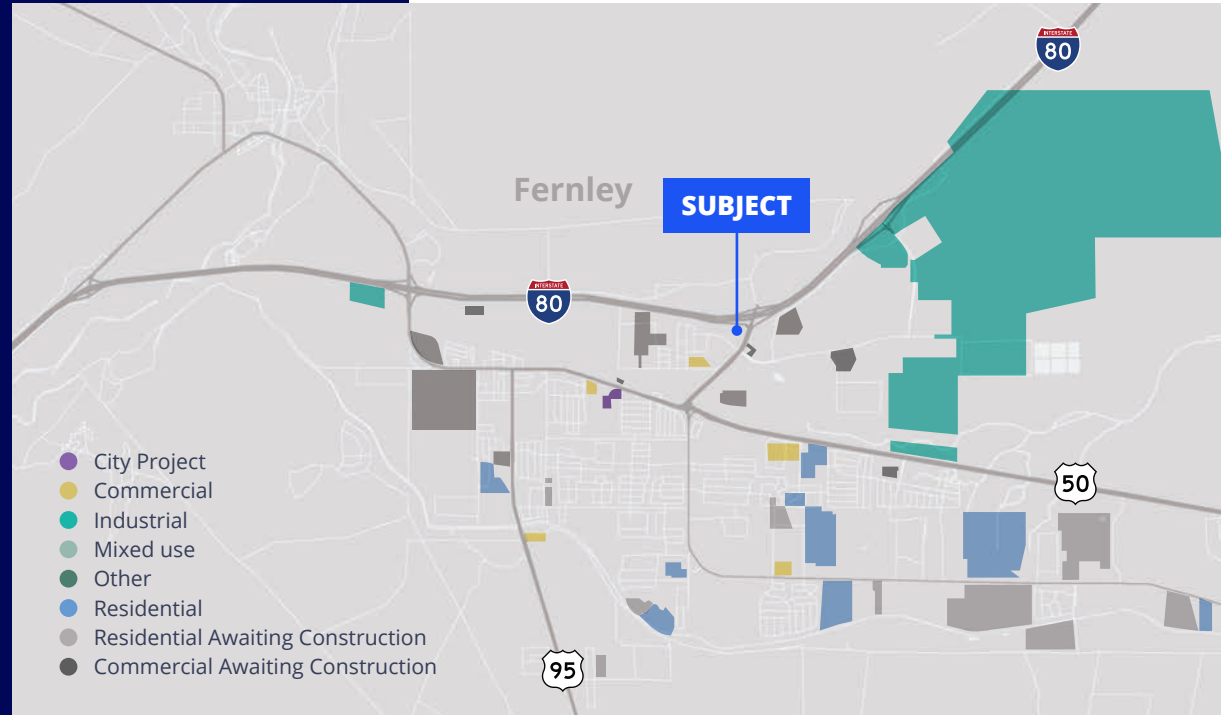


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Fernley is located along Interstate 80, a transcontinental interstate highway. In addition, two major rail companies (UP and BNSF) provide service through the transcontinental UP main line. Fernley is quickly becoming recognized for its rail, fiber, trucking, manufacturing, low cost interstate power, and highway networks, connecting it all in a central hub with the ability to serve 60 million people.

Fernley offers strong market fundamentals, a growing population, ample affordable housing and employment opportunities combined with an expanding and successful industrial base at the Crossroads Commerce Center.

Economic development officials are projecting many new jobs to the region by 2030. As a result of the projected growth, as many as 10,000 new jobs are being created. Fernley will capture a share of the new jobs and business coming to the region.



Corporate Neighbors

Available for Lease



VICTORY LOGISTICS CENTER

A 4,300 acre master-planned industrial center capable of meeting the growing need for manufacturing, distribution, data center, and logistics development in the region.



