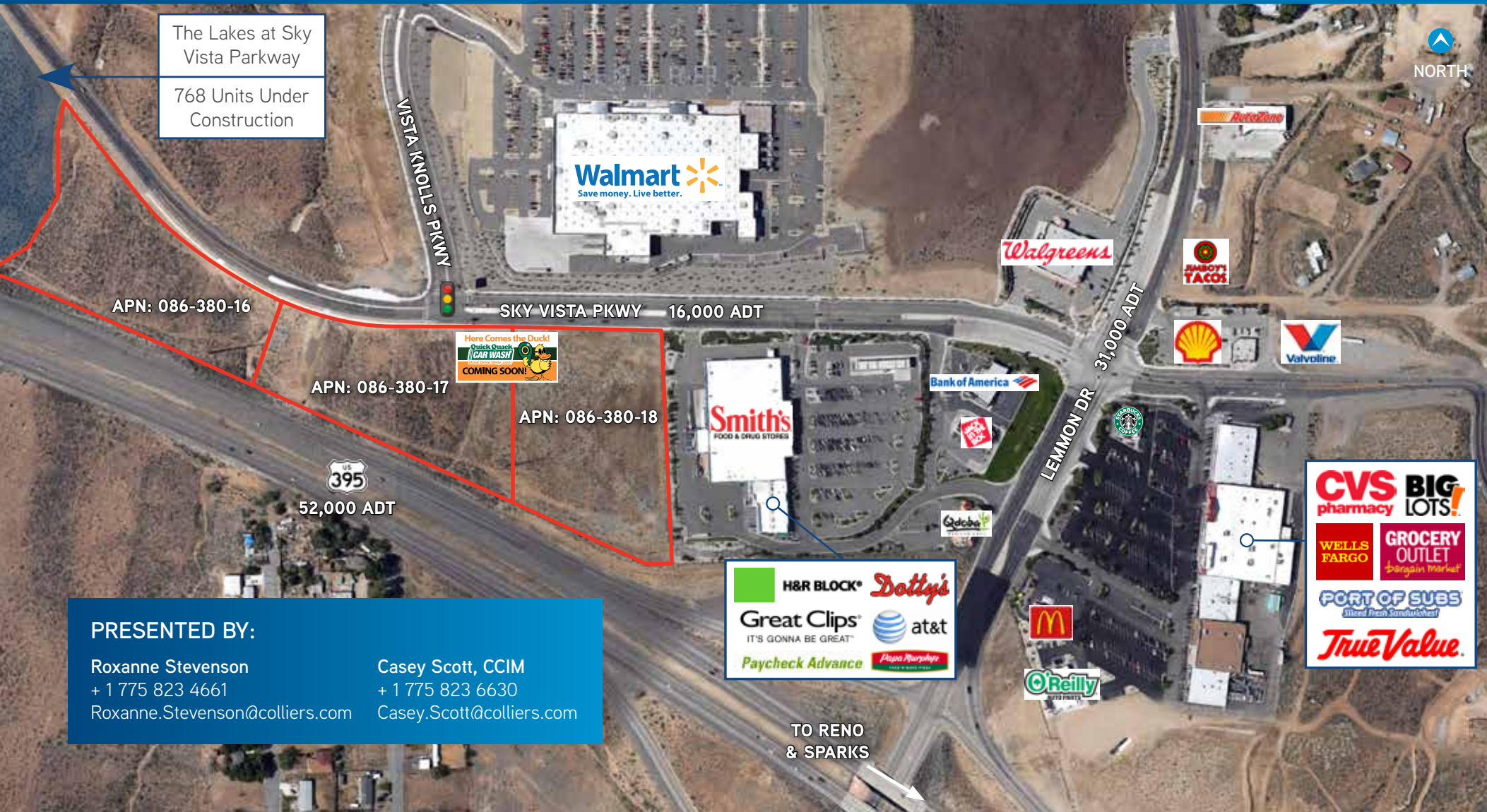


DEVELOPMENT LAND FOR SALE > ±12 ACRES IN RENO | NV 89506



# Sky Vista Pkwy & Vista Knolls Pkwy

*Prominently Located in the heart of the North Valleys' retail, industrial and commercial hub that is experiencing explosive growth. Ideal for restaurant, hotel, retail, automotive and commercial uses.*



