

For Sale

# Retail, Hotel, Residential

19.05 Acres Available



North Valleys Commerce Center  
1,400,000 SF

LogistiCenter at 395  
1,600,000 SF



## Lemmon Dr. Interchange

Lemmon Dr. & US 395 Reno, NV 89506

### Property Description

The subject property is located at a competitively strategic location on the full-movement, signalized U.S. Highway 395/Lemmon Drive intersection. Elevated ground gives way to perfect visibility of U.S. 395 and Lemmon Drive frontage. North Valleys is experiencing an extreme residential growth boom with 5,387 units being built and another 20,536 set for development; Stonegate luxury master planned community is of the developments at 4,000 units. On both sides of the site exists the new Amazon distribution center, Lasco Fittings, and Almo Distribution (1,200,000 square feet) and the new North Valley's Commerce Center (1,676,000 square feet). More than 14,000,000 square feet of distribution and warehousing in the North Valleys and the neighboring Tahoe Reno Industrial Center give reason for all of this astonishing growth. The Stead Airport (less than 3 miles from premises) was awarded by the FAA as one of the only facilities in the US to test drones, which, according to the State of Nevada, will likely create approximately 15,000 jobs.

Options for purchasing individual pads or entire property are available.

Conceptual plans:

Hotel with retail pads

Retail pads with residential in back

Shopping center development

### OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	19.05 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	171	\$110,936
5 Miles	7,618	\$92,649
10 Miles	85,692	\$79,438

For more information

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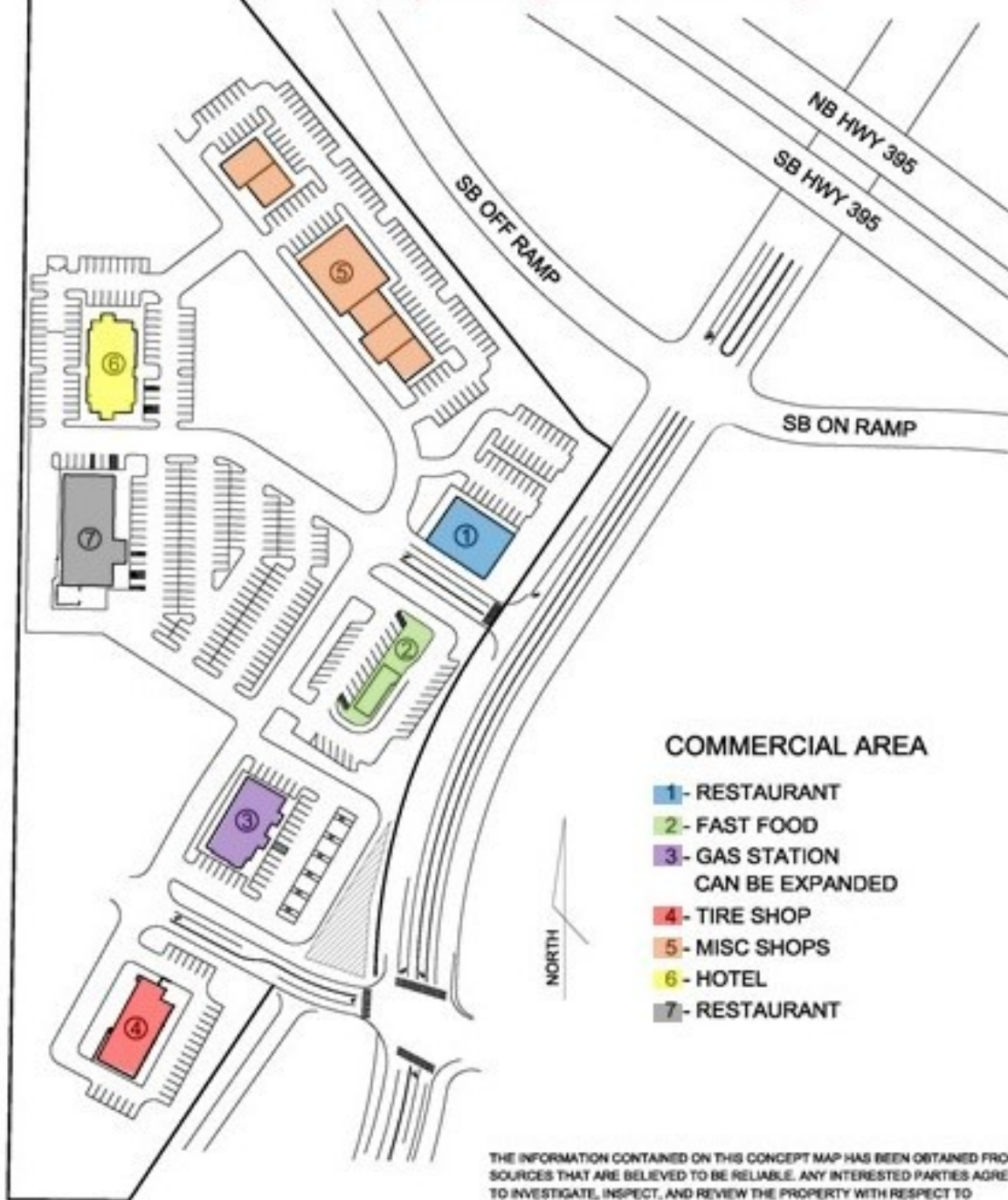
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## NORTH VALLEY CENTER

