

Lot 3

Highway 395 & Stead Boulevard | Reno, Nevada 89506



FOR GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE

1.19 AC

ZONING

MS - Zone Z

RATE

Contact Broker

CONTACT

Tami Lord
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NV #B-1001815

ABOUT THE PROPERTY

- ±1.19 acre site available for ground lease or BTS
- Pad will be delivered graded with utilities stubbed
- Situated at an off ramp with Highway 395 visibility - 85,000 vehicles per day
- At a signalized intersection that serves as a shared entrance to Amazon Last Mile
- Surrounding businesses include Mini Storage, Extra Mile c-store, Copart Auto Auction, Mary's Gone Crackers, & Compass Health Brands Medical Equipment
- High residential growth in the area
- Strong daytime demographics supported by nearby industrial activity/tenants

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,114	38,436	56,880
Daytime Population	4,655	26,312	40,418
Avg. Household Income	\$106,420	\$100,231	\$109,235
Estimated Households	2,699	13,179	19,777

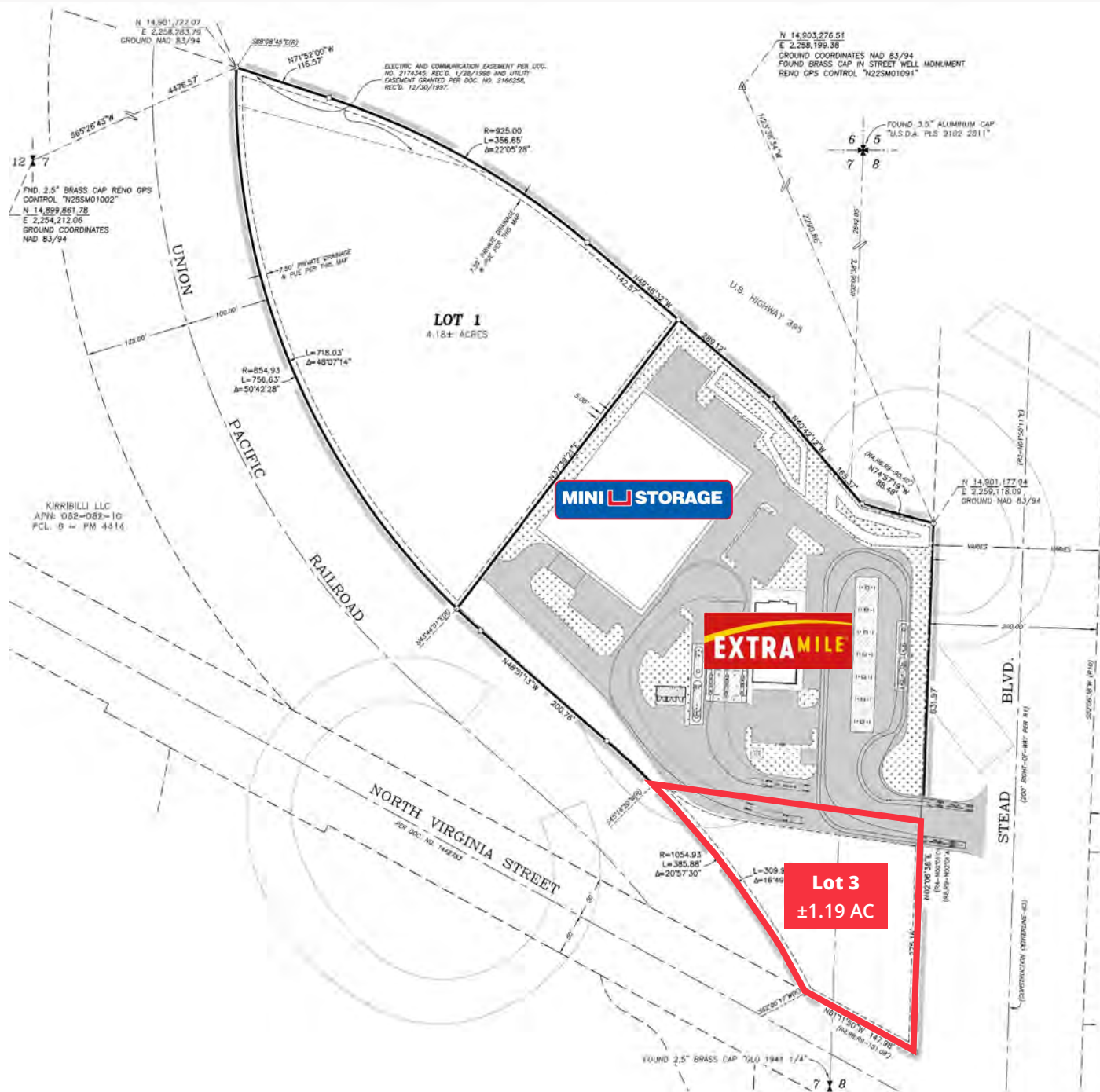
Year: 2025 | Source: Esri

TRAFFIC COUNTS

N Virginia Street	5,150 VPD
Stead Boulevard	21,500 VPD
Highway 395	85,000 VPD

Year: 2025 | Source: Esri

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Trade Aerial

Northwest Reno



SITE

395

LEMMON DR 31,000 VPD

85,000 VPD

Silver Lake Elementary School

Stead Elementary School

O'Brien Middle School

amazon Warehouse

Walmart Supercenter

Smith's

GROCERY OUTLET

ACE Hardware

ANYTIME FITNESS

amazon Warehouse

North Hills Shopping Center

Rayley's

US FOODS

sears HOME SERVICES

Esther Bennett Elementary School

Lois Allen Elementary School

Truckee Meadows Community College (TMCC)



Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	8,114	38,436	56,880
2030 Projected Population	8,386	40,202	59,978
Proj. Annual Growth 2025 to 2030	0.66%	0.90%	1.07%

Daytime Population

2025 Daytime Population	4,655	26,312	40,418
Workers	730	7,466	13,016
Residents	3,925	18,846	27,402

Income

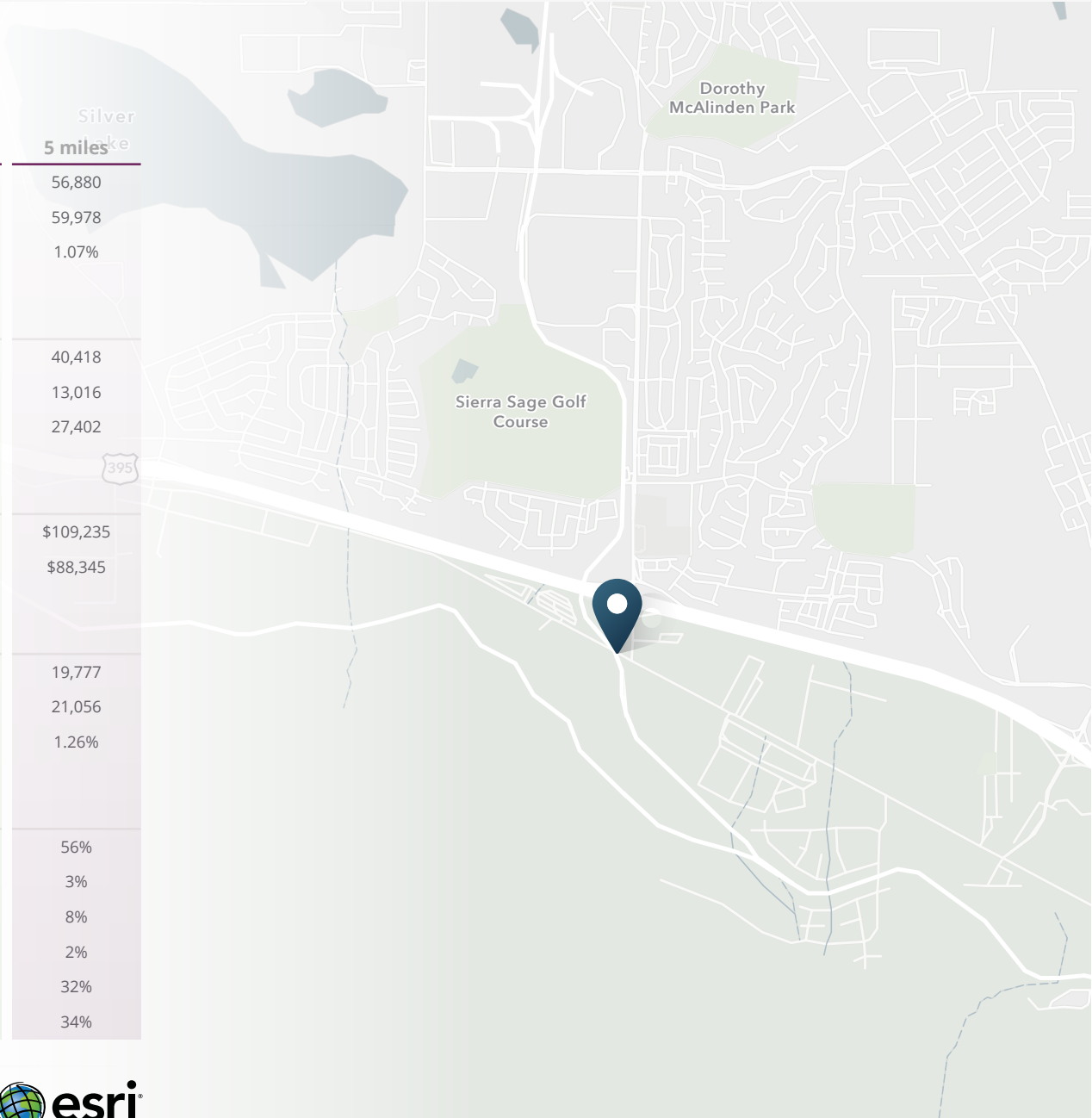
2025 Est. Average Household Income	\$106,420	\$100,231	\$109,235
2025 Est. Median Household Income	\$93,891	\$85,860	\$88,345

Households & Growth

2025 Estimated Households	2,699	13,179	19,777
2030 Estimated Households	2,805	13,874	21,056
Proj. Annual Growth 2025 to 2030	0.77%	1.03%	1.26%

Race & Ethnicity

2025 Est. White	47%	51%	56%
2025 Est. Black or African American	4%	3%	3%
2025 Est. Asian or Pacific Islander	10%	8%	8%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	38%	36%	32%
2025 Est. Hispanic (Any Race)	42%	38%	34%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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