

GROUND LEASE

Land Parcel Available for Lease

0 North Hills Blvd, Reno, NV 88506



CONTACT

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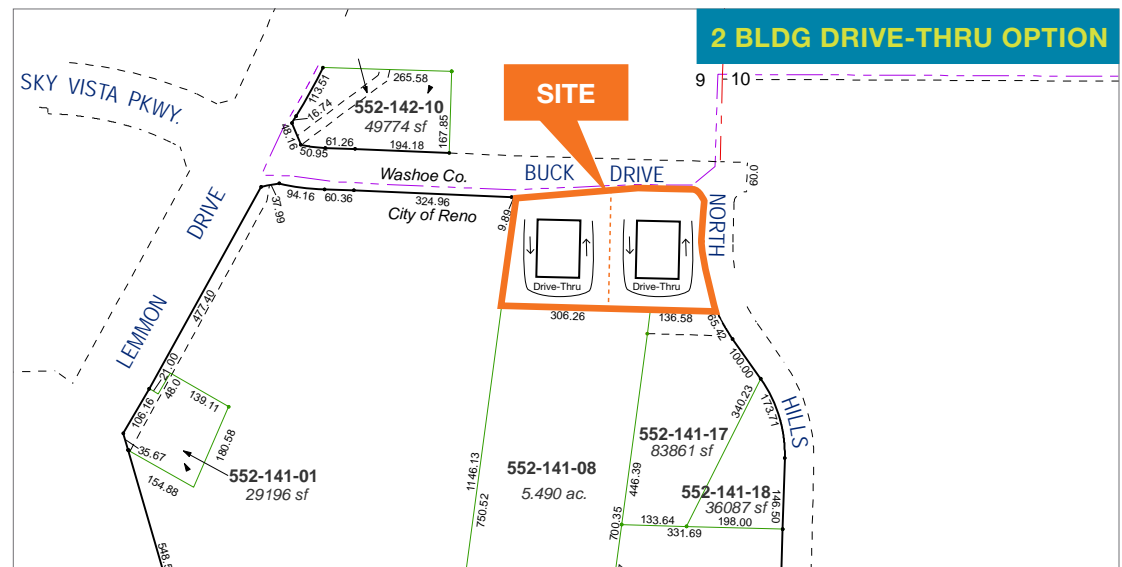
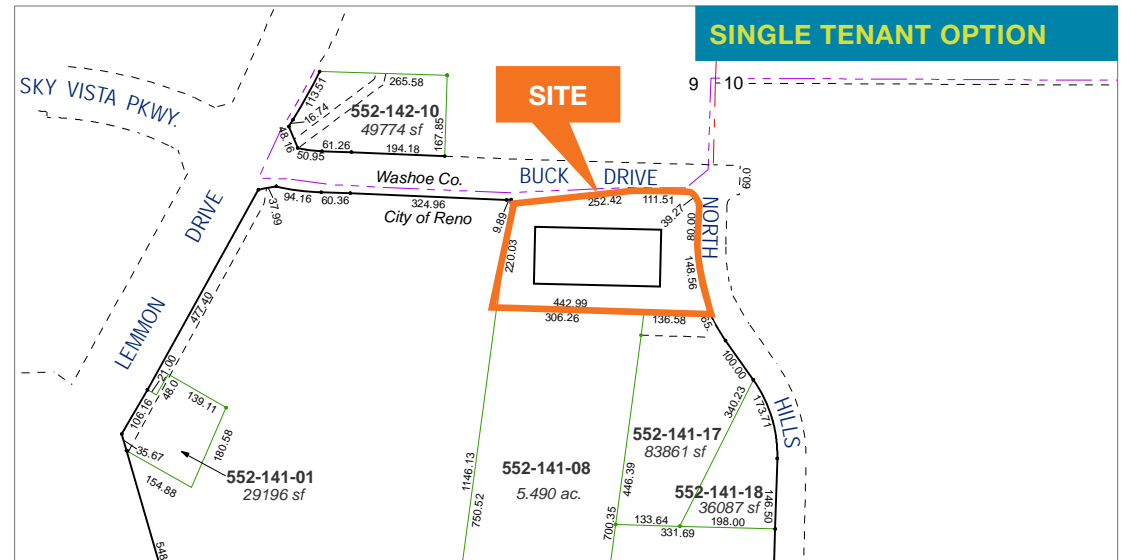


