

**For Lease**

USA Parkway & Highway 50 | Silver Springs, NV



**Restaurant Space Available**

**TAMI LORD**  
303.390.5244 | [tami.lord@srsre.com](mailto:tami.lord@srsre.com)  
NV #B-1001815



Conceptual rendering for illustrative purposes only. Image may not reflect final design. Created with AI.

## For Lease

USA Parkway & Highway 50  
Silver Springs, NV

### Property Specifications

SPACE AVAILABLE

±1,000 SF

SPACE CONDITION

Grey Shell with TI

ZONING

Mixed Use

TARGET RESTAURANT LEASERS

Asian, Breakfast, Coffee  
Healthy, Mexican, Pizza

PRICING

Contact Broker

**TAMI LORD** NV #B-1001815  
303.390.5244 | tami.lord@srsre.com



### About the Property

- ±1,000 SF C-Store space available within a new development
- Situated next to a large gas station/truck shop, casino & 7/11, ensuring constant customer flow
- Just ±10 miles from the Tahoe-Reno Industrial Center, home to Google, Walmart, Tesla, and other Fortune 500 companies, providing a strong daytime population
- Adjacent to Microsoft's upcoming Tech Center, promising a significant future customer base
- Positioned just outside Reno, a key distribution hub, offering exposure to extensive passing traffic
- Only ±15 minutes from the proposed 370-acre master-planned Sage Mesa community, which will include ±3,500 new homes

