

Future Residential  
±408 Homes

Walgreens

78,000 ADT

36,500 ADT

Lemmon Dr

Future  
Apartments  
±480 Units

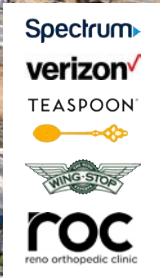


50,000 ADT



Future  
Vista Enclave  
130 Homes

Sky Vista Pkwy 17,000 ADT



VISTA HILLS

FOR LEASE

# Vista Hills

280 Vista Knoll Pkwy | Reno, NV 89506

Smith Retzloff Retail Team

**Shawn Smith**

Executive Vice President  
+1 775 823 4667  
shawn.smith@colliers.com  
LIC # NV 00046702

**Sean Retzloff**

Senior Vice President  
+1 775 823 6621  
sean.retzloff@colliers.com  
LIC # NV 0182046



**Colliers Reno**

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
Colliers.com/Reno

**Rapidly** growing demographics

**Easy** ingress/egress

**Immediately** adjacent to high volume Super Walmart

**Diversified** and expanding group of demand generators

**Ongoing** commercial & residential development will continue to drive activity to this area

**TRAFFIC COUNTS**

US 395 N 0.1 Mi of N/B on-ramp of Golden Valley Intch **78,000 ADT**

US 395 N 200 Ft of the Stead Intch **50,000 ADT**

Lemmon Dr E of Lemon Valley Dr Intch **36,500ADT**

Sky Vista Pk 200 Ft W of Lemmon Dr **17,000 ADT**



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ARTICLE LINKS