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Property Highlights

AVAILABLE	±96,442 SF or ±2.214 acres
APN	552-141-13
ZONING	Arterial Commercial (AC)
LOCATION	Strong national tenant retail trade area. Neighboring Tenants Include: Bank of America, CVS Pharmacy, Starbucks, Jack in the Box, McDonalds, Grocery Outlet, Walgreens, O'Reilly Auto Parts, Smith's, and Walmart. Adjacent to the FUTURE Renown Health Call Center.
LAND	Pad spaces available. Drive-thru opportunity.
TRAFFIC COUNTS	<ul style="list-style-type: none"> US Hwy 395 & Lemmon Dr: ±28,500 CPD Sky Vista Pkwy & Buck Dr: ±24,300 CPD

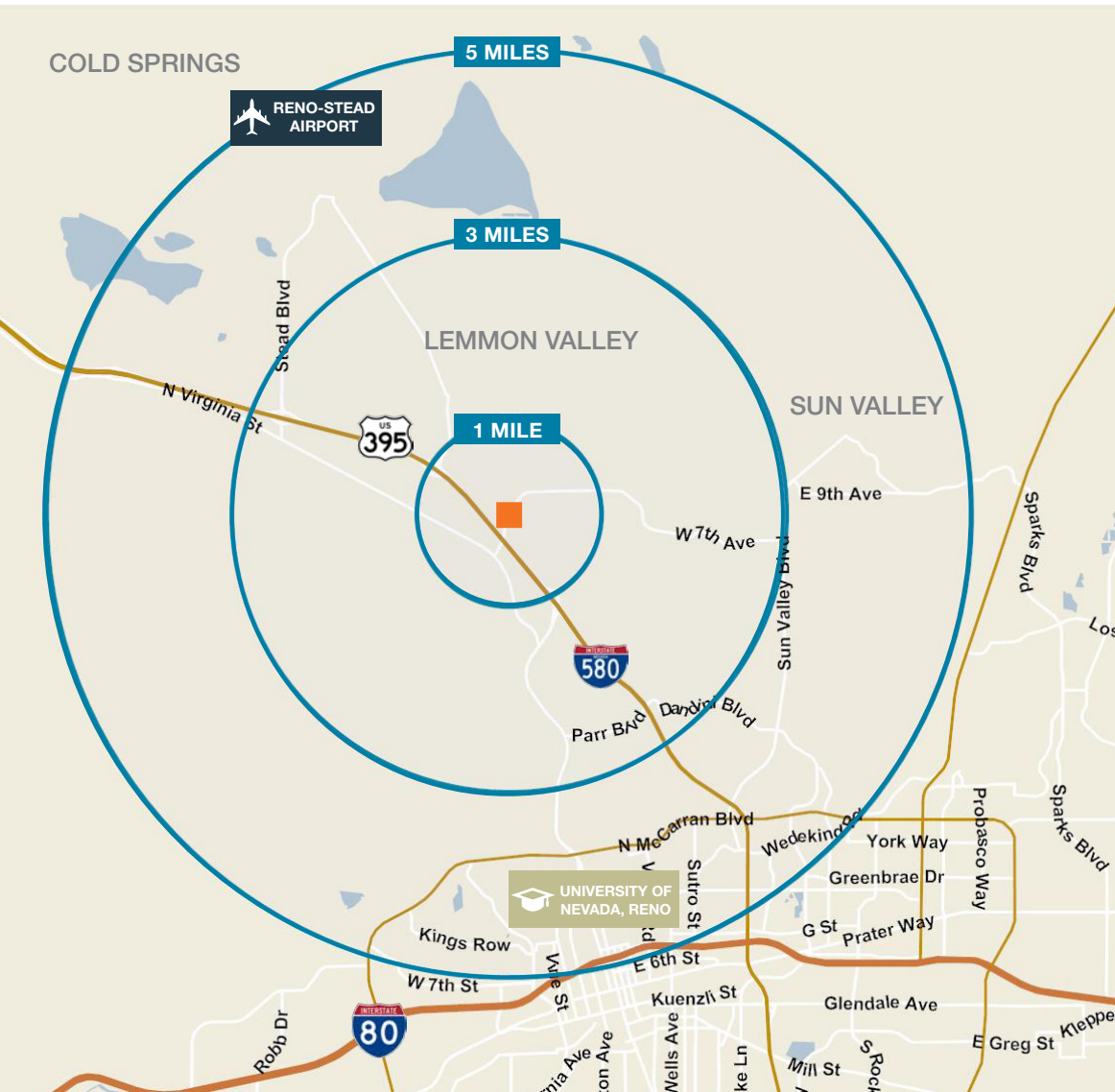


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Build-To-Suit: Hard Corner Signalized Pad

AREA HIGHLIGHTS

Flexible site plans for fast food and other retail uses

Strong single-family and multi-family development area with more than 15,000 combined unites to be developed