A 19.05 +/- AC COMMERCIAL SITE  
PRELIMINARY CONCEPT MAP A  
(Conceptual Site Plan)



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## Property Features

- Located in the heart of North Valleys Exit 74 on-bound and off-bound ramp of 395 North Valleys/ Lemmon Drive interchange.
- High traffic counts: 68,000 ADT US 395 and 31,000 ADT Lemmon Drive.
- Property is a prime opportunity due to the thriving workforce and population that is currently underserved in the area.
- 19.05 Acres (5 Parcels) Zoning: Arterial Commercial (includes multi-family and retail uses).
- Strong residential component: Over 20,536 new housing units pending, approved, or under construction; 748 single-family residential homes have sold from June 2017 to June 2018 in the North Valleys housing market.
- Over 14,000,000 square feet of industrial warehousing with 11,584 daytime employees within a five-mile radius underserved due to lack of traditional retail categories currently servicing the area.
- Location provides easy drive time to the University of Nevada, Truckee Meadows Community College, Desert Research Institute and Reno-Stead International Airport.
- This property could be used as a Hotel site to provide stay to a large number of employees that service 60 million customers in 8 states in one-day drive from five major ports, and in two days to eleven different states.
- Property is adjacent to anchor tenants including Walmart, Smiths, Big Lots, Grocery Outlet, True Value Hardware, and Walgreens.
- Located near the main Bus 7 transit line on Sky Vista Parkway and Lemmon Drive.
- Region is home to many Fortune 500 companies. Notable companies reside in the area including Amazon, Mary's Gone Crackers, JC Penny, UPS Logistics, Tagg Logistics, Urban Outfitters, Petco, Arrow Electronics, Sherwin-Williams, Volvo, General Motors, Firestone, Lasco Fittings, Burrows Paper, Mack Trucking, Excel, Ansell, Almo Distribution, and many more.