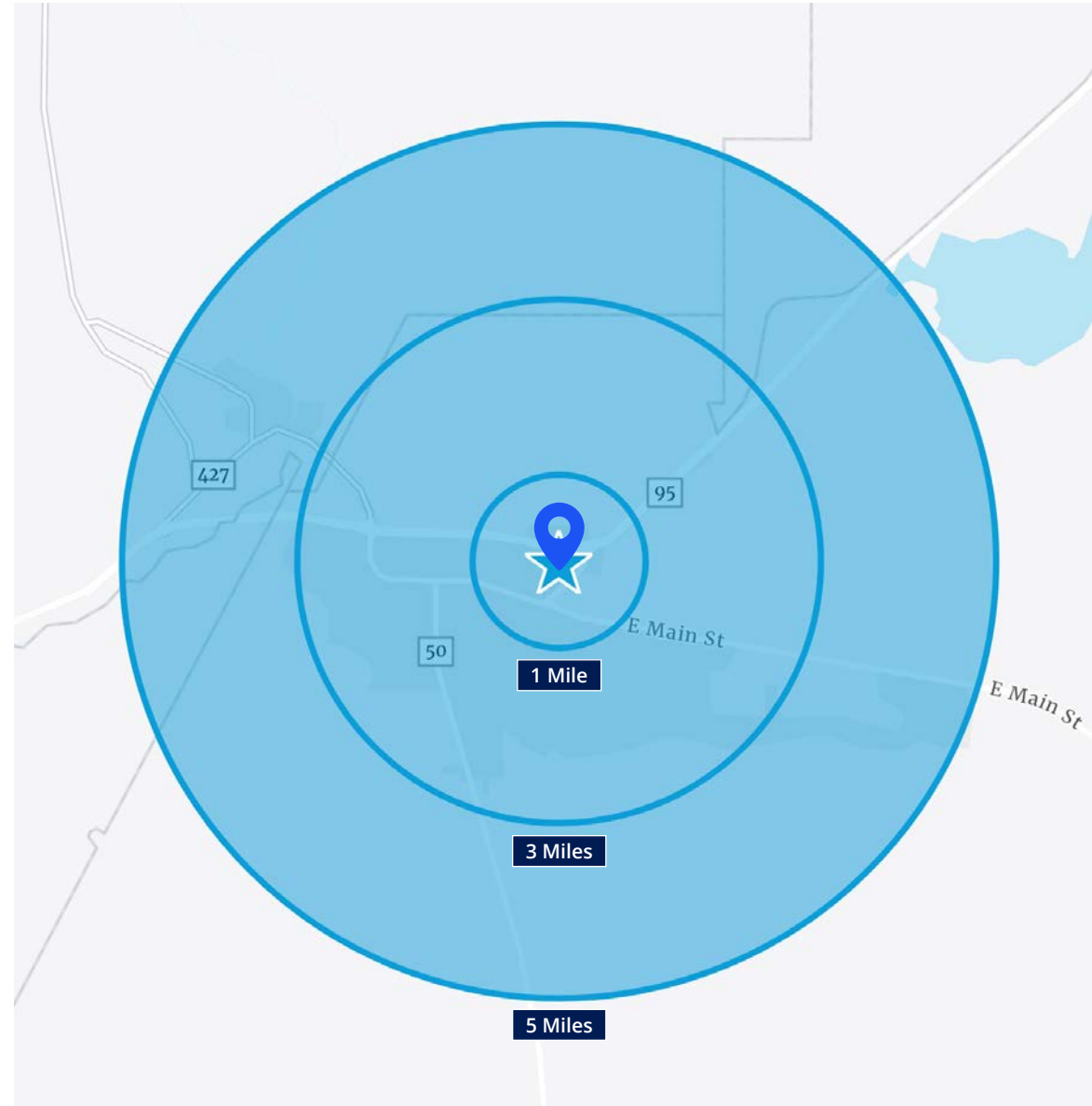
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Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	2,674	21,291	26,007
2030 Proj. Population	2,927	22,778	27,640
2025 Med. Age	37.2	37.3	37.8
Daytime Population	3,039	16,302	19,613

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$96,534	\$98,937	\$99,111
2030 Proj. Avg. HH Income	\$105,592	\$108,263	\$108,448
2025 Est. Med. HH Income	\$81,157	\$84,022	\$84,180
2030 Proj. Med. HH Income	\$90,250	\$94,521	\$94,724
2025 Est. Per Capita Income	\$34,941	\$35,796	\$35,858

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	7,718	9,418	9,527
2030 Proj. HH	8,302	10,064	10,175
Proj. Annual Growth (2025-2030)	1.47%	1.34%	1.32%
Avg. HH Size	2.76	2.76	2.76

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$83,330	\$85,438	\$85,580
Annual Retail Expenditure	\$27,735	\$28,616	\$28,661
Monthly HH Expenditure	\$6,944	\$7,120	\$7,132
Monthly Retail Expenditure	\$2,311	\$2,385	\$2,388



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Fernley MSA Facts & Demographics

24,966
Population

2.76
Avg HH Size

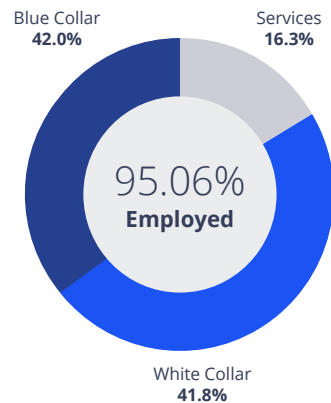
\$100,061
Avg HH Income

37.8
Median Age

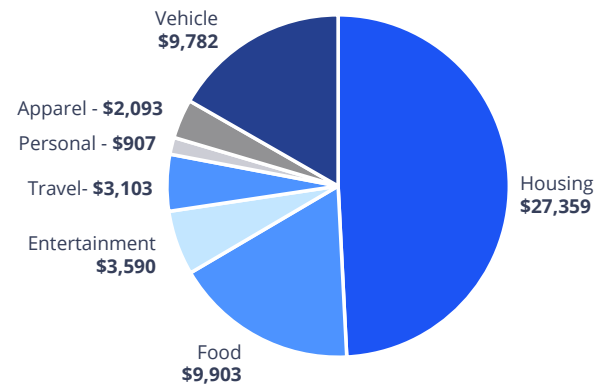
Home Ownership (2025 Housing Units)



Employment



Household Spending

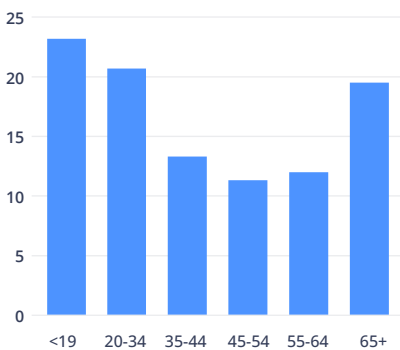


Race & Ethnicity (2025) - % of total population

White	71.3
Black/African American	1.6
American Indian/Alaska Native	1.9
Asian	2.7
Pacific Islander	0.7
Other Race	6.9
Multiple Races	14.9
Hispanic (any race)	21.1

Age Distribution (2025) - % of total population

51.00% Men 49.00% Women



Education (Population Age 25+)

2.5% Less than 9th Grade	5.7% 9th - 12th Grade, No Diploma	29.4% High School Graduate	7.2% GED/Alternative Credential
26.7% Some College, No Degree	11.0% Associate Degree	13.1% Bachelor's Degree	4.3% Graduate/Professional Degree



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Accelerating success.

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