

7205

SKY VISTA PKWY

COMMERCIAL LAND FOR SALE

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CORFAC
INTERNATIONAL

7205
SKY VISTA PKWY



NORTH VALLEYS
EMERGENCY
DEPARTMENT

4.48 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

APN | 086-380-38

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

7205 SKY VISTA PKWY

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



Walmart SUPERCUTS verizon T Mobile WINGSTOP TEASPOON



RENO | SPARKS DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Employed	2,440	20,122	34,889
Average Household Price	\$341,454	\$366,973	\$384,333
Households	1,710	13,548	23,829
Average Household Income	\$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
Stockers & Order Fillers	\$17.77	\$36,960
Logistics Analysts	\$29.11	\$60,550
First-Line Supervisors of Mechanics, Installers and Repairs	\$30.63	\$63,700
First-Line Supervisors of Helpers, Laborers and Material Movers	\$29.94	\$62,280
First-Line Supervisors of Office and Administrative Support Workers	\$28.57	\$59,420
Shipping, Receiving and Inventory Clerks	\$18.08	\$37,610
Chief Executives	\$70.00 or More	\$193,570
Transportation, Storage and Distribution Managers	\$38.40	\$79,880
Purchasing Managers	\$48.06	\$99,960
Medical Equipment Repairers	\$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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