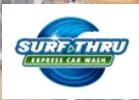




Future
Vista Enclave
130 Homes



50,000 ADT



Sky Vista Pkwy

17,000 ADT

FOR GROUND LEASE

Sky Vista Landing

Sky Vista Pkwy, Reno, NV 89506

Smith Retzloff Retail Team

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5520 Kietzke Lane, Suite 300
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PROPERTY HIGHLIGHTS

±2,500 SF sizes available

Drive-Thru spaces available

Freeway Visibility on US-395

Rapidly growing demographics

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 **36,500 ADT**

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



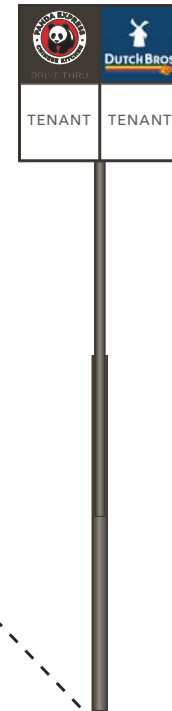
Available for Lease





SKY VISTA LANDING
APN: 086-380-18

#Lot	SF
FSDT 1	60,340 SF
FSDT 2	51,369 SF



Available for Lease



**FSDT 2 | 2,500 SF
LEASE AVAILABLE**

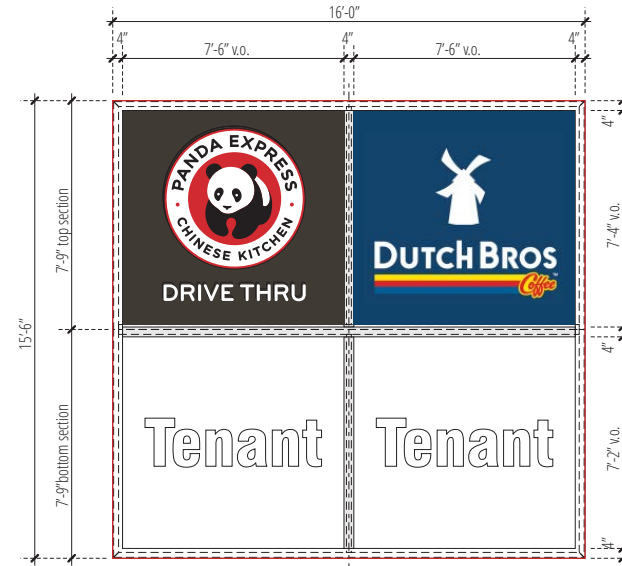
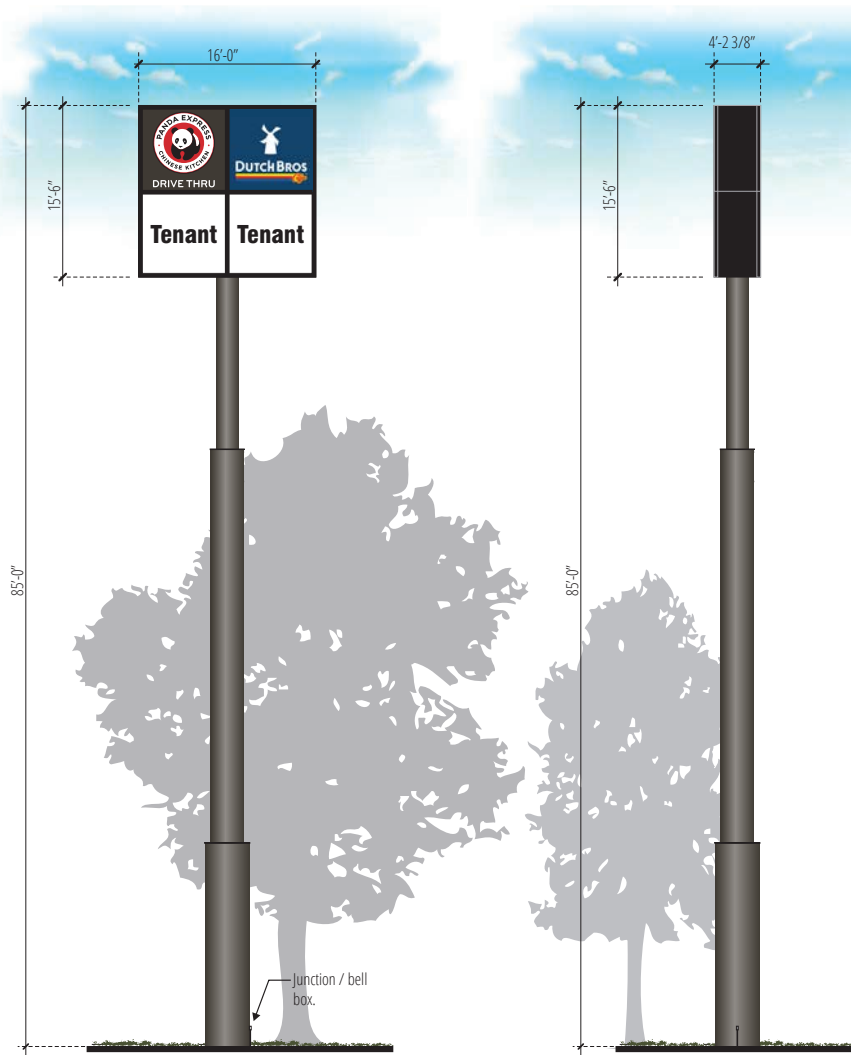
**FSDT 1 | 2,500 SF
AVAILABLE**

