

Lot 3

Highway 395 & Stead Boulevard | Reno, Nevada 89506



FOR GROUND LEASE OR BUILD-TO-SUIT

AVAILABLE

LOT 1: ±5 AC

LOT 3: ±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 & ±5 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

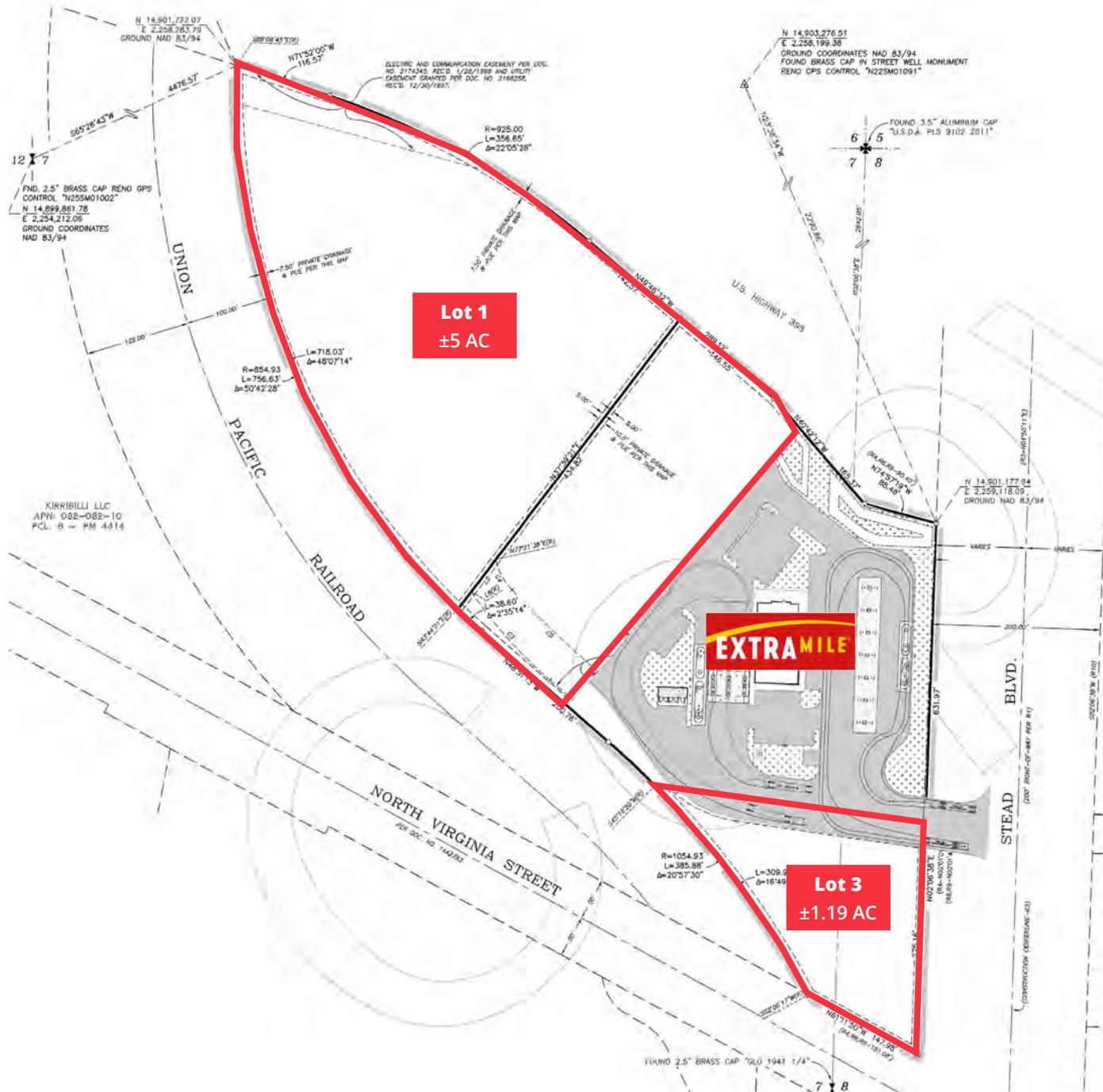
TRAFFIC COUNTS