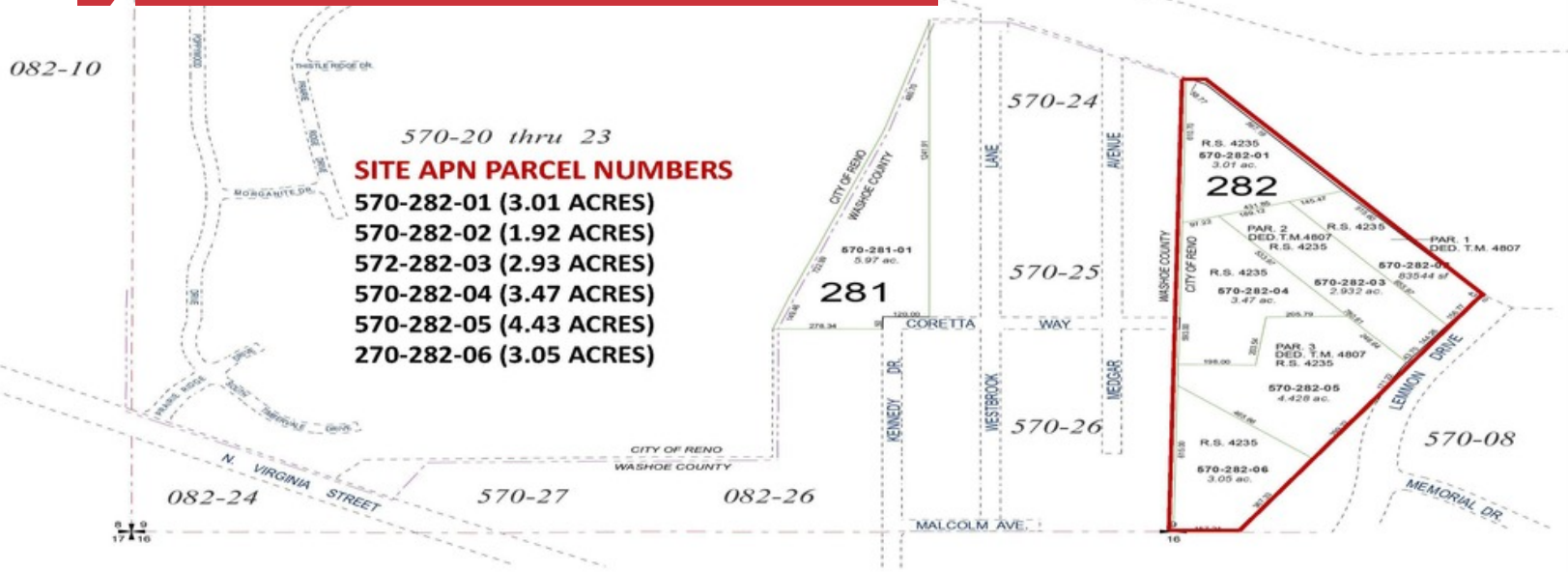


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PORTIONS OF THE S 1/2 & THE NW 1/4 OF  
SEC. 9, T20N - R19E  
ANNEX. T.M. 3923, ORD. #5213



