



26,020+ ADT

15,292+ ADT



Hard-corner position on USA Parkway, the sole access to the Tahoe-Reno Industrial Center



Britian Drive



Electric Avenue

25,664+ ADT

Waltham Way



SITE

±2.84 AC
±123,667 SF

FOR SALE, GROUND LEASE OR BTS

2.84 Acres at the Gateway to TRIC

805, 815 & 835 USA Park, Sparks, NV 89437

Smith Retzloff Retail Team

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APNs: 005-041-74 (805), 005-041-75 (815), 005-041-63 (835)

2.84 contiguous acres across 3 parcels; buy the whole site or divide

Hard-corner position on USA Parkway, the sole access to the Tahoe-Reno Industrial Center

Captive daytime workforce with extremely limited retail/food service supply

Opportunity Zone (non-LIC contiguous) – tax-advantaged development basis

Storey County jurisdiction – fast, developer-friendly entitlements, no state income tax

Conceptual site plans already drawn (3 alternates): 4,000 SF QSR, 986 SF drive-thru coffee, 6,000–12,000 SF shops, parking 2x code

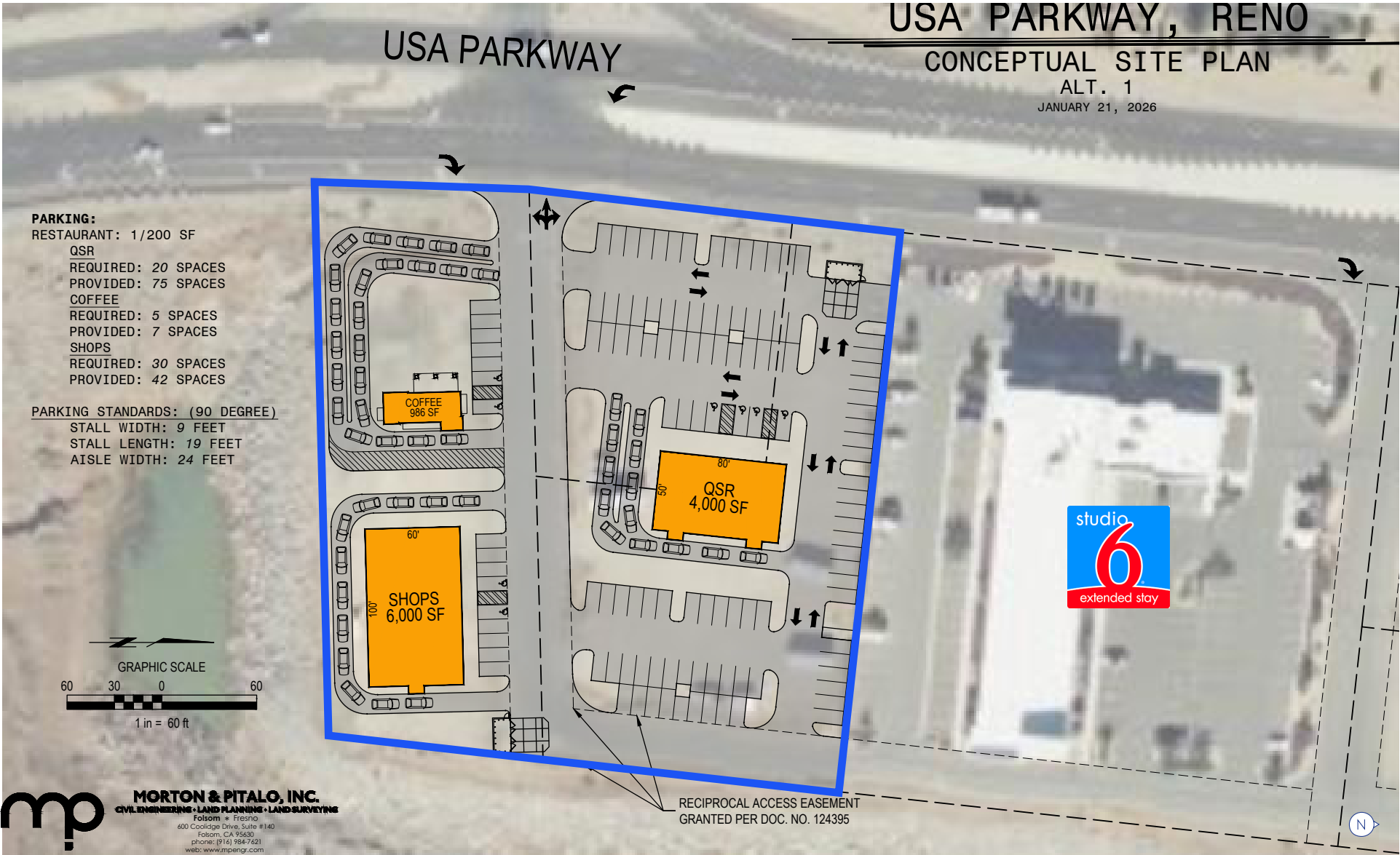
Reciprocal access easement in place; zero environmental hazards flagged (0/4)

