FOR LEASE

RENO, NV 89506

LEMMON PLAZA

Kidder Mathews

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KIDDER.COM

SITE PLAN

N

AVAILABILITIES

#	Tenants	SF
01	Drive-Thru Restaurant	5,300
02	Drive-Thru Restaurant	4,075
03	Restaurant	7,805
04	Anchor	30,000
05	Junior Anchor	25,000
06	Retail	8,400
07	Tire Shop	10,498
08	Retail	8,400
09	Convenience Store/Gas	5,700

MARY'S
TRADEMARK GLOBAL
NVCC | 1.4M SF
68,000+ VPD
Walmart
SKY VISTA PKWY
15,000+ VPD
Walgreens
Smith's
31,000+ VPD
QDOBA
LEMMON DR
SUBJECT SITE
395
BIG LOTS!
TrueValue
O'Reilly
GROCERY OUTLET
LEMMON DR
LEMMON LANDING APTS | 342 UNITS
28,000+ VPD
N

Retail spaces available for lease in the heart of North Valleys.

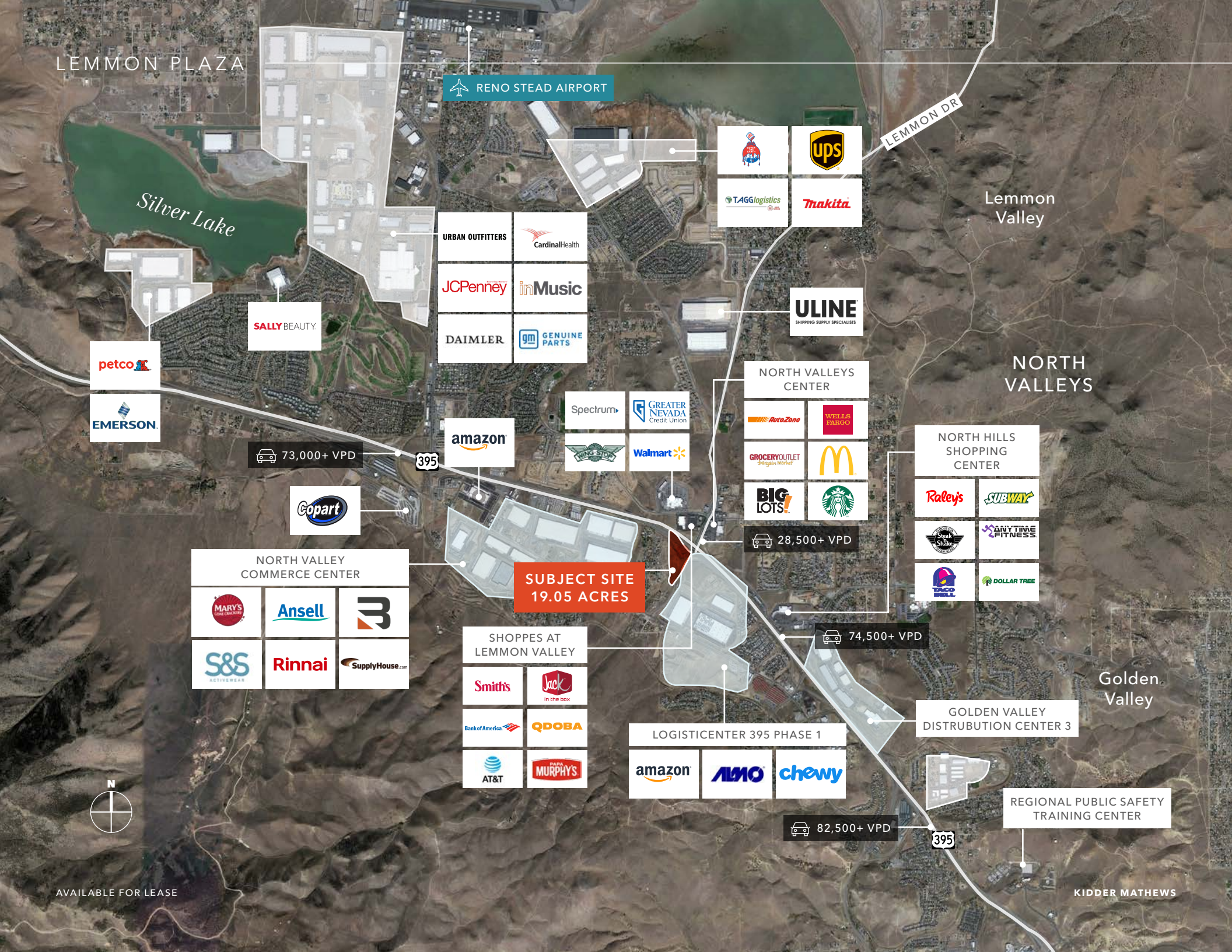
- Drive-Thru spaces available
- Freeway visibility on US-395
- Rapidly growing demographics
- Prime opportunity due to the thriving workforce and population that is currently underserved
- 19.05 acres zoning for Arterial Commercial (includes multi-family and retail uses)