# Retailer Site Map

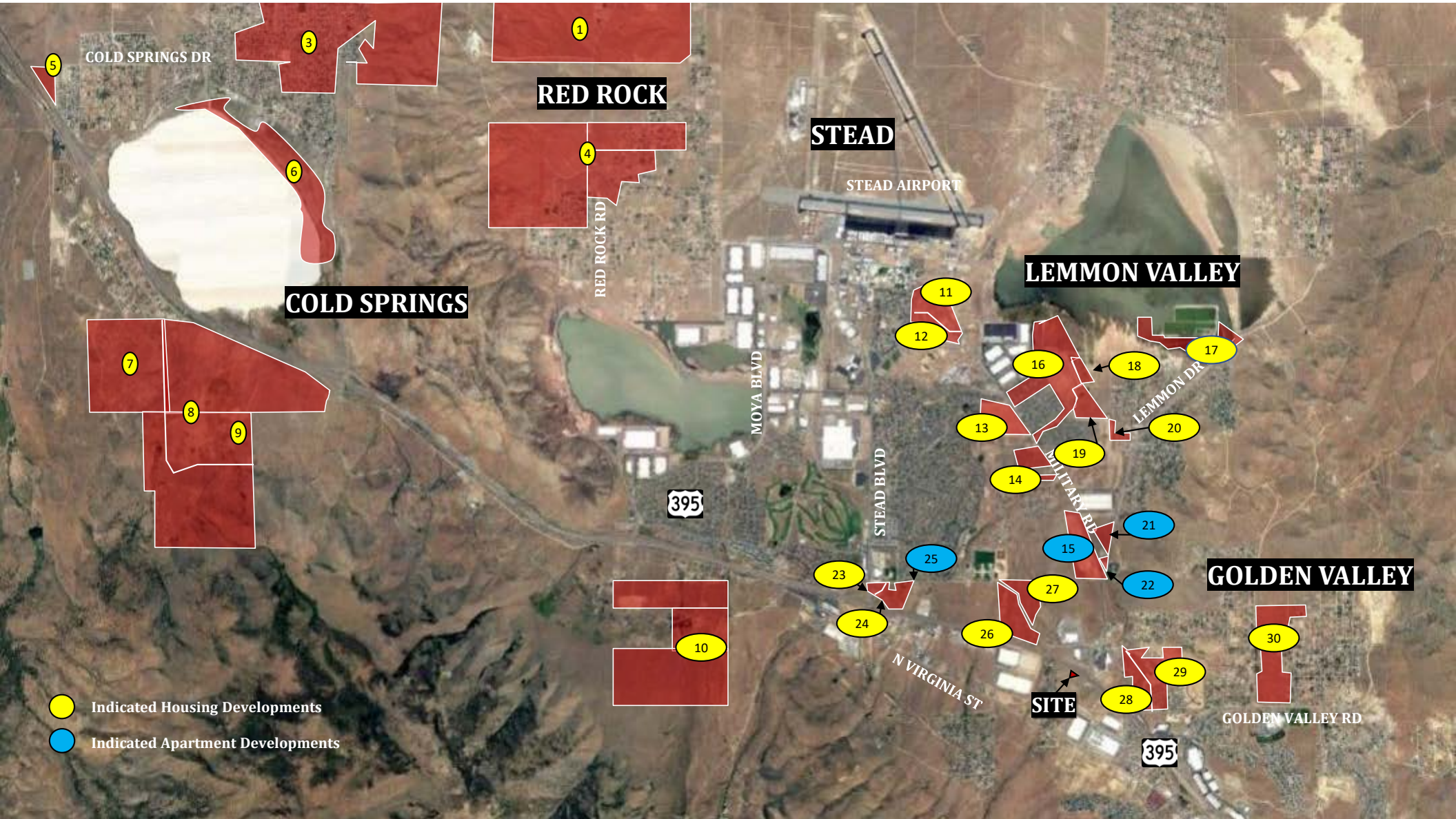


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# Industrial Site Map



# North Valleys Housing Development



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## Housing Development Map Key

Map Index #	Development	# Units
1	Evans Ranch	5,679
2	Silver Star Ranch	1,600
3	Woodland Village	446
4	Silver Hills	680
5	Canyon Hills	8
6	White Lake Vistas	324
7	Train Town	1,300
8	Stonegate SF	3,815
9	Stonegate MF	320
10	Echeverria Peavine	2,024
11	Regency Park II	204
12	Regency Park I	108
13	Silver Vista Village	194
14	Arroyo Crossing	237
15	Silver Peak Apartments	420
16	Stonefield	470
17	Prado Ranch	130
18	North Valley Estates III	66
19	North Valley Estates II	141
20	North Valley Estates I	45
21	Lemmon Valley Apartments	264
22	Lemmon Valley Apartments	112
23	Stead Phase 2	68
24	Stead Phase 1	179
25	Sky Vista Apartments	72
26	Lakes at Sky Vista	768
27	Vista Hills	338
28	Estancia	197
29	Cabernet Highlands	212
30	Golden Mesa North	115

## Location Overview

The property has prominent freeway visibility and access. It is located directly on the on/off ramps of the 395 Highway interchange adjacent to shopping centers that include anchor tenants Walmart, Smiths, Grocery Outlet, Big Lots, CVS Pharmacy, and True Value Hardware. These act as huge traffic generators for the neighboring area and the population entering from the California border. A number of national chain tenants saturate the area including McDonalds, Starbucks, Jack in the Box, Qdoba, Pizza Hut, Papa Murphy's, Dickey's Barbeque Pit, Port of Subs, Bank of America, Wells Fargo, AT&T, UPS, Sally Beauty Supply, Allstate Insurance, H&R Block, and many more. These national names have created a trend in the area that have put North Valleys on the map--and is only expected to continue to grow in the next several years.