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

Year: 2025 | Source: Esri

Parcel Map

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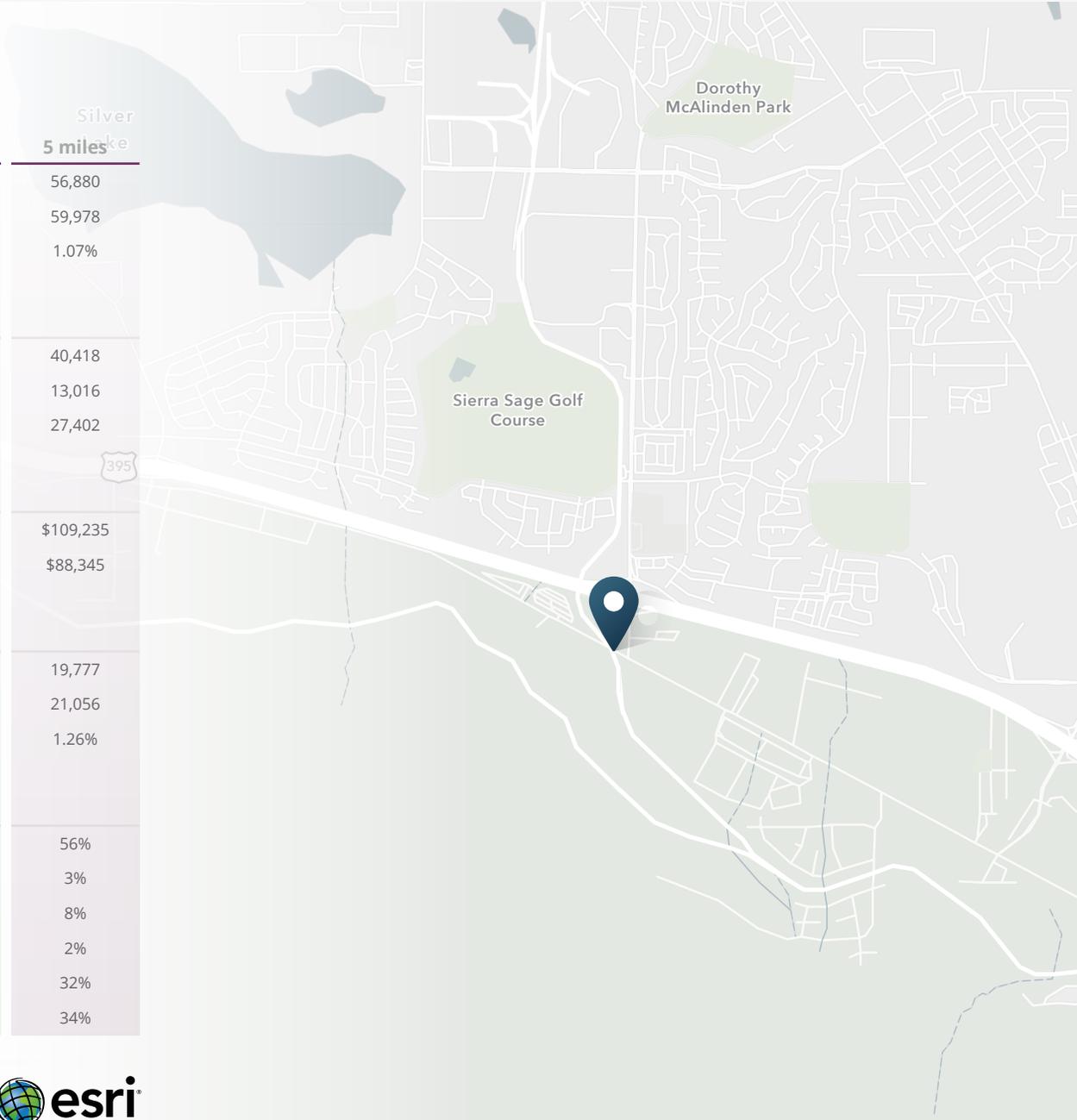
Trade Aerial

Northwest Reno



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.

SOURCE esri



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