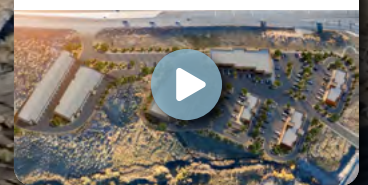


For Lease

Steamboat Business Park Retail Pads



Click to Play Video



14500 S. Virginia St.
Reno, NV 89521

Casey Prostinak, SIOR
Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Listing Snapshot



Four Proposed QSR Pads



Ground Lease or Built-to-Suit



± 0.38 - 3.38 AC
Available Acreage

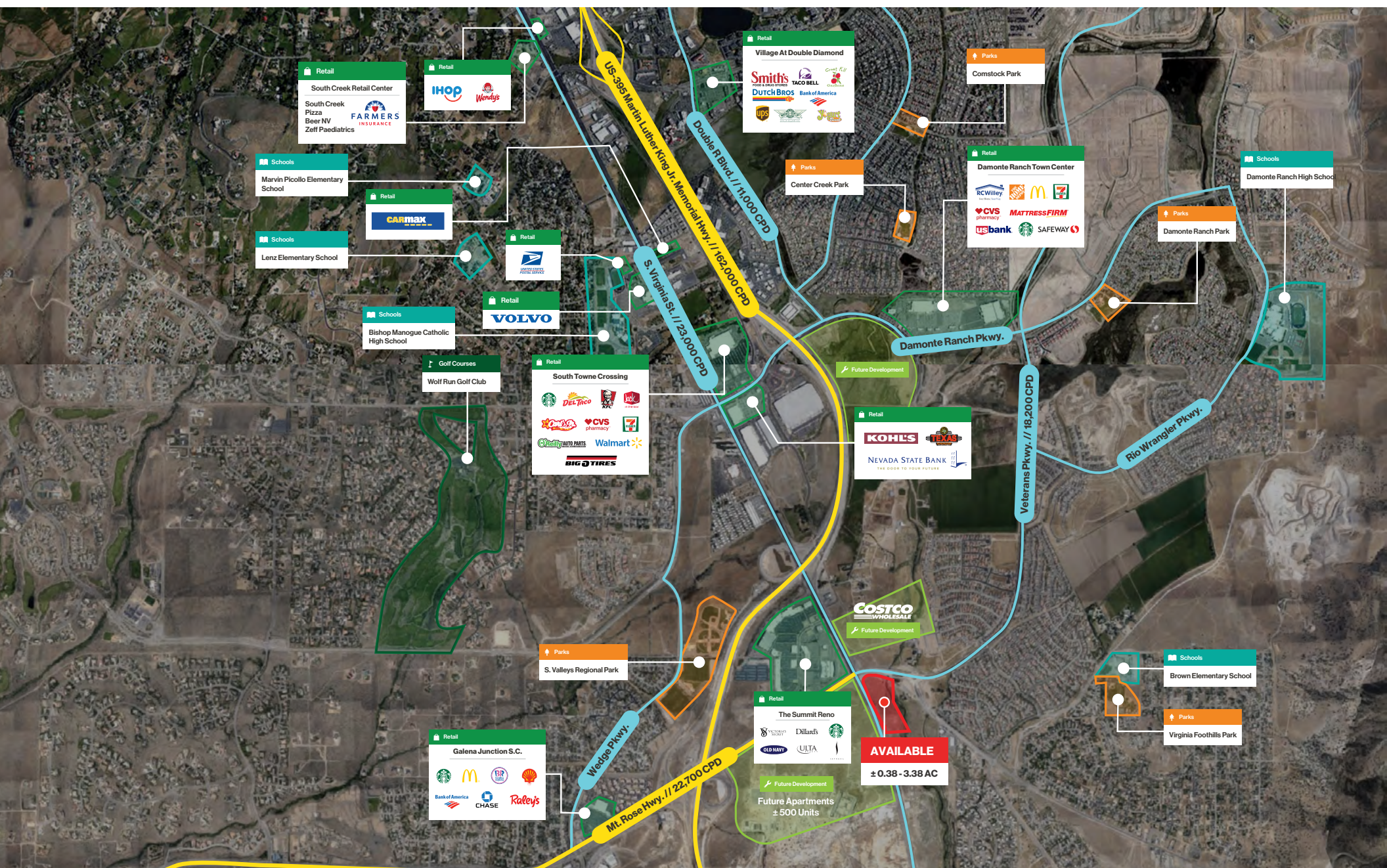
Property Overview

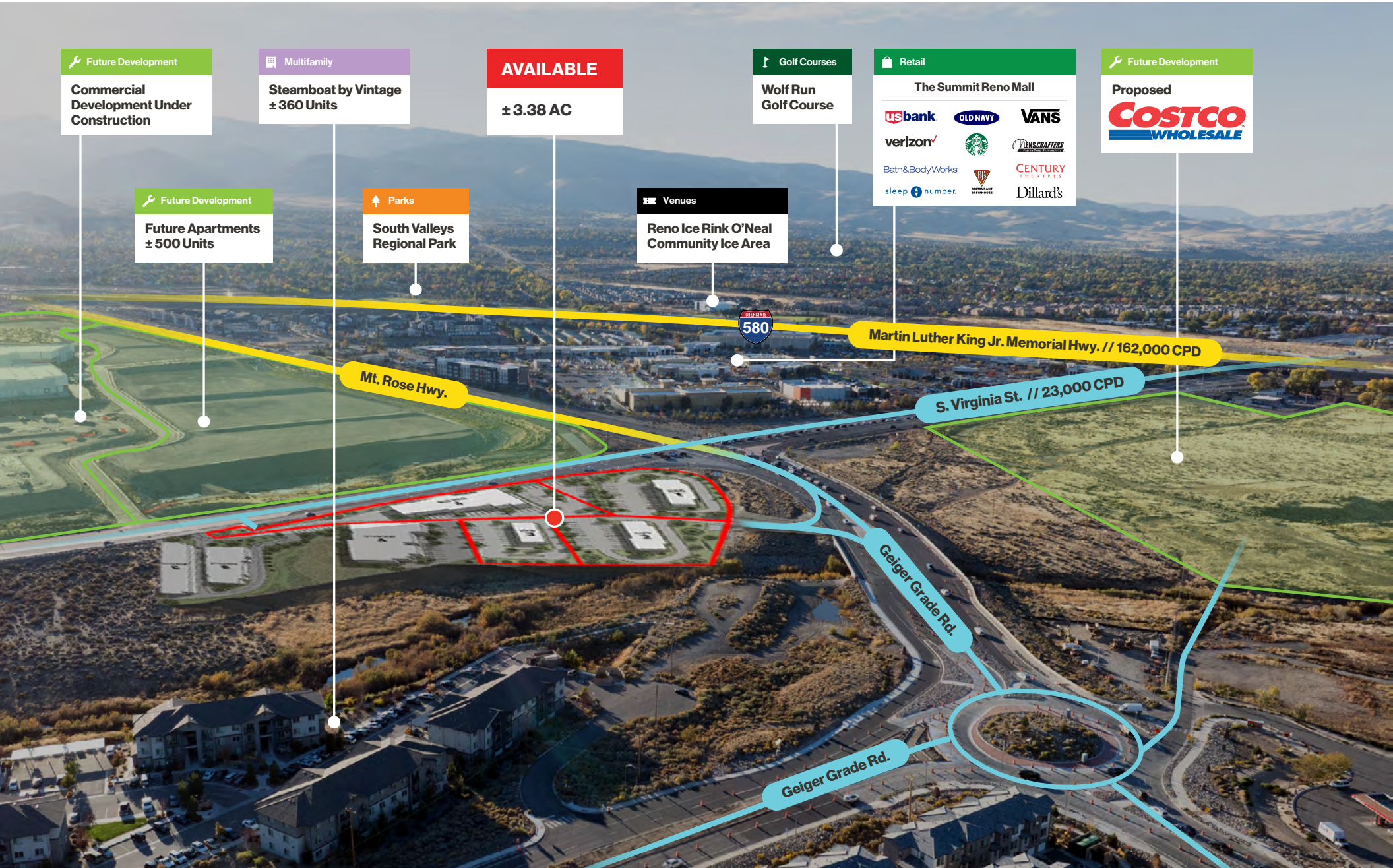
- Available Retail Pads**
 - Pad 1: ± 0.849 AC
 - Pad 2: ± 0.965 AC
 - Pad 3: ± 0.38 AC
 - Pad 4: ± 1.19 AC
 - Pad 2 + 3: ± 1.345 AC
 - Pad 1 + 4: ± 2.039 AC
 - Total Combined Single User Accommodation: ± 3.38 AC
- New Construction – In-Line Retail (Pad 4)**
 - Pre-leasing a brand-new multi-tenant retail building
 - Suite sizes: ± 2,500 – 10,000 SF
 - Flexible demising
 - TI packages available
 - Inquire for pricing
- Developer breaking ground on earthwork shortly
- Directly across from The Summit Reno
- Immediately south of the proposed Costco Wholesale location
- Intersection and roundabout recently upgraded
- Anticipated increased traffic from surrounding developments