68,000
VPD TRAFFIC COUNTS OFF US-395

31,000
VPD TRAFFIC COUNTS OFF OF LEMMON DR

22,371
EST POP 2024 WITHIN 7 MI RADIUS

94,754
HH INCOME 2024 WITHIN 7 MI RADIUS


LEMMON PLAZA
RENO STEAD AIRPORT
LEMMON DR
Silver Lake
Lemmon Valley
NORTH VALLEYS
URBAN OUTFITTERS
CardinalHealth
JCPenney
inMusic
DAIMLER
GENUINE PARTS
SALLY BEAUTY
petco
EMERSON
ULINE
SHIPPING SUPPLY SPECIALISTS
TAGGlogistics
makita
ups
NORTH VALLEYS CENTER
AutoZone
WELLS FARGO
GROCERYOUTLET
BIG LOTS!
Spectrum
GREATER NEVADA Credit Union
WING STOP
Walmart
amazon
73,000+ VPD
395
Copart
28,500+ VPD
NORTH HILLS SHOPPING CENTER
Raley's
SUBWAY
Steak 'n Shake
ANYTIME FITNESS
TACO BELL
DOLLAR TREE
NORTH VALLEY COMMERCE CENTER
MARY'S GONE CRACKERS
Ansell
S&S ACTIVEWEAR
Rinnai
SupplyHouse.com
SUBJECT SITE
19.05 ACRES
74,500+ VPD
SHOPPES AT LEMMON VALLEY
Smith's
Jack in the box
Bank of America
QDOBA
AT&T
PAPA MURPHY'S
Golden Valley
GOLDEN VALLEY DISTRUBUTION CENTER 3
LOGISTICENTER 395 PHASE 1
amazon
ALMO
chewy
REGIONAL PUBLIC SAFETY TRAINING CENTER
82,500+ VPD
395
N
AVAILABLE FOR LEASE
KIDDER MATHEWS

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

Employers

RECENTLY RELOCATED & EXPANDED

01	Amazon	05	Lasco Valves	09	Urban Outfitters
02	Cascade Designs	06	Mary's Gone Crackers	10	Tactical Air Support
03	Exxcel Outdoors	07	Marmot	11	Prado Ranch Industrial (proposed)
04	Quality Bicycle Products	08	Petco		

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	7,313	22,371	49,900
2029 PROJ. POPULATION	7,358	23,741	52,004
2024 MED. AGE	36.3	33.9	33.5
DAYTIME POPULATION	3,560	9,556	21,559