SURROUNDING TRAFFIC

USA Parkway, North of Electric Avenue	24,300 ADT
Electric Avenue	25,664 ADT
I-80 E Bound	26,020 ADT
I-80 W Bound	15,292 ADT

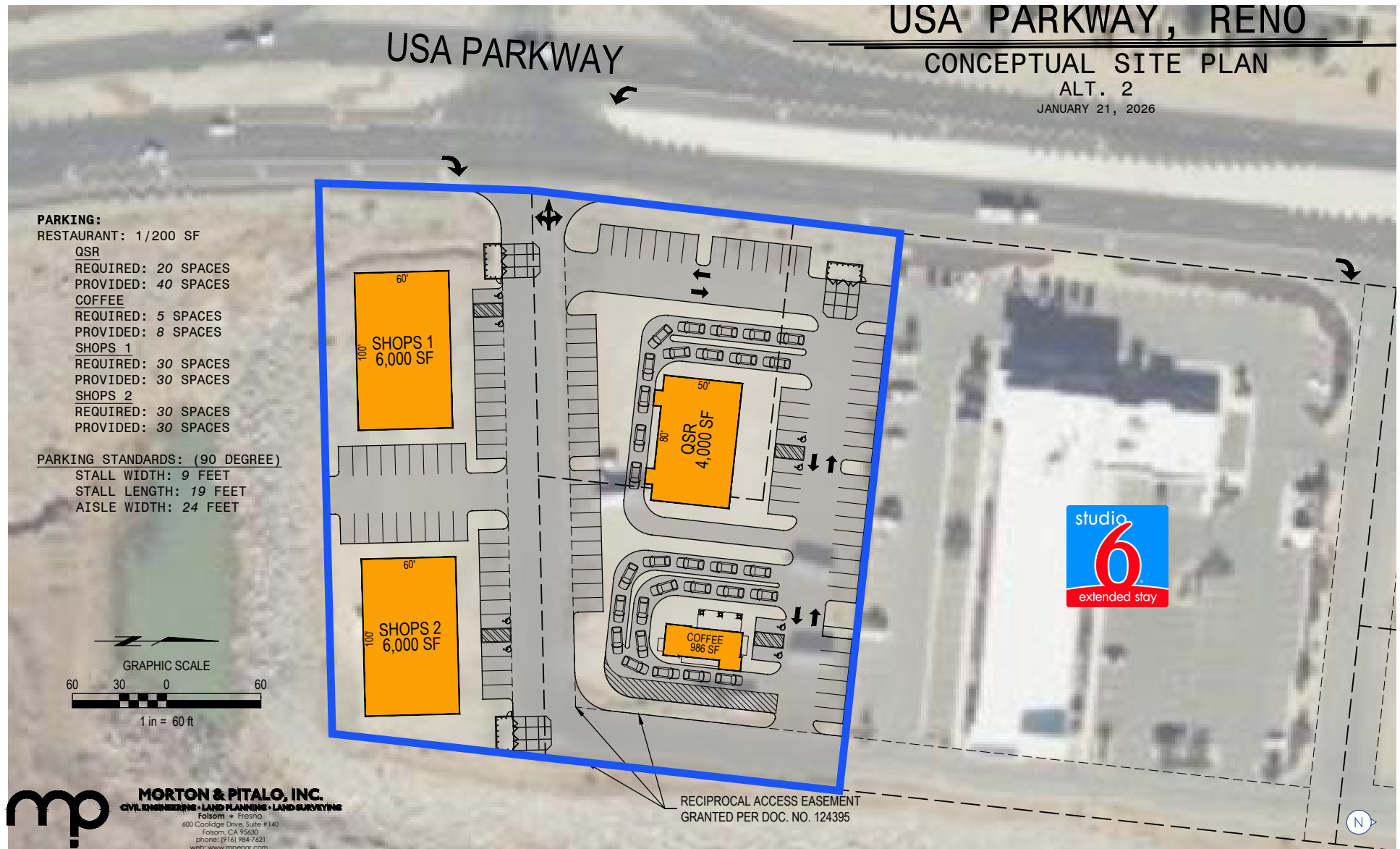