Available for Lease

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Double Face Illuminated Pole Sign



2 RETAINERS & DUAL DIVIDER LAYOUT
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:

- CABINET: CUSTOM FABRICATED ALUMINUM CABINET PAINTED BLACK PMS 7C
- FACE: WHITE PANAFLEX MATERIAL WITH VINYL GRAPHIC OVERLAY
- DUAL DIVIDER: SIGN COMP EXTRUSION
- BORDER: SIGN COMP EXTRUSION
- DUAL DIVIDER COVER: 4" x .080" ALUMINUM PAINTED BLACK PMS 7C
- RETAINERS: 4" x 4" x .080" ALUMINUM PAINTED BLACK PMS 7C
- CABINET RETURNS: .080" ALUMINUM PAINTED BLACK PMS 7C
- ILLUMINATION: SINGLE SIDED 96" AA LED LIGHT STICKS, LS-MB-7200-CW MODULES @ 3 WATTS EACH WITH SELF-CONTAINED POWER SUPPLIES
- PIPE SUPPORT: 24", 36" & 48" STEEL ROUND PIPE WITH RING PLATE PAINTED BLACK PMS 7C

NOTE: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION

DOUBLE FACE ILLUMINATED TENANT POLE SIGN
QUANTITY: ONE (1) SIGN REQUIRED

248 SQ FT
SCALE: 3/32" = 1'-0"

1 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

Available for Lease

Southbound



Northbound



Available for Lease

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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