North Valleys is home to multiple Fortune 500 companies which employ thousands of workers in the region. An estimated 20,536 homes are currently under construction as depicted on the map index. A total of 748 single family residences have been sold from June 2017 to June 2018. Currently, more than 110,000 people live within a five mile radius of the property location, and there is a projected 5% growth within the next five years. The housing vacancy sits at only 5% and continues to decline as people continue to move into the area.

The Economic Development Authority of Western Nevada (EDAWN) is projecting up to 50,000 new jobs and 50,000 new single family residences by 2020.



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## RENO MARKET OVERVIEW

Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 western states, Nevada provides easy access to vital markets, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax. Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy. Reno/Tahoe holds a wide range of events including Burning Man (nationally recognized), Balloon Races, Air Races, Hot August Nights, Reno Rodeo, Street Vibrations, Best in the West Rib Cook-Off, ArtTown, Reno Aces Triple-A Baseball, Bighorns Basketball games, UNR Football games, Food Truck Friday, PGA Golf Tour, Reno Tahoe Celebrity Golf Tournament, Shakespear at the Lake, Night in the Country, and several more. With a broad range of arts, culture, diversity, and public services, Nevada has become number three in the nation for economic growth rate potential.

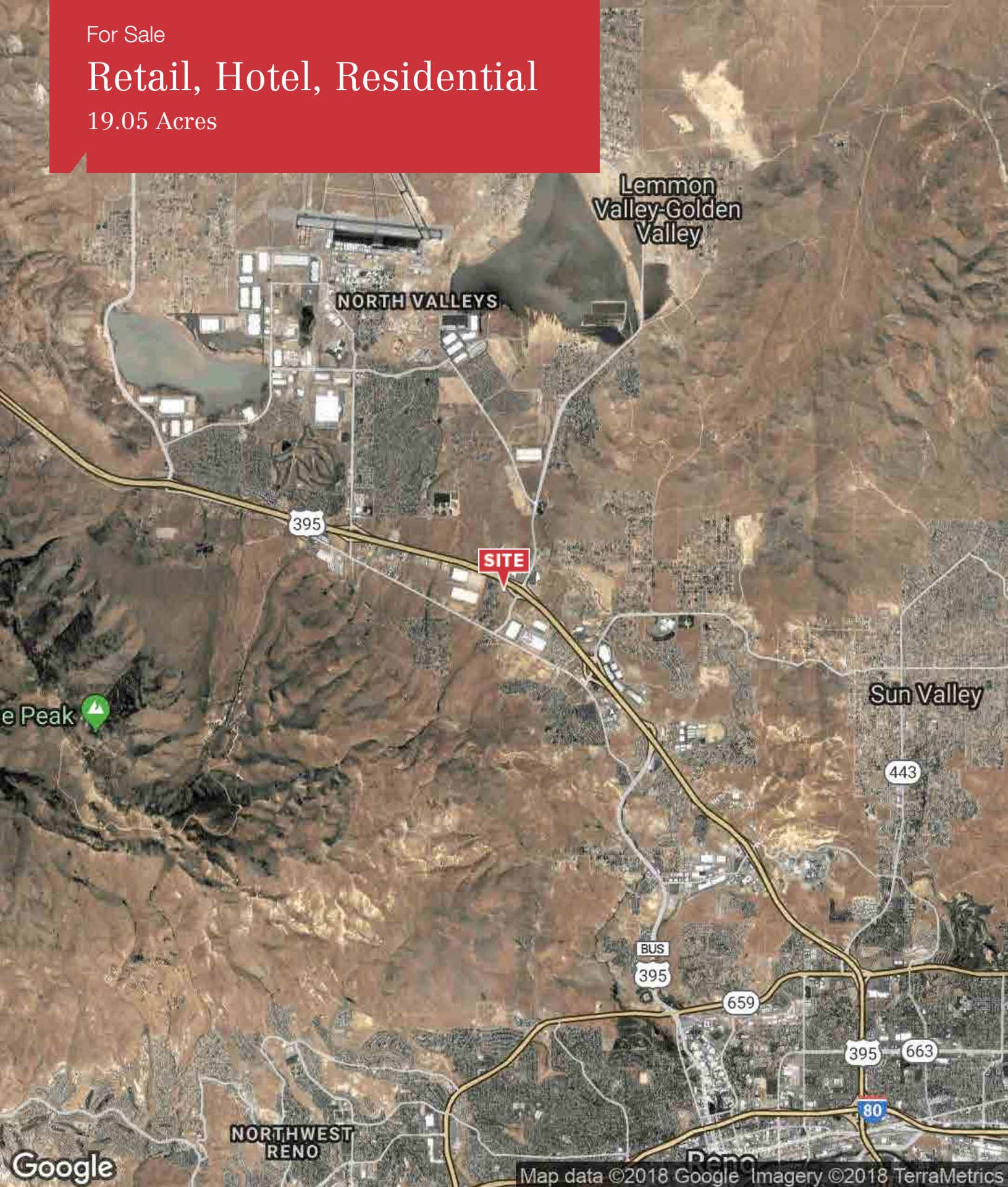
One of the gems of Reno is the University of Nevada. It is not only the second top employer in Reno with over 4,500 employees but is a Tier 1 University now enrolling 20,000 students. The internationally recognized Desert Research Institute has over 500 skilled scientists, engineers, technicians, and students working on 400 different projects around the world.