Available for Sale, Ground Lease or BTS



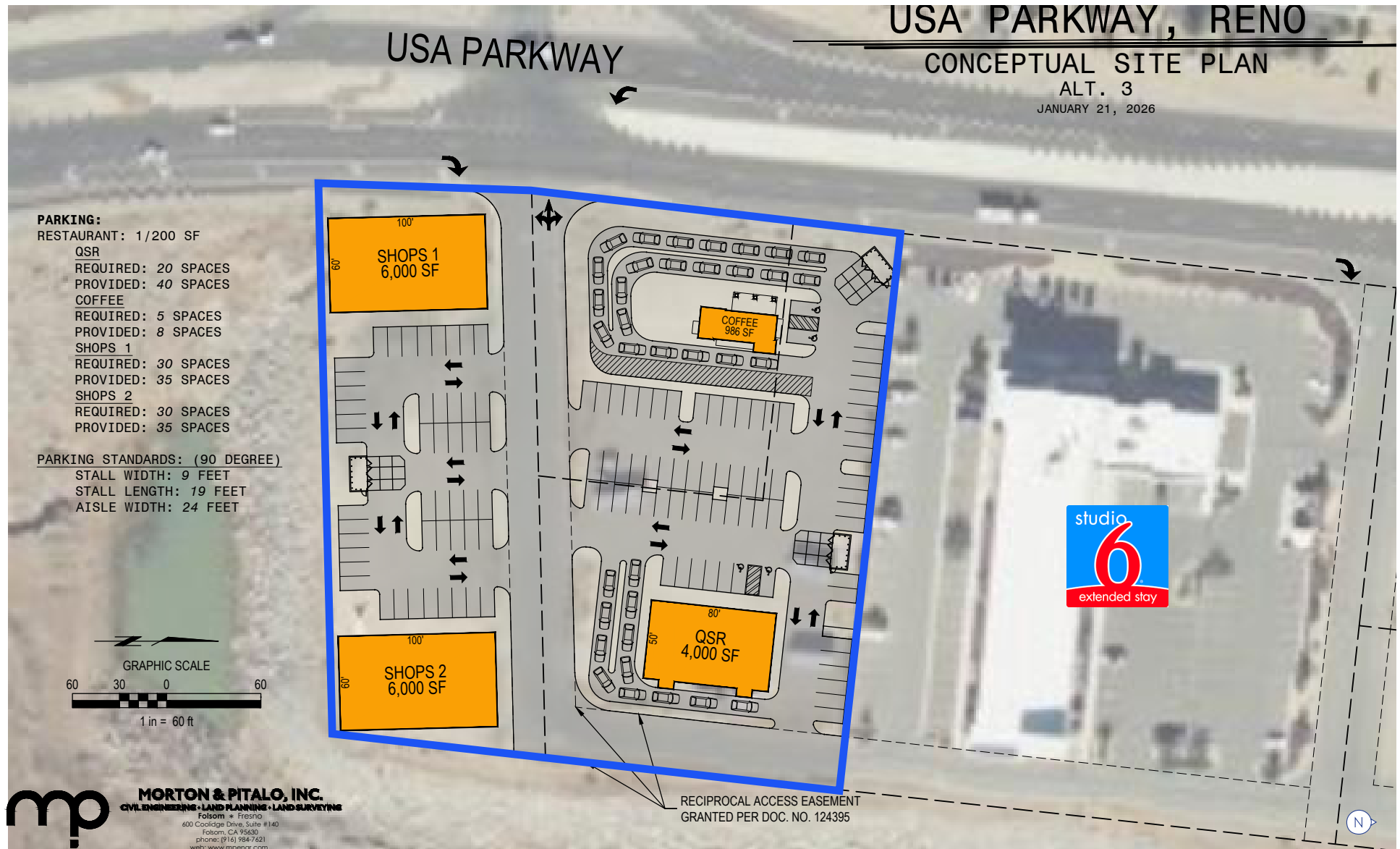
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Tahoe-Reno Industrial Center (TRIC)