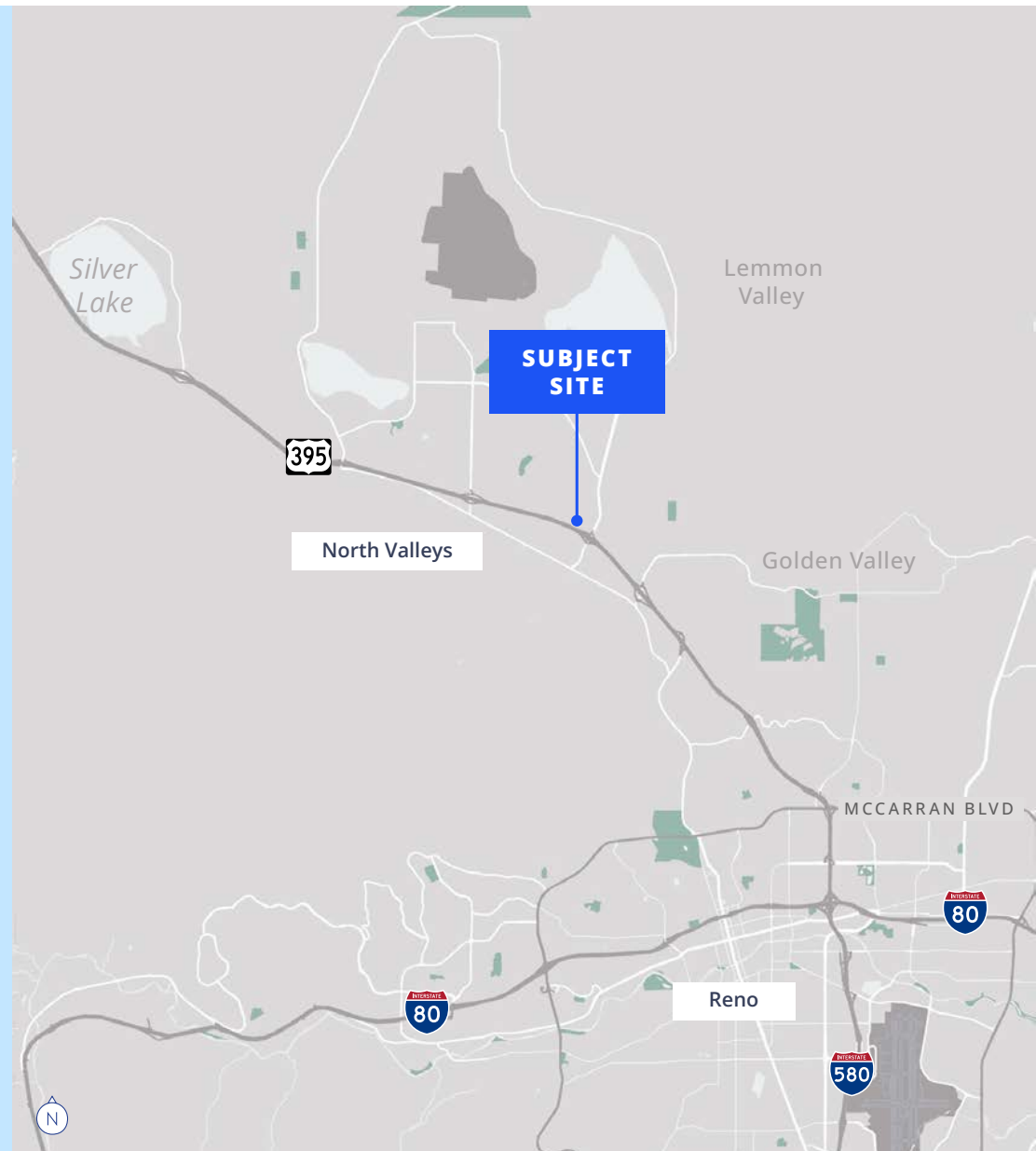
MYNEWS4.COM Developers Plan Hundreds of New Homes in North Valleys

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



Available for Lease



17,795 Housing Units

- Residential Projects
- Relocated/Expanded Employers

Employers
RECENTLY RELOCATED & EXPANDED

01	Amazon	237 units
02	Cascade Designs	425 units
03	Exxcel Outdoors	202 units
04	Quality Bicycle Products	5,679 units
05	Lasco Valves	4,200 units
06	Mary's Gone Crackers	252 units

07	Marmot	207 units
08	Petco	194 units
09	Urban Outfitters	680 units
10	Tactical Air Support	1,600 units
11	Prado Ranch Industrial (proposed)	470 units

Residential Projects

PROPOSED & UNDER CONSTRUCTION

01	Arroyo Crossing	237 units
02	Cabernet @ the Highlands	425 units
03	Estancia	202 units
04	Evans Ranch	5,679 units
05	Heinz Ranch	4,200 units
06	North Valley Estates	252 units
07	Regency Park	207 units
08	Sierra Vista Village	194 units
09	Silver Hills	680 units
10	Silver Star Ranch	1,600 units
11	Stonefield Horizons	470 units
12	Lansing/North Park Apts	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
17	Stonegate	1,500 units
18	Lakes at Lemmon	488 units
19	Sky Vista Village	288 units
20	Lemmon Landing Apts	342 units