**RGJ.COM** Housing project in North Valleys, delayed by inflation, gets extension

**MYNEWS4.COM** Zoning Change for 1800 Unit Development in North Valleys Approved

**KTVN.COM** North Valleys Residents Want More Food Options with Major Growth

**MYNEWS4.COM** Developers Plan Hundreds of New Homes in North Valleys

**RENO.GOV** Growth in the North Valleys: Development Fact Sheet

**THISISRENO.COM** North Valleys ReZoning a Step Toward More Growth

**MYNEWS4.COM** Higher Density House Development Coming to North Valley

**THISISRENO.COM** North Valleys Development Gets City and County Approval to Proceed

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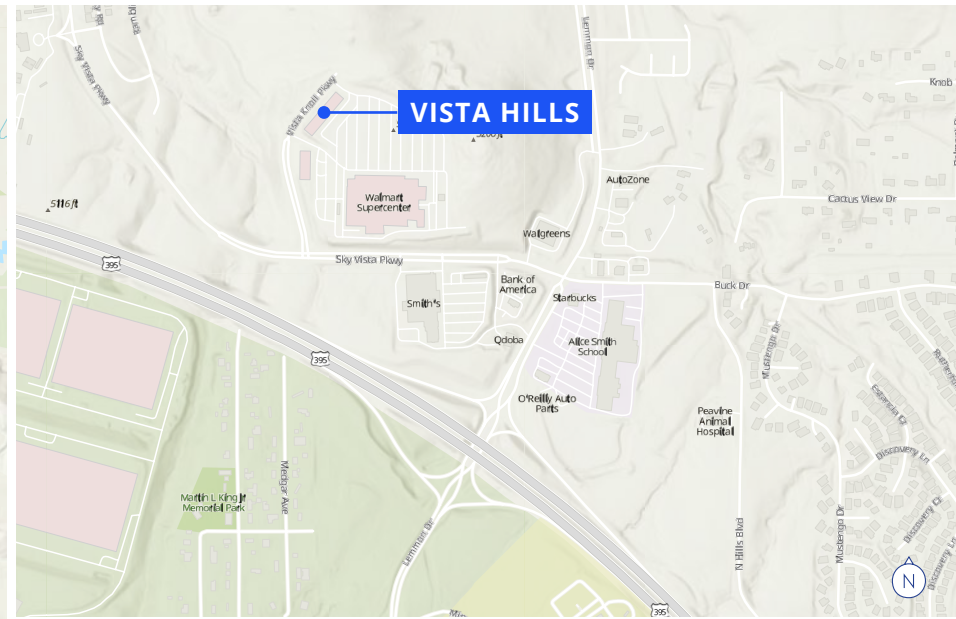
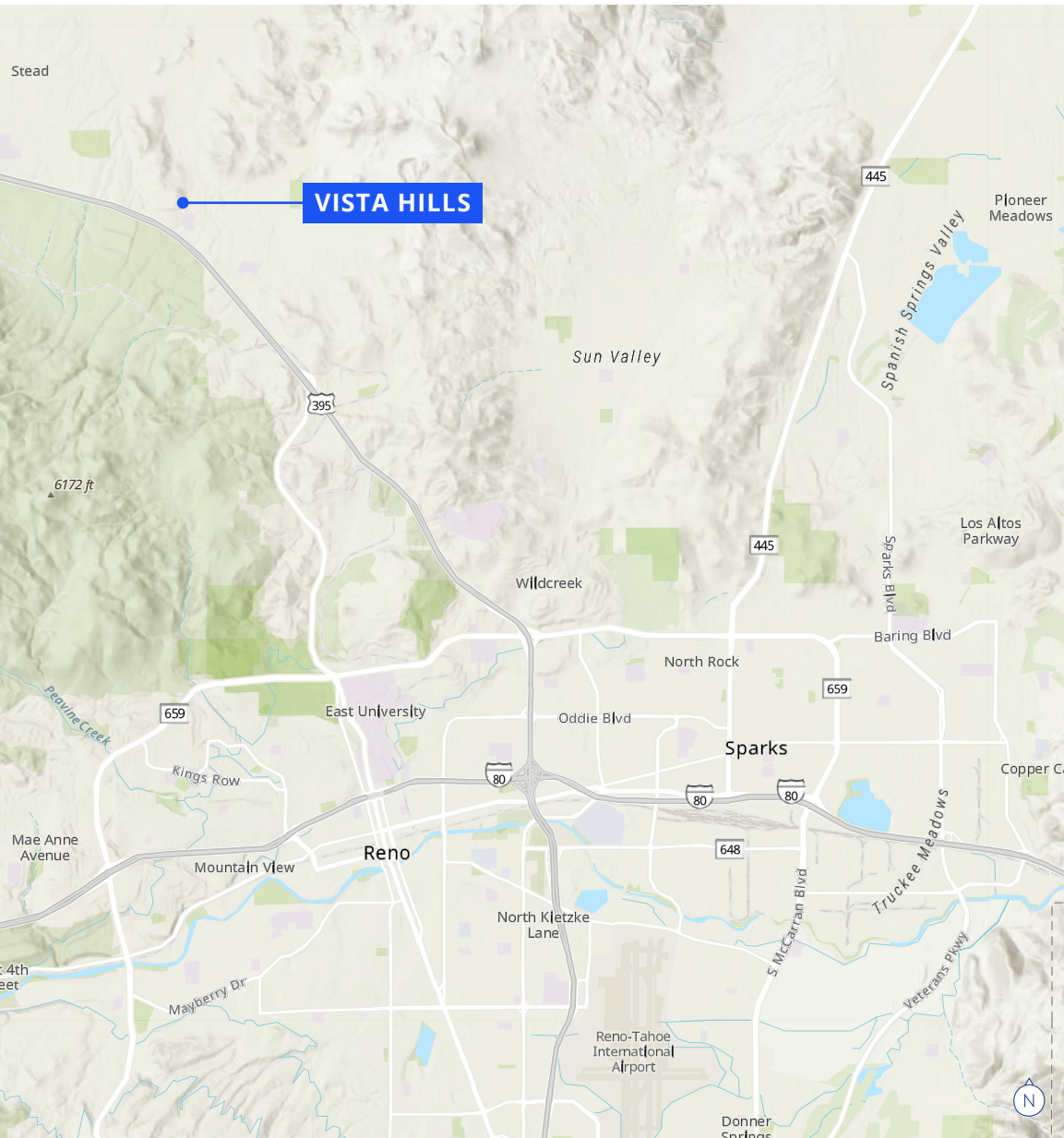


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# VISTA HILLS



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## Residential Projects

### Proposed & Under Construction

1	Arroyo Crossing	237 Units
2	Cabernet @ the Highlands	425 Units
3	Estancia	202 Units
4	Evans Ranch	5,679 Units
5	Heinz Ranch	4,200 Units
6	North Valley Estates	252 Units
7	Regency Park	207 Units
8	Sierra Vista Village	194 Units
9	Silver Hills	680 Units
10	Silver Star Ranch	1,600 Units
11	Stonefield Horizons	470 Units
12	Lansing/North Park Apartments	112/320 Units
13	Senior Housing Project	100 Units
14	Sky Vista South	72 Units
15	Sierra Grande	157 Units
16	Prado Ranch	1,500 Units