### Traffic Counts

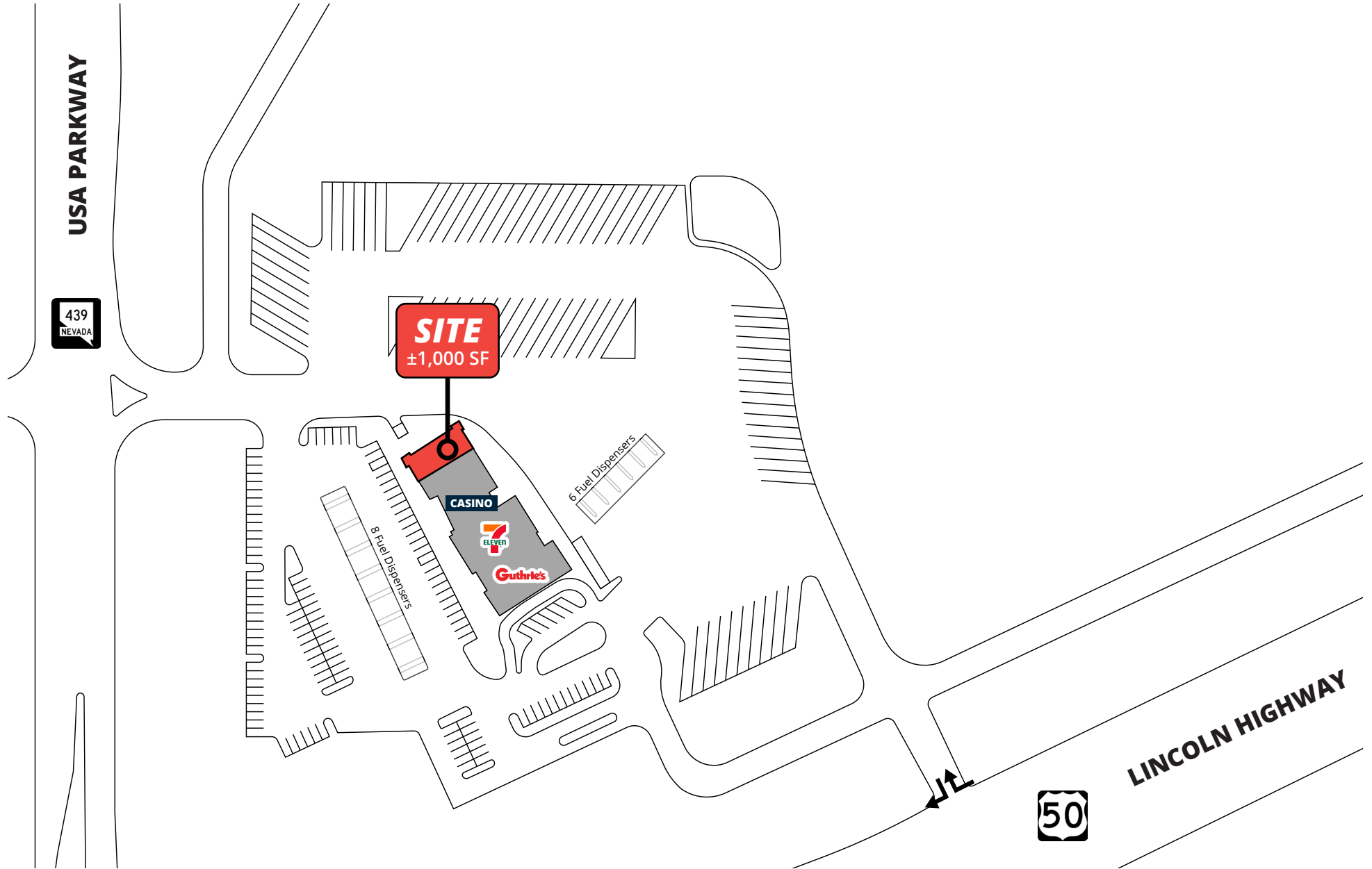
USA Parkway 24,100 VPD

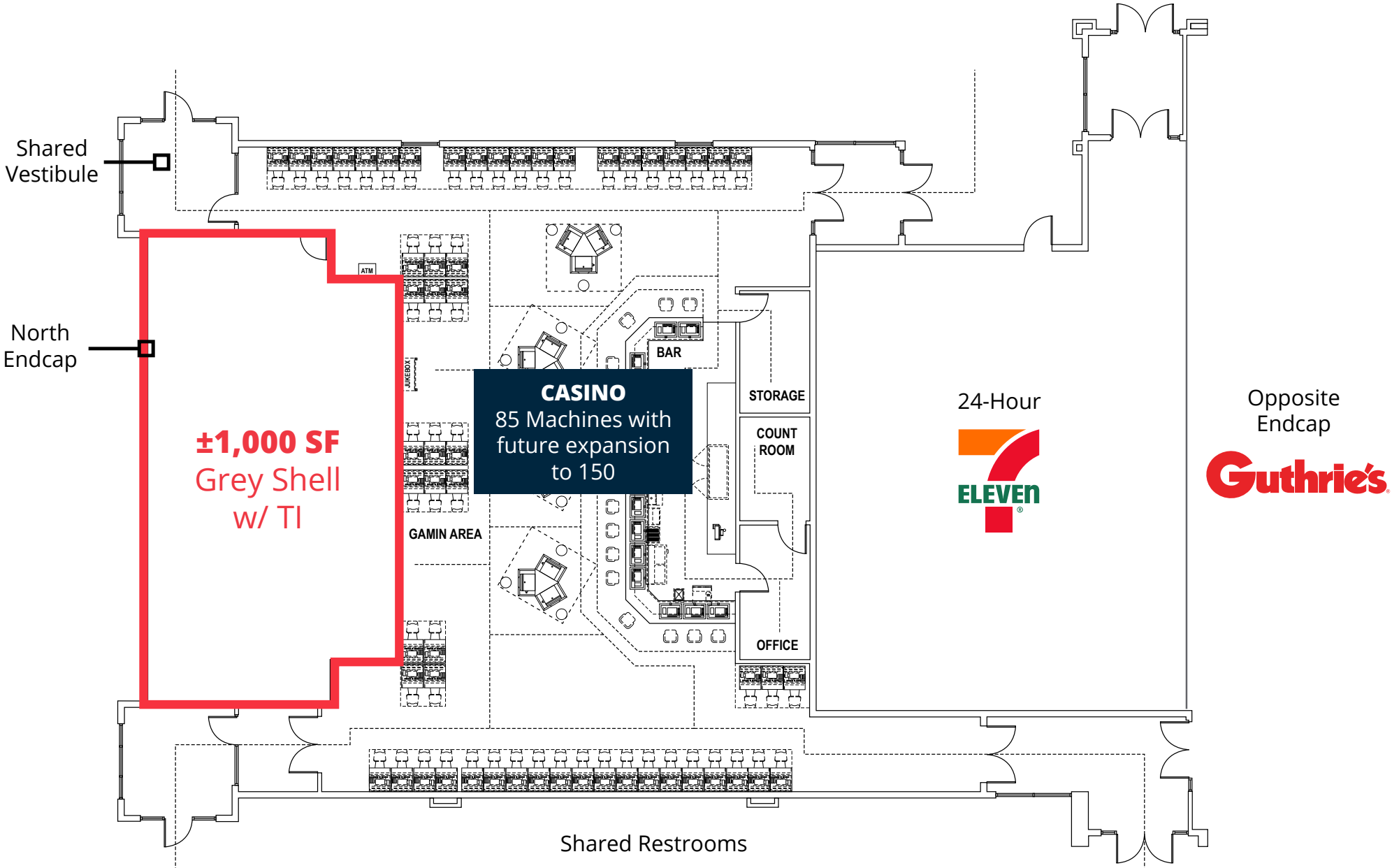
Year: 2025 | Source: Esri

### Demographics

	5 Mile	7 Miles	10 Miles
Population	4,560	7,632	8,363
Daytime Population	4,016	6,308	7,076
Avg. Household Income	\$72,050	\$81,223	\$82,470
Estimated Households	1,758	3,015	3,292

Year: 2025 | Source: esri







MartinBauer  
SYMBIA LOGISTICS  
TRIVIUM PACKAGING

DURAFLEX  
MDB TRUCKING  
JamesHardie  
RANDA APPAREL ACCESSORIES

Future Vantage Data Center  
1.1M SF

NOVO LOGISTICS  
WebstaurantStore  
THRIVE MARKET  
PET SMART Distribution Center  
Walmart Warehouse  
TESLA