TRIC is one of North America’s premier industrial and technology hubs, encompassing approximately 107,000 acres in Storey County. Home to global employers including Tesla, Panasonic, Google, Switch, Apple, Walmart, Chewy, and Redwood Materials, TRIC has transformed the region into a center for advanced manufacturing, logistics, data infrastructure, and clean energy innovation.

Supported by a workforce of more than 20,000 daily employees, the surrounding I-80 East Corridor industrial submarket contains 28.7 million square feet of industrial inventory, creating a substantial daytime population and ongoing demand for retail, dining, fuel, lodging, and business services. Strategic access to Interstate 80, USA Parkway, Union Pacific Rail, Reno-Tahoe International Airport, and Nevada’s favorable business climate continues to attract investment and corporate expansion, positioning the area as an exceptional opportunity for investors, developers, and ground lease tenants

Key Market Drivers

- 20,000+ daily employees within the TRIC corridor
- 28.7 million SF industrial inventory in the I-80 East Corridor submarket
- 107,000-acre master-planned industrial center
- Direct access to I-80, USA Parkway & Union Pacific Rail



Corporate Neighbors in the Reno-Tahoe Industrial Center

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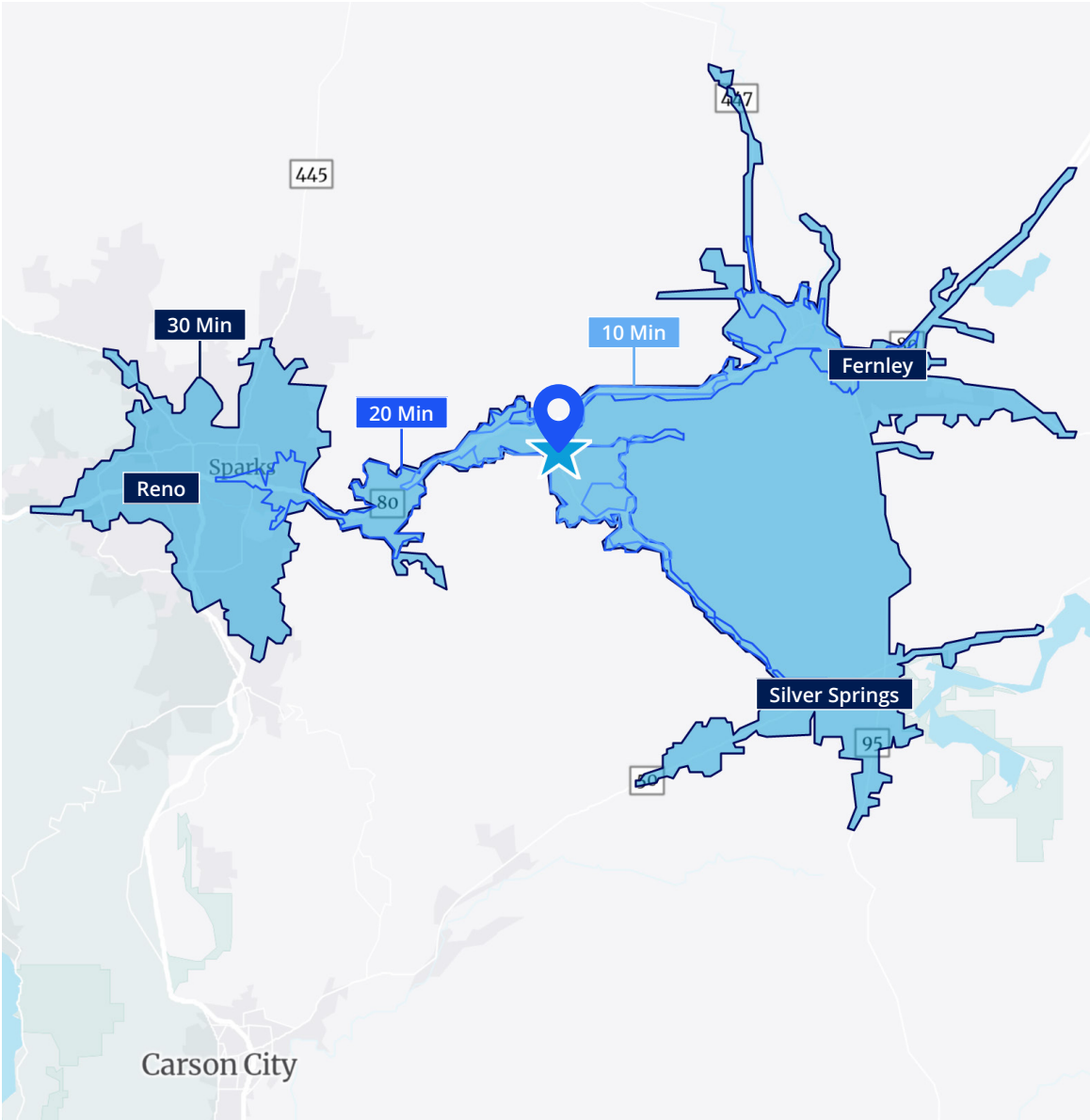