The incentives of life in Reno/Sparks are expansive. The unemployment rate has plummeted to 3.6% from 14% only five years ago. The return on investment for companies and individuals in the form of tax-saving dollars can be enormous. Not only is the economy healthy, it's also a great place to live in the city or raise a family.

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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	171	7,618	85,692
MEDIAN AGE	50.6	48.5	42.7
MEDIAN AGE (MALE)	51.7	49.0	41.6
MEDIAN AGE (FEMALE)	50.1	48.5	43.5

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	72	3,269	33,992
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$110,936	\$92,649	\$79,438
AVERAGE HOUSE VALUE	\$349,919	\$399,104	\$345,499

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	95.8%	92.6%	90.0%
% BLACK	0.0%	0.3%	0.5%
% ASIAN	3.0%	3.0%	2.5%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	1.2%	2.0%	2.2%
% OTHER	0.0%	2.1%	4.8%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.6%	5.2%	17.4%

\* Demographic data derived from 2010 US Census



# Mark Keyzers

Senior Vice President & Principal | Retail Properties

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### Education

Mark graduated from New Mexico State University with degrees in finance and real estate, with a minor in business law.

### Professional Background

Mark specializes in retail pad and multi-tenant line shops development, sales, and leasing.

Mark began his real estate career in Reno in 1993 as both general and leasing manager of the Park Lane Mall for Macerich Company. While there, he was responsible for the management, leasing, marketing, and construction management for the shopping center properties totaling more than 1.7 million square feet. Mark moved to commercial brokerage in 1998.

He has represented such clients as Cold Stone Creamery, Cost Cutters, Cycle Gear, Del Taco, Furniture Row, It's A Grind, Keva Juice, KoKoPelli's Sonoran & Grill, Lewis Retail, Quizno's Subs, Supercuts, Regis Hair Salons, T-Mobile, Wall Street Property Company, and World Savings Bank.



# Troy Keeney

Associate | Retail Properties

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### Education

Troy studied at the University of Nevada with a general business major and a minor in entrepreneurship.

### Professional Background

Troy specializes in retail development, sales and leasing.

Troy started studying real estate investing in 2015 and continued to further his real estate endeavors by going to commercial brokerage in 2017. He has been involved multiple shopping center sales and does many retail leases every month.

Clients he has represented include Blaze Pizza, Regis Hair Salons, Discount Tire, Lewis Retail, Verizon Wireless, Dunkin Donuts, Grate Full Gardens, and Panera Bread.