HOUSEHOLD INCOME

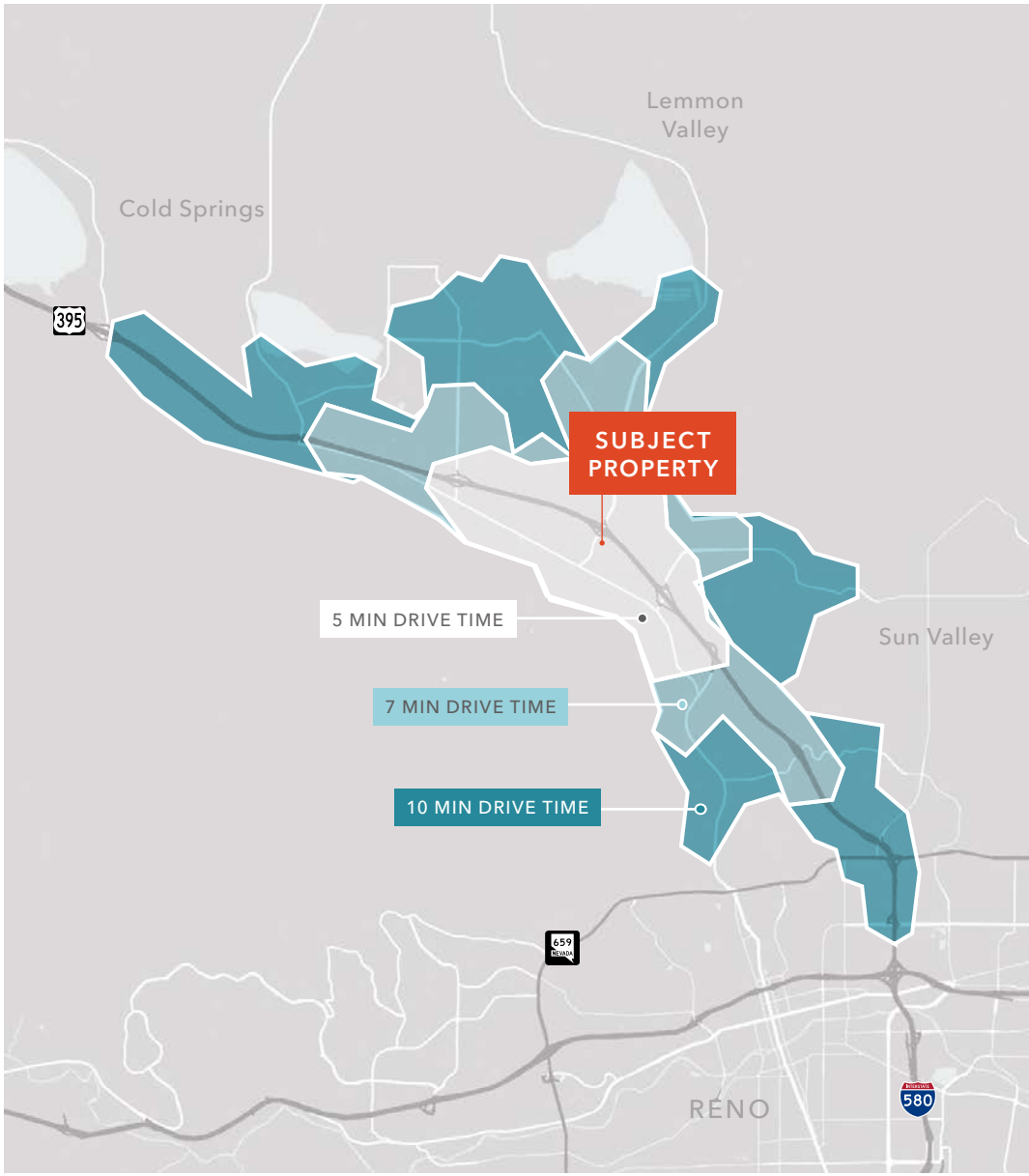
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	$106,425	$94,754	$93,060
2029 PROJ. AVG. HH INCOME	$110,120	$97,112	$95,554
2024 EST. MED. HH INCOME	$87,954	$80,720	$76,685
2029 PROJ. MED. HH INCOME	$91,344	$82,234	$78,102
2024 EST. PER CAPITA INCOME	$38,485	$32,746	$34,247

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	2,642	7,726	18,337
2029 PROJ. HH	2,663	8,253	19,192
PROJ. ANNUAL GROWTH (2024-2029)	22	527	855
AVG. HH SIZE	3.2	3.2	3.1

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	$179.25 M	$501.32 M	$1.22 B
ANNUAL RETAIL EXPENDITURE	$84.69 M	$237.75 M	$577.41 M
MONTHLY HH EXPENDITURE	$5,655	$5,407	$5,548
MONTHLY RETAIL EXPENDITURE	$2,672	$2,564	$2,624

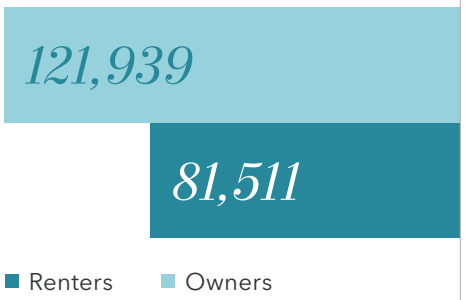


RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527	2.5	$110,796	38.6
2023 EST. POPULATION	2023 AVG HH SIZE	2023 AVG HH INCOME	2023 EST. MEDIAN AGE

Home Ownership



Education

20.1%	20.5%
HS GRAD	SOME COLLEGE
9.9%	21.9%
ASSOCIATES	BACHELORS

Employment

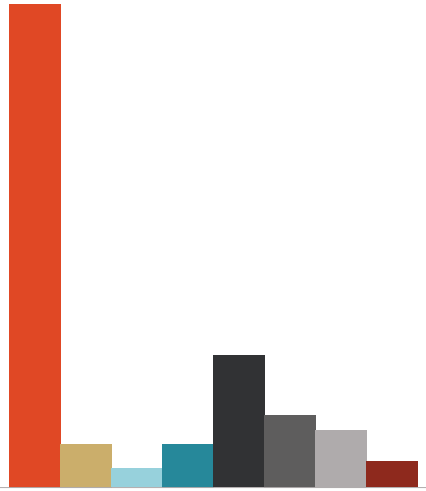
94.9% EMPLOYED

5.1% UNEMPLOYED

Blue Collar	White Collar	Services
22.6%	**60.8%**	**16.6%**

Household Spending

$26K **Housing**	$7.1K **Food**
$2.3K **Travel**	$3.8K **Entertainment**
$1K **Personal**	$3.1K **Furniture**
$2.3K **Apparel**	$1.4K **Vehicle**