Population	10 Min	20 Min	30 Min
2026 Estimated Population	48	19,361	313,242
2031 Projected Population	48	20,314	328,575
2026 Median Age	51.7	38.0	36.8
2026 Daytime Population	263	30,427	363,979

Household Income	10 Min	20 Min	30 Min
2026 Avg. HH Income	\$107,913	\$88,536	\$105,992
2031 Avg. HH Income	\$128,852	\$101,365	\$120,973
2026 Median HH Income	\$78,104	\$70,946	\$79,643
2031 Median HH Income	\$100,000	\$83,058	\$92,682
2026 Per Capita Income	\$42,918	\$39,934	\$43,409

Household	10 Min	20 Min	30 Min
2025 Estimated Households	18	8,776	128,077
2031 Projected Households	18	9,355	135,551
Avg. Household Size	2.67	2.20	2.40

Consumer Expenditure	10 Min	20 Min	30 Min
Annual HH Expenditure	\$88,497	\$77,194	\$91,211
Annual Retail Expenditure	\$28,401	\$24,057	\$28,099



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

\$121,655
Avg HH Income

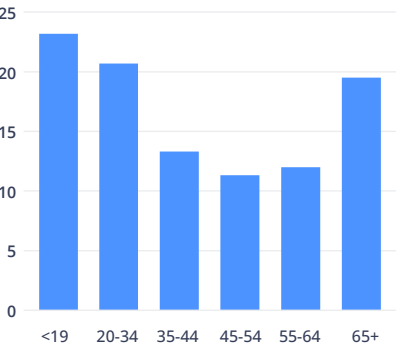
39.5
Median Age

Home Ownership (2025 Housing Units)

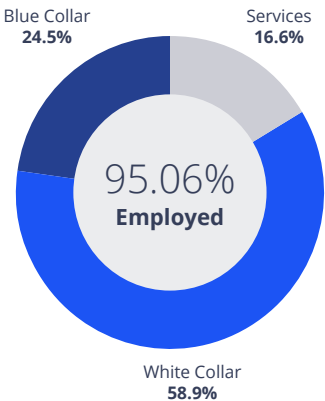


Age Distribution (2025) - % of total population

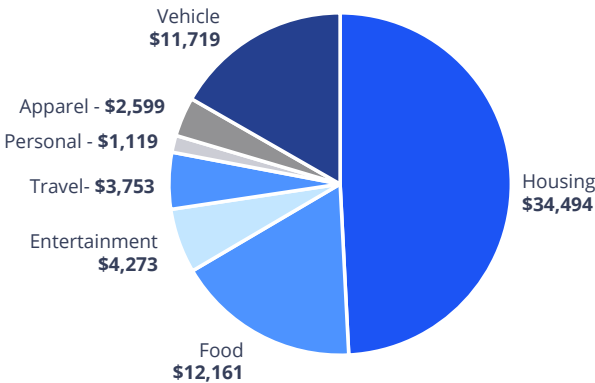
50.97% Men 49.03% Women



Employment



Household Spending



Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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