## PRESENTED BY:

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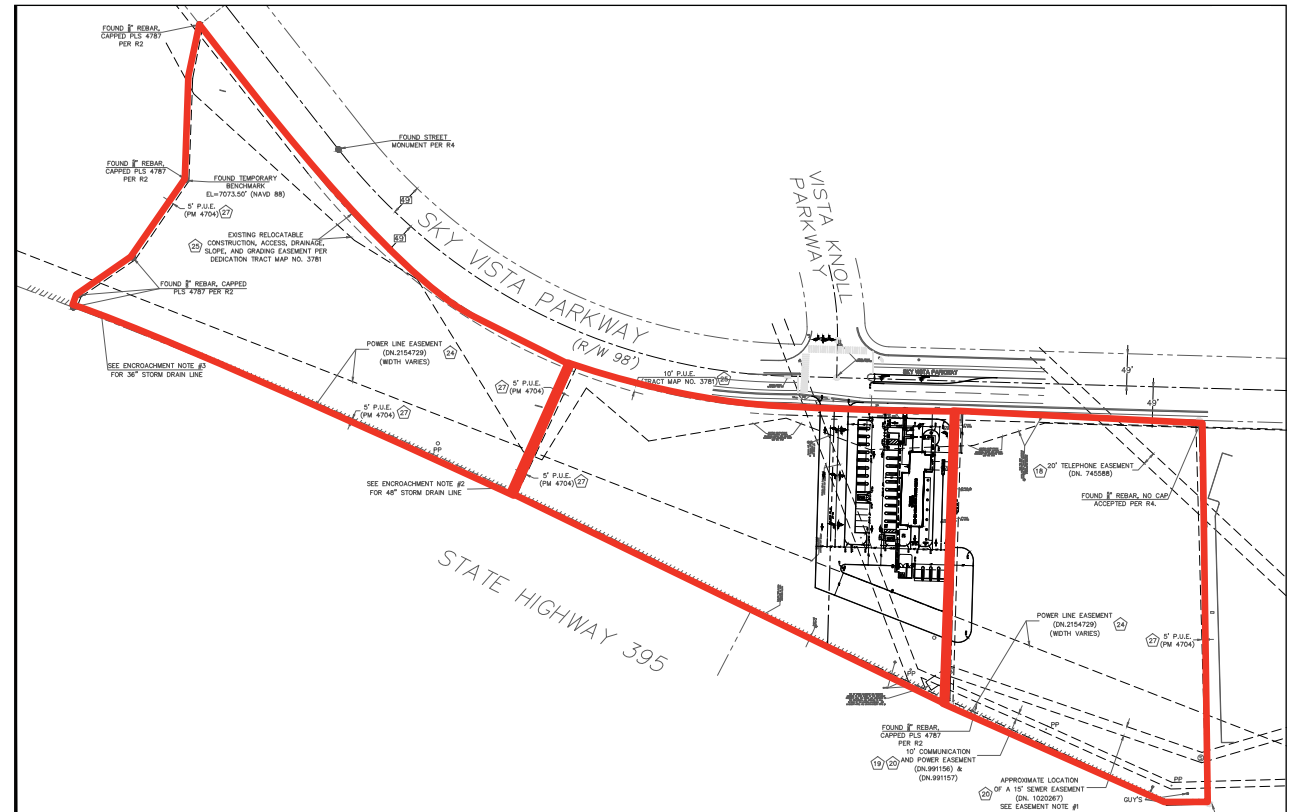
# DEVELOPMENT LAND FOR SALE > ±12 ACRES

## Sky Vista Pkwy & Vista Knolls Pkwy, Reno | NV 89506

### SITE DETAILS

- > SEC is the future home of Quick Quack Car Wash!
- > **Available Site Area:** Up to 12 acres (Seller will consider subdividing)
- > **APN's:** 086-380-16, 17 & 18
- > **Zoning:** AC (Arterial Commercial)
- > **Visibility & Access:** Excellent from US 395, Sky Vista Parkway, Vista Knolls Parkway
- > Strategically located along US 395 via a four-way signalized intersection and turn-in/out on Sky Vista Boulevard
- > Adjacent to Walmart, Smith's, Walgreens, Big Lots, Grocery Outlet and True Value Hardware
- > Over 14 million square feet of distribution and warehouse including Fortune 500 companies such as Amazon, Marmot Clothing, Urban Outfitters, Sherwin Williams, Michelin, Daimler, Mary's Gone Crackers, Volvo, Petco, GM, JC Penney, UPS and numerous others
- > More than 20,000 residential units currently under construction, approved and/or pending
- > Daytime population exceeds 13,000 employees
- > The trade area is underserved providing an excellent opportunity for restaurant, hotel, retail, automotive and commercial uses

### PROPOSED SITE PLAN



#### 2018 Demographics - CCIM STDB

1mi radius	3mi radius	5mi radius
POPULATION		
1,976	33,530	82,451
DAYTIME POPULATION		
1,235	5,250	13,007
HOUSEHOLDS		
821	11,911	29,999
MEDIAN HOUSEHOLD INCOME		
\$50,831	\$53,682	\$51,994

#### Traffic Counts

WEST OF LEMMON DRIVE: 16,000 ADT
EAST OF THE LEMMON VALLEY DRIVE INTCH 'EXIT 74': 31,000 ADT
INTERSTATE 395: 52,000 ADT
0.1 MI EAST OF LEMMON VALLEY DRIVE: 9,200 ADT
NDOT - 2017





# DEVELOPMENT LAND FOR SALE > ±12 ACRES

## Sky Vista Pkwy & Vista Knolls Pkwy, Reno | NV 89506

### ECONOMIC OVERVIEW

Reno and Sparks are experiencing a strong comeback. The area was among the hardest hit states with the recession beginning in 2007. However, it is now experiencing one of the strongest recoveries. In addition to its significant influx of major new businesses, the region prides itself on its life-work balance. Washoe County's unemployment rate was 3.7% as of August 2018. Recent tech and construction activity has surged the economy and GDP has shown significant continual growth (\$147.5 billion in 2016 – a 13% jump from \$128.3 billion in 2006)\*. In addition, the University of Nevada, Reno is a "Tier 1" university and had 22,000 students enrolled in 2017.

The economy has enjoyed steady growth over the past few years as property values are steadily increasing, population is growing, and industries are diversifying. Some of the biggest names in technology, distribution, and manufacturing like Apple, Google, Tesla, Switch, and Zulily have already made the move to our region, followed more recently by Clear Capital, Thrive Market, Block Chain, eBay and Deantronics.

Source: Nevada Business Times

### HOW RENO/SPARKS RANKS NATIONALLY

**Ranked #12 2018 Best States for Business**

Chief Executive Magazine

**No. 5 Best Business Tax Climate**

Business Tax Climate Index by Tax Foundation

**25 of America's Best Towns Ever**

Outside Magazine

**Ranked #4 in Growth Entrepreneurship and #1 in Startup Activity**

Kauffman Index

**The Hippest Cities In The US Everyone Under 30 Wants To Move To**

Business Insider

**Nevada Ranks 2nd in American Dream Index**

Forbes

**2018 Best Mid-Size Cities for Job Growth #10**

NewGeography

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