

13880 STEAD BLVD

RENO, NV 89506

Retail / Education / Flex Commercial Opportunity



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STEAD BLVD



Executive Summary

Stead Commerce is pleased to present the opportunity to lease or acquire a highly flexible commercial property portfolio located at 13880 Stead Blvd in Reno, Nevada. The offering includes a well-positioned commercial building together with a 1-acre fenced, undeveloped lot, creating a rare combination of immediate-use improvements and future development potential within the rapidly expanding North Valleys submarket.

The existing building offers a versatile layout suitable for retail, education, office, childcare, or service-oriented users. Formerly used as a licensed daycare facility, the property includes classrooms, kitchen, restrooms, playground area, secure fencing, ample parking, and efficient circulation, supporting immediate occupancy or minimal conversion.

A key component of the offering is the 1-acre fenced, undeveloped lot, which provides flexibility for outdoor storage, fleet parking, contractor yard, equipment staging, expansion, or future development. The seller has prepared plans for three 5,000 SF industrial buildings, offering a clear path for buyers seeking industrial, flex, or service-commercial repositioning.

With General Commercial zoning, existing operational infrastructure, and future development potential, the property presents a compelling opportunity for owner-users, investors, education operators, contractors, and service-based businesses seeking a flexible asset in one of Reno's active growth corridors.

PROPERTY OVERVIEW

Address	13880 Stead Blvd
City / State	Reno, Nevada
Property Type	Retail / Education / Flex Commercial
Total Building Size	±21,300 SF (Total Project)
Available Space	3,750 SF - 16,300 SF
Lot Size	3.15 Acres
Year Built / Renovated	1993 / 2005
Stories	1
Clear Ceiling Height	Varies
Drive-In / Grade-Level Doors	N/A
Parking	Ample On-Site Parking
Building Class	C
Zoning	GC (General Commercial)
Flood Zone	Zone B & X
Submarket	North Valleys
Market	Reno / Sparks
Lease Type	NNN (Triple Net)
Rental Rate	\$17.40/SF/YR
APN	086-101-39



INVESTMENT HIGHLIGHTS



PRIME NORTH VALLEYS LOCATION

Positioned along Stead Blvd within Reno’s rapidly growing North Valleys submarket, the property benefits from strong visibility, steady local traffic, and convenient access to surrounding residential neighborhoods and major regional corridors.



FLEXIBLE COMMERCIAL CONFIGURATION

16,300 SF space within a larger multi-building commercial project, designed to accommodate a wide range of uses including childcare, education, office, retail, and service-oriented businesses.



TURN-KEY DAYCARE / EDUCATION OPPORTUNITY

Former licensed daycare facility featuring classrooms, kitchen, restrooms, playground area, and secure fencing—offering immediate occupancy potential or minimal conversion for education and training users.



STRONG DEMOGRAPHIC SUPPORT

Located within a growing residential trade area with over 44,000 residents within a 5-mile radius, supporting sustained demand for childcare, private education, and neighborhood-serving services.



FUNCTIONAL SITE DESIGN & PARKING

The property offers ample on-site parking and efficient circulation, supporting smooth daily operations, including drop-off and pick-up for education and service-based users.



ZONING FLEXIBILITY (GC – GENERAL COMMERCIAL)

General Commercial zoning allows for a broad range of uses including daycare, private schools, office, retail, and service-oriented businesses, providing long-term adaptability.



IDEAL FOR OWNER-USERS & OPERATORS

Well-suited for education operators, service businesses, and owner-users seeking a cost-controlled environment within a high-growth submarket with strong long-term fundamentals.

AERIAL MAP



LOCATION OVERVIEW

13880 Stead Blvd is strategically located in Reno's North Valleys, one of the region's fastest-growing residential and commercial corridors. The property benefits from direct frontage along Stead Boulevard, a key local thoroughfare that connects surrounding neighborhoods and provides convenient access to major regional routes, supporting strong visibility and daily traffic flow.

The site is surrounded by rapidly expanding residential communities, creating a built-in customer base and sustained demand for childcare, education, and neighborhood-serving businesses. Continued housing growth and population expansion throughout the North Valleys submarket are driving increased need for service-oriented retail, schools, and family-focused amenities, positioning the property to benefit from long-term demographic trends.

- Located in Reno's North Valleys, a rapidly expanding residential and commercial corridor
- Direct frontage on Stead Blvd with strong local traffic and neighborhood connectivity
- Convenient access to US-395 and regional transportation routes
- Surrounded by growing residential communities supporting childcare and service demand
- Positioned within a high-growth submarket with increasing population and household formation
- Strong demand drivers for education, retail, and service-oriented uses
- Well-located for operators seeking proximity to a dense and expanding residential base



MARKET POSITIONING

Located in Reno's rapidly expanding North Valleys corridor, 13880 Stead Blvd represents a compelling opportunity for users seeking a highly functional commercial space within a growing residential-driven submarket. The property offers a flexible configuration well suited for childcare, education, office, and service-oriented uses, while benefiting from strong visibility along Stead Boulevard and convenient access to surrounding neighborhoods and regional transportation routes.