## Employers

### Recently Relocated & Expanded

1	Amazon	5	Lasco Valves	9	Urban Outfitters
2	Cascade Designs	6	Mary's Gone Crackers	10	Tactical Air Support
3	Exxcel Outdoors	7	Marmot	11	Prado Ranch Industrial (proposed)
4	Quality Bicycle Products	8	Petco		

51,584  
Projected New  
Jobs (2019-2023)

26,842  
Total Submarket  
Housing Units

## Available for Lease

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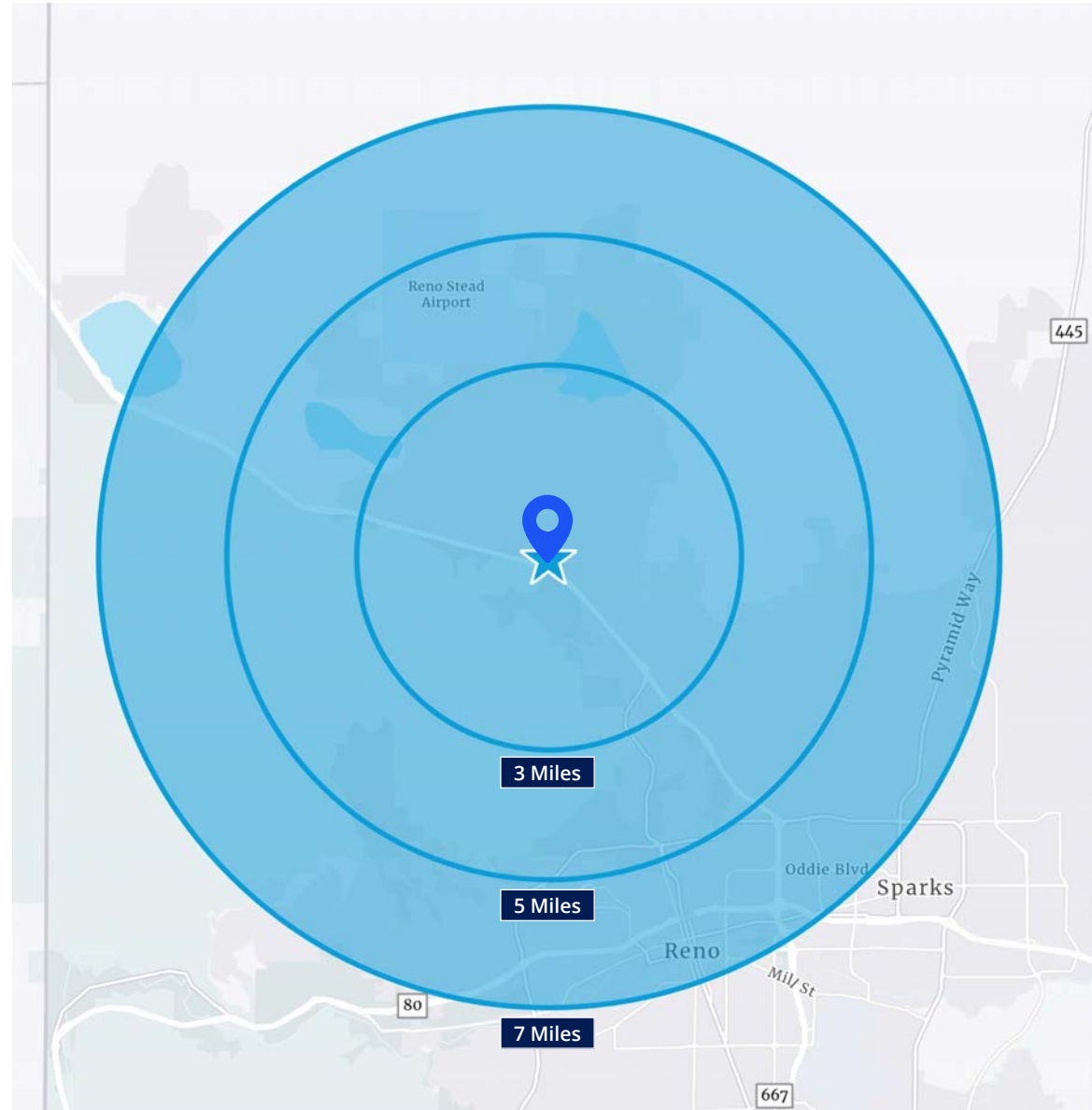


