FOR LEASE - $2.75 PSF NNN (1,600 SF AVAILABLE)
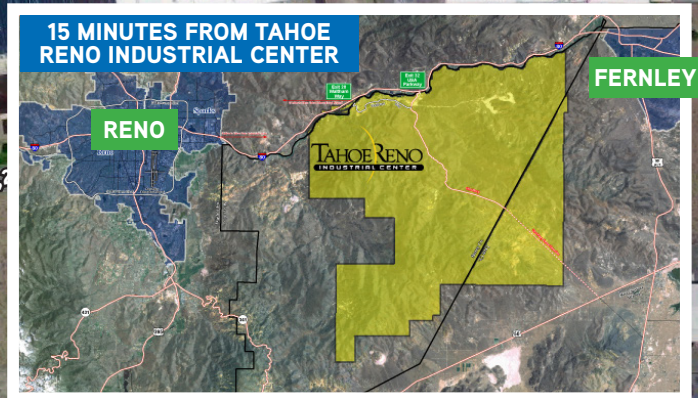# MULTI-TENANT RETAIL CENTER
Fernley, Nevada 89408

Colliers INTERNATIONAL

SHERWIN WILLIAMS

(21,000 VPD) · 80

LOWE'S

343

Chevron

Walmart Supercenter

SUBWAY

DAEHAN

SITE

GREATER NEVADA Credit Union

NEWLANDS DRIVE (1,200 VPD)

HIGHWAY 40 E (28,000 VPD)

SUPER 8 MOTEL

SILVERADO CASINO FERNLEY NV

WELLS FARGO

SCOLARI'S FOOD & DRUG COMPANY

McDonald's

O'Reilly AUTO PARTS

Washington Federal. invested here™

NEW 100 UNIT APARTMENTS UNDERWAY

BW Best Western

KFC

DOLLAR TREE

NEWLANDS ROAD (1,

AutoZone · Starbucks · BURGER KING · TACO BELL

15 MINUTES FROM TAHOE RENO INDUSTRIAL CENTER

RENO

FERNLEY

TAHOE RENO INDUSTRIAL CENTER

N

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Note: One or more Colliers International agents is an owner/licensee

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MULTI-TENANT RETAIL CENTER

Fernley, Nevada 89408

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,296	14,343	21,282
INCOME	$58,169	$66,382	$65,586
HOUSING	1,187	6,158	7,549
HOUSEHOLDS	852	4,491	5,528
Claritas 2017			

PROPERTY HIGHLIGHTS

- Fernley is only 15 minutes from the Tahoe Reno Industrial Center

  Tahoe Reno Industrial Center (TRIC) is a massive 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses

  Current Tenants in the Tahoe Reno Industrial Center include: Apple, Google, Tesla, Walmart

- 0.77 acre outparcel to a 24 hr Walmart, 24 hour drive-thru approved

- Join Robertos Taco Shop (To Be Open 24 Hours)

- Primary off-ramp for the City of Fernley

- Home values have surpassed pre-recession pricing

- 10/1 Parking, 36 total spaces

Landlord offering $30 PSF towards TI's, Space in Grey Shell Condition

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