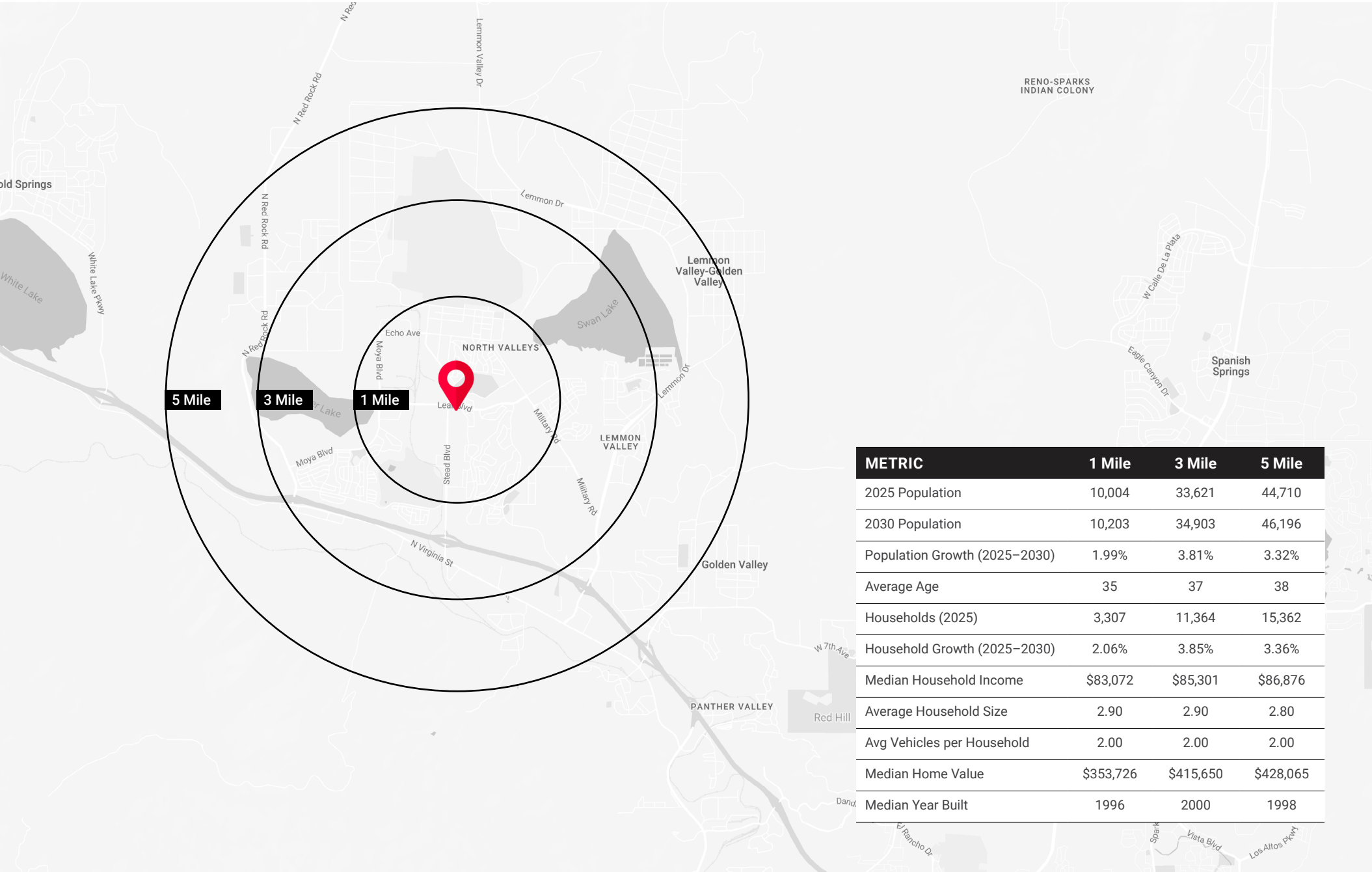
The asset is positioned within a high-growth residential environment experiencing continued population and household expansion. This growth is driving increasing demand for childcare facilities, private education, and neighborhood-serving businesses. With a former licensed daycare build-out already in place, the property offers a rare opportunity for immediate occupancy or minimal repositioning, allowing operators to establish a presence within one of Reno's most active and underserved family-oriented submarkets.

MARKET POSITIONING HIGHLIGHTS:

- Located within Reno's North Valleys, a rapidly expanding residential and commercial corridor
- 16,300 SF flexible commercial space supporting education, retail, and service uses
- Former licensed daycare facility and K-12 licensed school with existing improvements and playground area
- Surrounded by growing residential communities driving sustained demand
- Strong demographic support with increasing population and household formation
- Positioned along Stead Blvd with consistent local traffic and visibility
- Convenient access to US-395 and key regional routes
- Ideal opportunity for operators seeking immediate occupancy or minimal build-out requirements



DEMOGRAPHICS



METRIC	1 Mile	3 Mile	5 Mile
2025 Population	10,004	33,621	44,710
2030 Population	10,203	34,903	46,196
Population Growth (2025–2030)	1.99%	3.81%	3.32%
Average Age	35	37	38
Households (2025)	3,307	11,364	15,362
Household Growth (2025–2030)	2.06%	3.85%	3.36%
Median Household Income	\$83,072	\$85,301	\$86,876
Average Household Size	2.90	2.90	2.80
Avg Vehicles per Household	2.00	2.00	2.00
Median Home Value	\$353,726	\$415,650	\$428,065
Median Year Built	1996	2000	1998



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Hallmark Investments and Management, LLC is a locally owned company that values long-term relationships with both property owners and tenants. Unlike big corporations, we provide flexible services tailored to the unique needs of each client. With 35+ years of experience in the Reno/Sparks market, we specialize in commercial property management and leasing. Our dedicated team works to maximize and protect your investment with a custom management program and leasing strategy.