International Paper  
PACIFIC STEEL & RECYCLING  
LDC  
United Rentals

PPG  
CONTINENTAL TIRE SYSTEMS

REDWOOD MATERIALS  
Google  
U.S. ORDNANCE  
switch

Tahoe-Reno Industrial Center

Fernley Village Marketplace  
Raley's

Walmart Supercenter  
LOWE'S

Victory Logistics District Industrial Center

Autumn Winds Park  
The Golf Club at Fernley

SAMSARG Field

Future Tract Data Center  
1,060 AC

Future Microsoft Tech Center  
274 AC

**SITE**

Silver Springs Airport

FAMILY DOLLAR  
DOLLAR GENERAL

Penny Park

LINCOLN HWY 50 5,800 VPD

ALT 95 9,050 VPD

11,200 VPD

I-80 29,700 VPD

13,700 VPD

439

USA PKWY 24,100 VPD

828

ALT 50

50

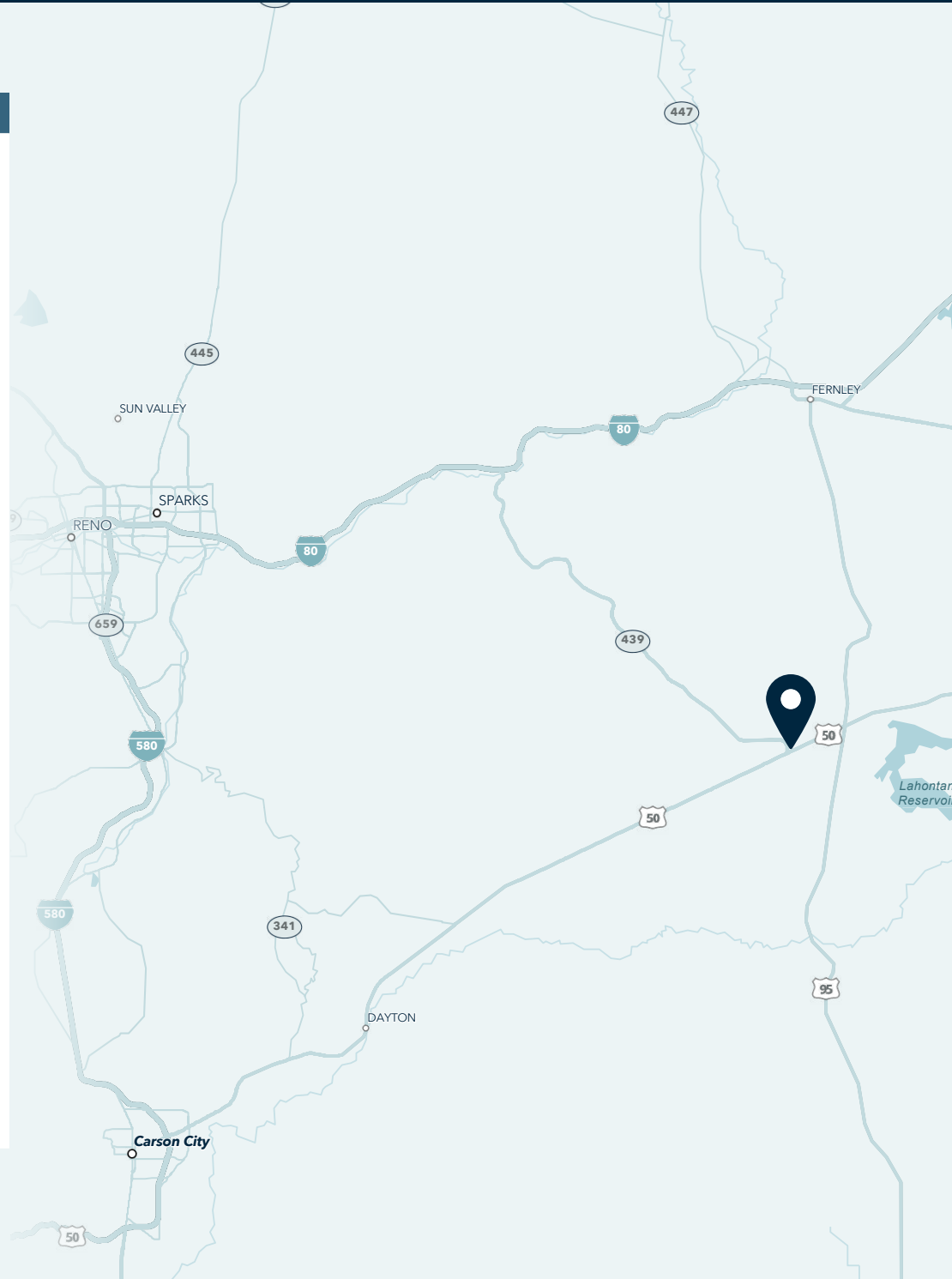
ALT 95

ALT 50



## Area Snapshot

Population	5 MILES	7 MILES	10 MILES
2025 Estimated Population	4,560	7,632	8,363
2030 Projected Population	4,809	8,050	8,816
Proj. Annual Growth 2025 to 2030	1.07%	1.07%	1.06%
<b>Daytime Population</b>			
2025 Daytime Population	4,016	6,308	7,076
Workers	693	991	1,329
Residents	3,323	5,317	5,747
<b>Income</b>			
2025 Est. Average Household Income	\$72,050	\$81,223	\$82,470
2025 Est. Median Household Income	\$53,345	\$60,571	\$61,763
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,758	3,015	3,292
2030 Estimated Households	1,857	3,184	3,474
Proj. Annual Growth 2025 to 2030	1.10%	1.10%	1.08%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	79%	79%	79%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	1%	2%	2%
2025 Est. American Indian or Native Alaskan	2%	2%	2%
2025 Est. Other Races	17%	17%	17%
2025 Est. Hispanic (Any Race)	12%	11%	11%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



