

Asking Price	Total Acreage	Net Operating Income	Total Units	Current Occupancy
Market Bid	5.96	\$564,538	579	88.7%

Investment Overview

Marcus & Millichap, as the exclusive listing agent, is pleased to present Stead Self Storage, a strategically positioned asset located near Interstate 395 in Reno. This institutional grade property, has been owned by its original owner-developer since its construction in 2021.

The property features full perimeter fencing, keypad-controlled gated access, an on-site management office, and 24-hour digital video surveillance. The facility is staffed seven days a week, providing a high-touch customer experience that differentiates it within the market and supports strong tenant retention. Spanning 5.96 acres, Stead Self Storage comprises 89,725 net rentable square feet across sixteen buildings, offering a total of 579 units. The property features a well-appointed on-site manager's apartment and a modern leasing office.

Investment Highlights

- Strategic Location:** Located on N. Virginia which is a prominent North/South corridor running through Reno. Property is also well-positioned off Interstate 395, with 50,000 VPD.
- Diverse Unit Mix:** Comprehensive offering of units, ranging from 5x10 to 30x40. Average unit size is 161 SF, with the majority of the units being 10x10, 10x15, and 10x20's.
- State-of-the-Art Security:** Fully fenced perimeter, electronic keypad gate access, bright LED lighting, and 24/7 video surveillance system
- Institutional Quality:** Exceptionally maintained metal construction built in 2021, with the asphalt being recently resealed in June 2025.
- Strong Market Fundamentals:** Reno is one of Northern Nevada's fastest-growing and most economically diverse metros, supported by major logistics, manufacturing, and tech employers. The area benefits from continued in-migration from California driven by lower taxes, business-friendly policies, and affordable housing, creating durable long-term demand for self storage.



Property Specifications	
Property Name	Stead Self Storage
Address	9860 N Virginia St, Reno, NV
Total Units	579 Units
Net Rentable Area	89,725
Year Built / Expanded	2021