Excellent freeway access to I-580, US 395

Rare pad opportunity in North Valley's submarket

DEMOGRAPHICS

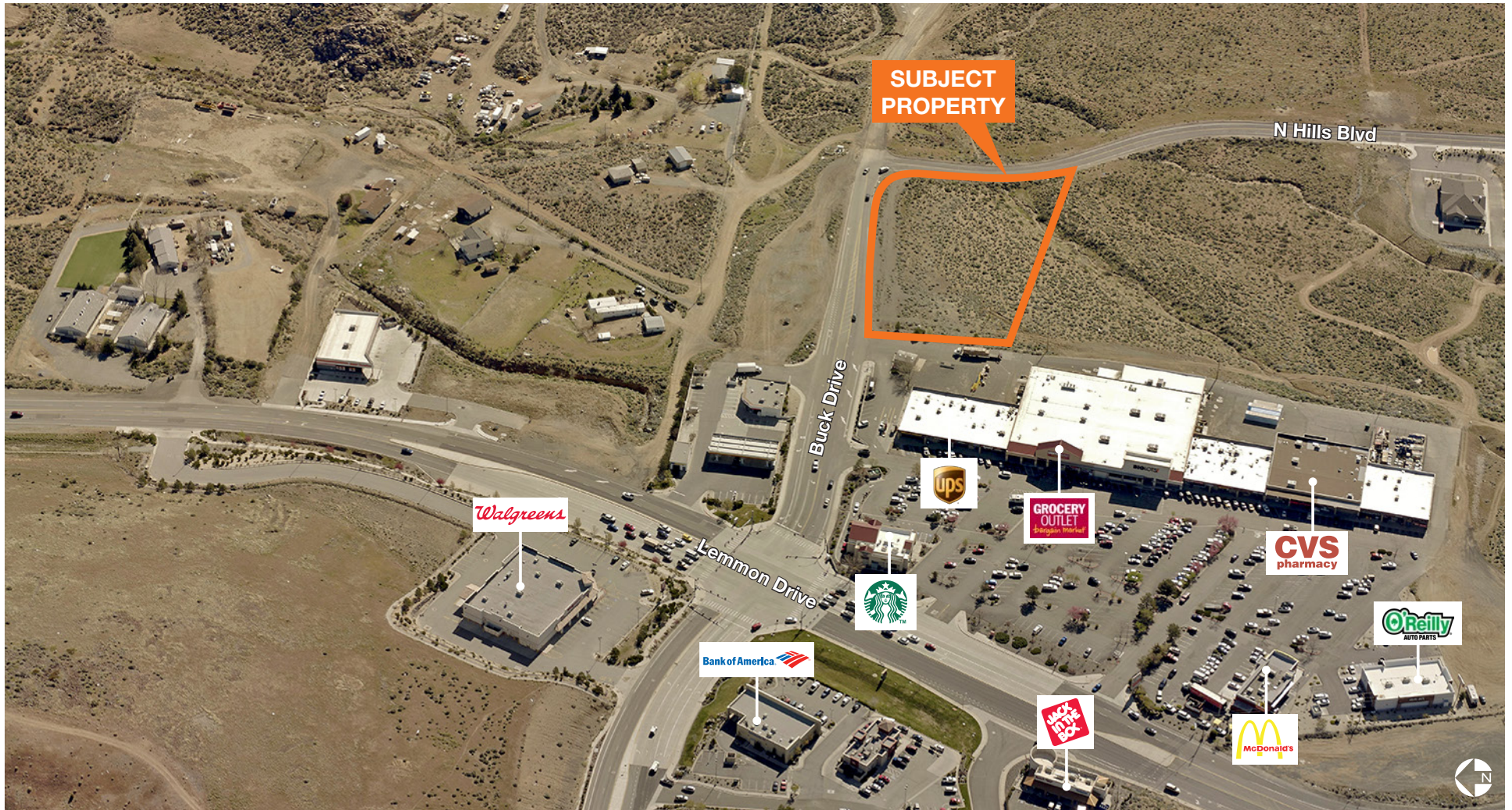
2018	1 Mile	3 Miles	5 Miles
Est. Population	2,633	30,016	89,501
Est. Daytime Population	5,644	9,813	25,701
Avg. Household Income (\$)	\$72,551	\$70,950	\$64,782
Median Age (Years)	41.2	34.2	33.5
2023			
Est. Population	2,817	32,177	96,034
Avg. Household Income (\$)	\$83,879	\$77,428	\$74,428
Annual Growth Rate 2018-2023	0.83%	1.93%	1.42%



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Labeled Property Aerial



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