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	42,150	79,245	199,067
2030 Proj. Population	44,065	83,707	207,781
2025 Med. Age	35.1	35.2	35.1
Daytime Population	27,923	56,400	177,704

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$106,549	\$104,090	\$97,882
2030 Proj. Avg. HH Income	\$119,526	\$116,980	\$110,359
2025 Est. Med. HH Income	\$87,677	\$85,042	\$76,511
2030 Proj. Med. HH Income	\$99,959	\$96,699	\$85,811
2025 Est. Per Capita Income	\$36,780	\$35,942	\$37,653

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	14,575	27,321	76,486
2030 Proj. HH	15,338	29,066	80,498
Proj. Annual Growth (2025-2030)	1.03%	1.25%	1.03%
Avg. HH Size	2.88	2.86	2.53

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$91,641	\$89,993	\$85,076
Annual Retail Expenditure	\$29,261	\$28,975	\$27,076
Monthly HH Expenditure	\$7,637	\$7,499	\$7,090
Monthly Retail Expenditure	\$2,438	\$2,415	\$2,256



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# Reno-Sparks MSA Facts & Demographics

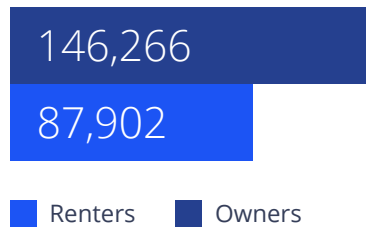
588,069  
Population

2.48  
Avg HH Size

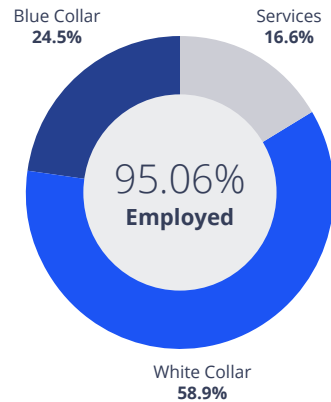
\$121,655  
Avg HH Income

39.5  
Median Age

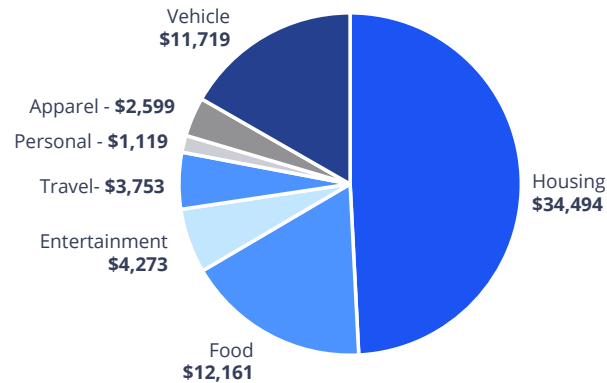
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

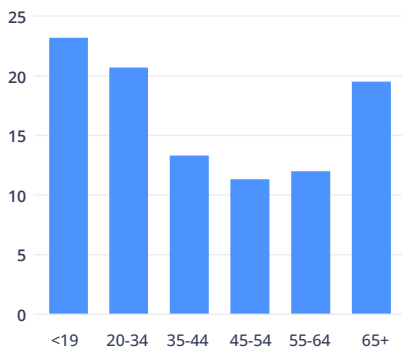


## Race & Ethnicity (2025) - % of total population

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

## Age Distribution (2025) - % of total population

50.97% Men      49.03% Women



## 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



# Vista Hills

## Smith Retzloff Retail Team

### Shawn Smith

Executive Vice President  
 +1 775 823 4667  
 shawn.smith@colliers.com  
 LIC # NV 00046702

### Sean Retzloff

Senior Vice President  
 +1 775 823 6621  
 sean.retzloff@colliers.com  
 LIC # NV 0182046



### Colliers Reno

5520 Kietzke Lane, Suite 300  
 Reno, NV 89511  
 Colliers.com/Reno