Demographics

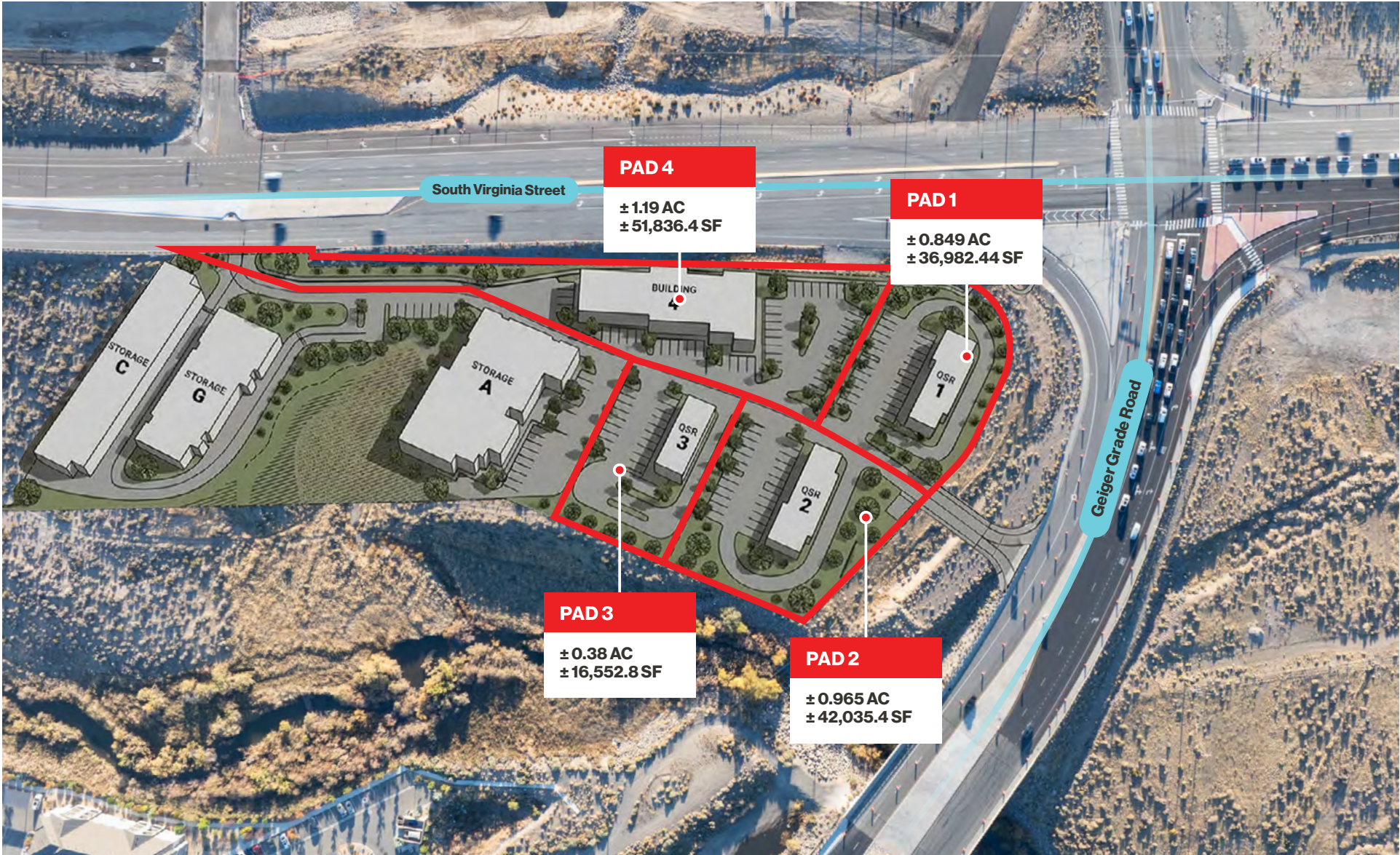
	1-mile	3-mile	5-mile
2026 Population	8,908	53,125	74,043
2026 Average Household Income	\$172,855	\$185,401	\$188,889
2026 Total Households	3,288	21,361	30,221