Available for Lease

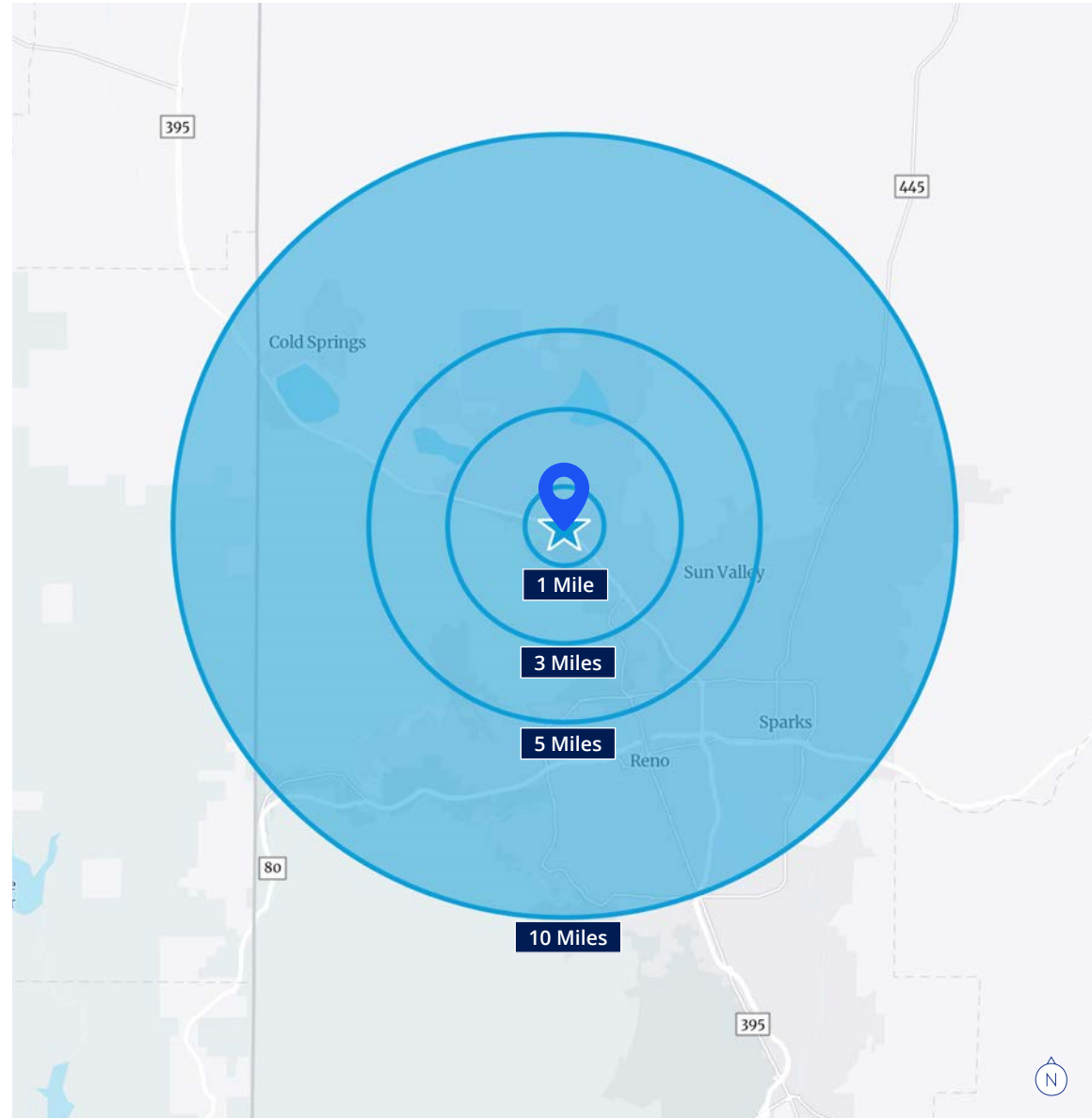


Population	1 Mile	3 Miles	5 Miles	10 Miles
2025 Est. Population	5,742	41,577	84,111	399,157
2030 Proj. Population	6,327	43,521	88,818	416,597
2025 Med. Age	36.2	35.2	34.9	37.6
Daytime Population	5,108	27,259	59,296	389,482