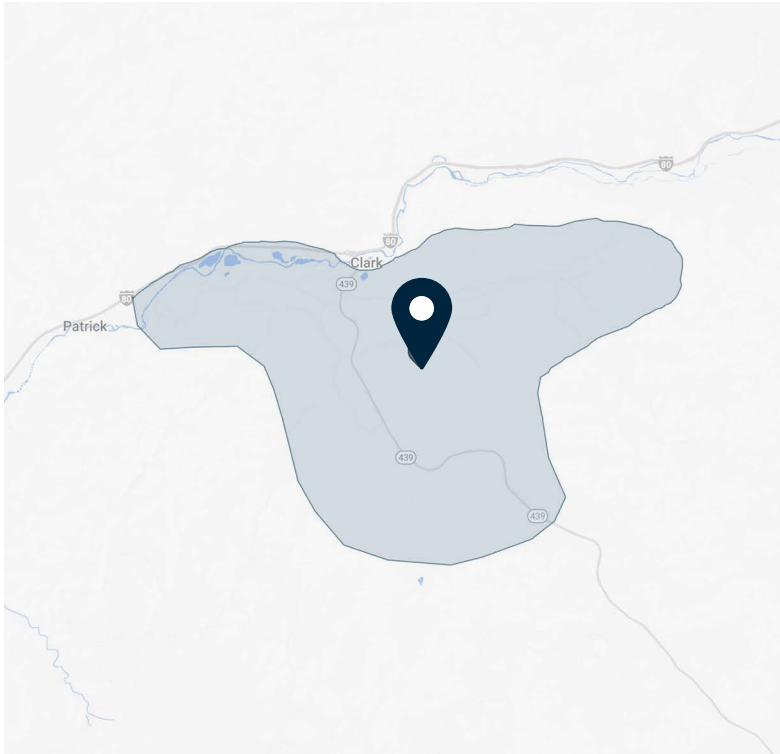
## ABOUT THE TRADE AREA

Tahoe-Reno Industrial Center (TRIC) is one of the largest industrial parks in the world, spanning over 100,000 acres and home to major companies such as Tesla, Google, and Switch. Located just ±10 miles from the site, TRIC serves as a powerful economic engine for the region, attracting a steady flow of employees, vendors, and supporting businesses. Its presence has fueled significant growth and commercial activity throughout the surrounding area, with approximately half of the daily traffic coming from the South.

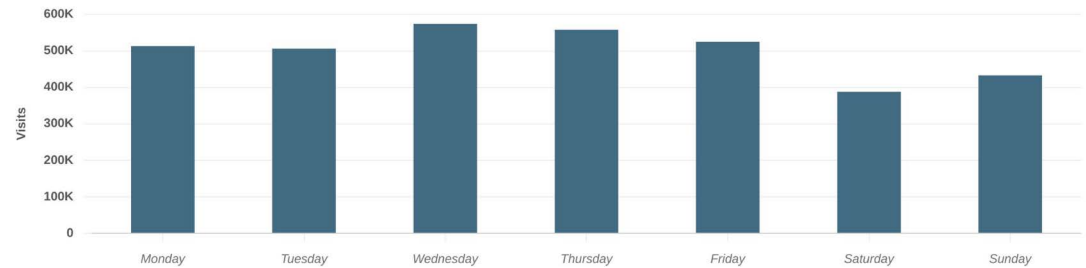
## DATA FOR 08/01/2024 - 07/31/2025



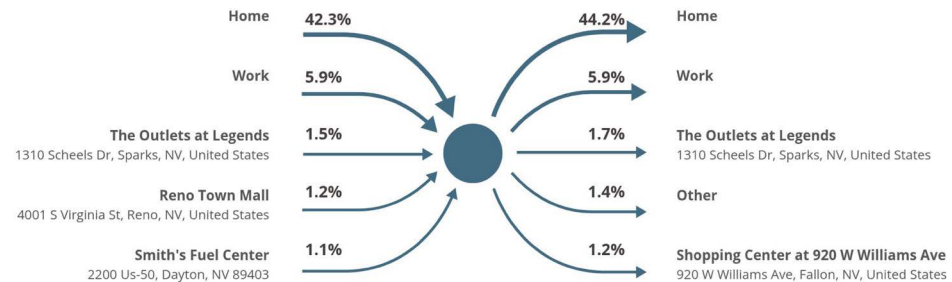
## TRIC AREA



## DAILY VISITS



## CUSTOMER JOURNEY



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**SRS REAL ESTATE PARTNERS**

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