Tentative Site Plan | Option 1



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



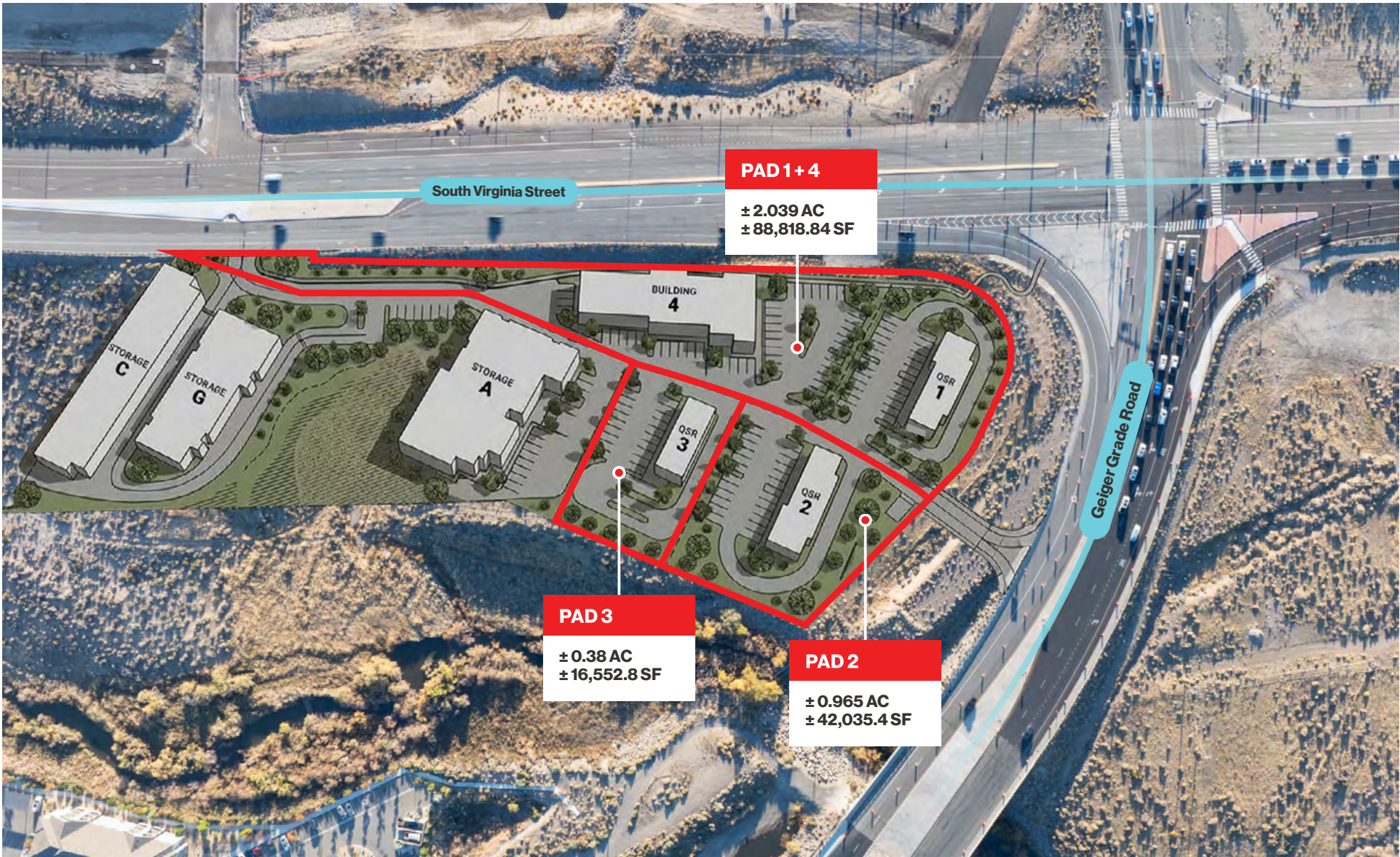
Tentative Site Plan | Option 2



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



Tentative Site Plan | Option 3



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



Tentative Site Plan | Option 4 — Entire Business Park



All pads will be delivered rough graded, with all utilities stubbed to each pad from the new driveway.
Tentative size ranges for proposed parcels, subject to approval and final map.