Race & Ethnicity

WHITE	62.9%
ASIAN	5.8%
PACIFIC ISLANDER	0.8%
AFRICAN-AMERICAN	2.5%
HISPANIC	26.3%
TWO OR MORE RACES	13.7%

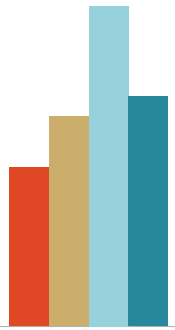
Gender & Age

51.1% MEN

50.1% WOMEN

- <19
- 20–34
- 35–44
- 45–54
- 55–64
- 65+

Income by Household



- $0–$35K **36,515**
- $35–$75K **48,205**
- $75–$150K **73,602**
- $150K+ **52,817**

MARK KEYZERS

Senior Vice President

Clients that Mark has represented include Baskin Robbins, Blaze Pizza, Blue Wave Car Wash, C-III Capital Partners, CAV Strategies, Centennial American Properties, Cold Stone Creamery, Cost Cutters, Cycle Gear, Del Taco, Deutsche Asset & Wealth Management, Discount Tire, Dunkin Donuts, Eden Management, FITE Development, Fitness 19, Furniture Row, Gabrielson & Company, Hudson Properties, GNC, Grateful Gardens, Hallmark, It's A Grind, Jimmy Johns, Keva Juice, Lewis Retail Centers, Panera Bread Company, Picerne Group, Pet Station, Quickstop Gas Stations, Quizno's Subs, Selective Real Estate Investments, Sonic, Supercuts, Subway, Surf Thru Car Wash, Sywest Development, Regis Hair Salons, RREEF Real Estate, T-Mobile, Verizon Wireless, Wall Street Property Company, World Savings Bank and World of Beer.

Mark began his real estate career in 1993 as an analyst and assistant manager for The Macerich Company (MAC). While there, he was a member of the acquisitions and transitions teams responsible for adding over 30 million square feet to the portfolio and the company becoming a publicly traded REIT on the New York Stock Exchange. He also had positions in management, leasing, marketing, and construction management for the shopping center properties in Fresno and Reno totaling more than 5.3 million square feet.

Mark moved to commercial brokerage in 1998 joining Grubb & Ellis as an associate. In 2005, Mark became a partner, principal and senior vice president with NAI Alliance Commercial Real Estate Service. Mark has earned numerous top producer and service awards for each company and member affiliation he has been with.

EDUCATION

BA in Finance and Real Estate with a Minor in Business Law, New Mexico University

AWARDS & AFFILIATIONS

Licensed Nevada Real Estate Broker/Salesman

Member of CCIM, 2005 to Present

Member of ICSC (International Council of Shopping Centers), 1993 to Present

Government Affairs Chairman State of NV for ICSC, 2016 to present & 2004-2014

Alliance Committee Member ICSC, 2006-2012

Director Junior Achievement, 2004-2008

SELECT CLIENT LIST

Blaze Pizza

Cold Stone Creamery

Del Taco

Deutsche Asset & Wealth Management

Discount Tire

Grateful Gardens

Inspire Brands

Jimmy Johns

Lewis Retail Centers

Panera Bread Company

Quizno's Subs

Regis Hair Salons

Sonic

Sywest Development

Verizon Wireless

Wall Street Property Company and World Savings Bank

World of Beer

TROY KEENEY

Senior Associate

Clients that Troy has represented include, but are not limited to, Blaze Pizza, Panera Bread, Sonic Burger, Discount Tire, Verizon Wireless, Dunkin' Donuts, Lewis Retail Centers, Silverwing Development, and Centennial American Properties.

Troy began studying commercial real estate investing in 2015 where he found a feracious passion for commercial real estate. He continued to further his real estate endeavors by joining a commercial real estate brokerage firm in 2017 where he began to work under some of the most knowledgeable brokers in his market. Since then, Troy has been involved in numerous shopping center sales, land sales, leases, and retail developments.

AWARDS & RECOGNITION

Licensed Nevada Real Estate Agent

SELECT CLIENT LIST

- Blaze Pizza
- Centennial American Properties
- Discount Tire
- Dunkin' Donuts
- Lewis Retail Centers
- Panera Bread
- Silverwing Development
- Sonic Burger
- Verizon Wireless

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