Household Income	1 Mile	3 Miles	5 Miles	10 Miles
2025 Est. Avg. HH Income	\$118,270	\$106,750	\$103,146	\$110,991
2030 Proj. Avg. HH Income	\$132,850	\$119,686	\$115,907	\$124,145
2025 Est. Med. HH Income	\$98,332	\$87,912	\$84,184	\$82,617
2030 Proj. Med. HH Income	\$112,542	\$100,201	\$95,314	\$94,217
2025 Est. Per Capita Income	\$43,250	\$36,935	\$35,714	\$44,026

Household	1 Mile	3 Miles	5 Miles	10 Miles
2025 Est. HH	2,158	14,391	29,104	157,952
2030 Proj. HH	2,397	15,169	30,935	166,233
Proj. Annual Growth (2025-2030)	2.12%	1.06%	1.23%	1.03%
Avg. HH Size	2.65	2.88	2.85	2.48

Consumer Expenditure	1 Mile	3 Miles	5 Miles	10 Miles
Annual HH Expenditure	\$101,652	\$91,810	\$89,248	95,960
Annual Retail Expenditure	\$32,581	\$29,317	\$28,711	30,612
Monthly HH Expenditure	\$8,471	\$7,651	\$7,437	\$7,997
Monthly Retail Expenditure	\$2,715	\$2,443	\$2,393	\$2,551



Available for Lease

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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

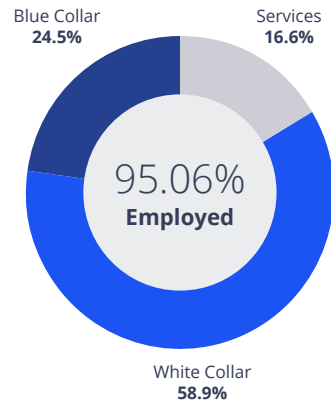
\$121,655
Avg HH Income

39.5
Median Age

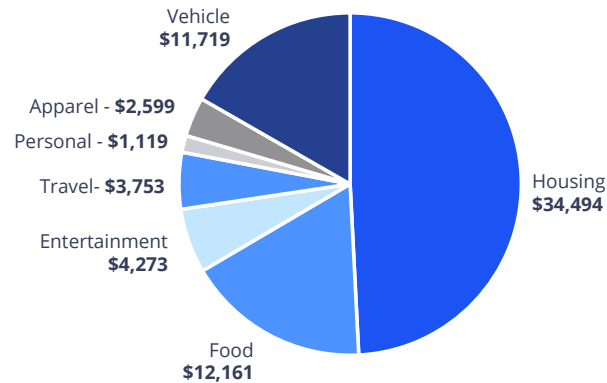
Home Ownership (2025 Housing Units)



Employment



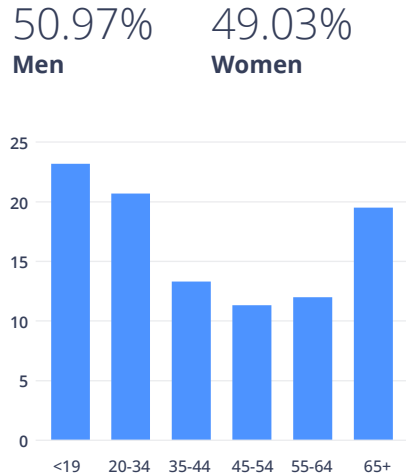
Household Spending



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



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



Sky Vista Landing

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Accelerating success.

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