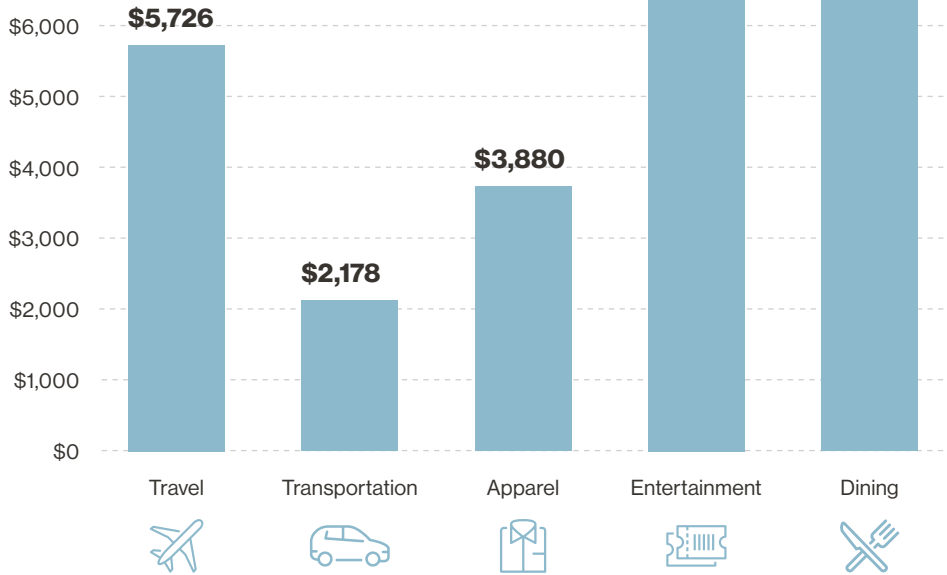
Important Statistics

5-Mile Radius



Spending Statistics

5-Mile Radius



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	5,887	43,821	63,290
2026 Population	8,908	53,125	74,043
2031 Population	9,592	57,689	79,229
Annual Growth 2020 - 2026	6.85%	3.13%	2.54%
Annual Growth 2026 - 2031	1.49%	1.66%	1.36%
Income			
2026 Average Household Income	\$172,855	\$185,401	\$188,889
2031 Average Household Income	\$199,763	\$207,228	\$209,211
2026 Per Capita Income	\$64,555	\$74,389	\$77,173
2031 Per Capita Income	\$74,930	\$83,467	\$85,899
Households			
2020 Total Households	2,104	17,694	25,502
2026 Total Households	3,288	21,361	30,221
2031 Total Households	3,558	23,280	32,501
Housing			
2026 Total Housing Units	3,627	22,892	32,304
2026 Owner Occupied Housing Units	1,640	14,221	19,694
2026 Renter Occupied Housing Units	1,648	7,140	10,527
2026 Vacant Housing Units	339	1,531	2,083
2031 Total Housing Units	3,973	24,931	34,857
2031 Owner Occupied Housing Units	1,812	15,447	21,126
2031 Renter Occupied Housing Units	1,746	7,834	11,375
2031 Vacant Housing Units	415	1,651	2,356

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2025

Population

640_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

229%

Northern Nevada Employment Growth
Since 2020-2025

13%

Reno/Sparks Employment
Growth in Past 5 Years

60_k-62_k

Trade, Transportation and Utilities,
Largest Employment Sector



2025

Travel

3.8_{MM}

Annual Visitors Reno-Tahoe Area

14%



Summer Airport
Passenger Increases

60%

Percentage of Overnight
Visitors from California



2025

Visitors

\$2.0_B

Gross Gaming Revenue in Northern Nevada

7.90_{MM}

Hotel Rooms Available in
Reno-Tahoe Area Annually

88%

Visitors Would Recommend
Reno-Tahoe for Travel



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For inquiries please reach out to our team.

Casey Prostinak, SIOR

Vice President
775.813.2866
cprostinak@logicCRE.com
S.0177148.LLC

Ian Cochran, CCIM

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