

SKYPOINTE

RENO, NEVADA

Up to 36,772 SF of Prime
Retail & Restaurant Space

Located Within a 300,000 SF
Mixed Use Development

www.SkypointeReno.com



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SKYPOINTE

Up to 36,772 SF of Prime Retail & Restaurant Space for Lease

- > Skypointe offers one-of-a kind open-air shopping, restaurant, and office space
- > Draws from a regional trade area directly adjacent to Simon's Regional Mall, Meadowood Mall
- > Over 200,000 employees and 275,000 residents within a 30-minute drive
- > First Class A ground up mixed use urban development of its kind in the market with over ±300,000 square feet of restaurant, café, retail, office, service and hospitality space
- > New parking garage will provide an additional 840 parking spaces for a total of 1,170 spaces
- > One thousand projected occupants for the office towers that will be linked to the upscale restaurant and retail areas
- > Designed by world renowned Gensler architects

SKYPOINTE

Located at South McCarran Boulevard & South Virginia Street,
the most prominent intersection in the region with over 43,000 ADT



Architectural Rendering
Looking East From South Virginia Street



SKYPOINTE

Reno + Office + Retail + Dining =
A New Urban Experience



Architectural Rendering
Retail and Dining Space

SKYPOINTE



SKYPOINTE



Reno-Sparks
Convention Center

Reno-Tahoe
International Airport

Redfield Promenade

- NORDSTROM
- ROCK
- WORLD MARKET



Smithridge Plaza

- TRADER JOE'S
- CVS pharmacy
- BIG LOTS!
- Pet Station
- Goodwill
- M&W

Firecreek Crossing

- Walmart
- FLOOR DECOR
- Michaels
- Sams Club
- TJ-maxx
- ULTA

LOWE'S

S McCarran Boulevard 26,900 ADT

BARNES & NOBLE

BEST BUY

PETCO

HOBBY LOBBY

99¢ ONLY

Meadowood Mall

- FOREVER 21
- macy's
- COACH
- H&M
- DICK'S SPORTING GOODS
- The Cheesecake Factory

Del Monte Plaza

- SIERRA LEASING FOOT
- WHOLE FOODS MARKET
- Tuesday Morning

THE HOME DEPOT

The Commons

- Total Wine
- DAVID'S BRIDAL
- Guitar Center
- DSW
- 5.11 TACTICAL
- STARBUCKS COFFEE

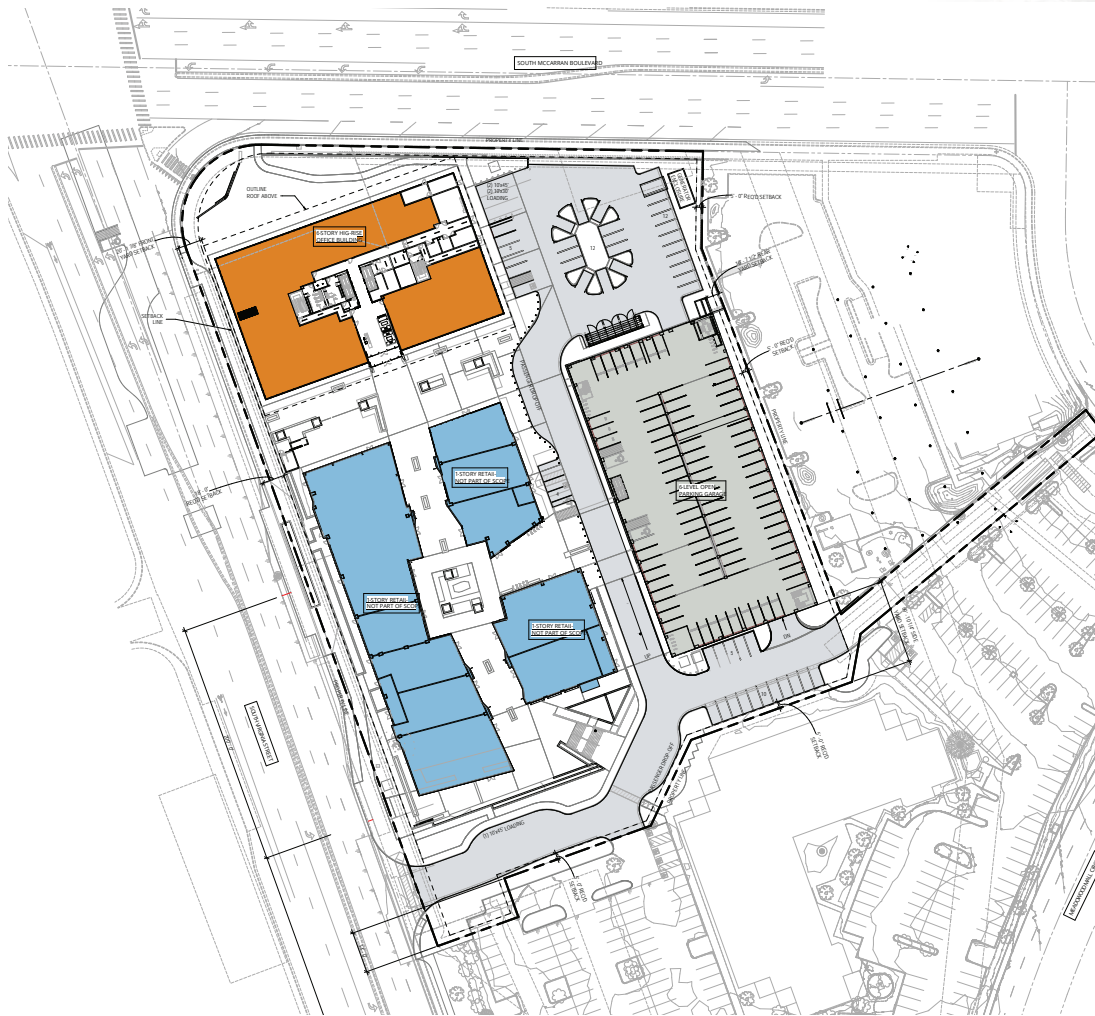
Sierra Town Center

- TARGET
- NEW 2 SPEED
- Consign Furniture



SKYPOINTE

Preliminary Site Plan – Flexible Restaurant and Retail Space



The development offers a well-balanced mix of 171,500 SF of Office space and 36,772 SF of retail and vibrant restaurants, all provided with convenient on-site parking for 1,170 vehicles.

Skypointe Reno Development Summary

- > New Office Building: ±171,500 SF
- > New Retail & Restaurant Space: 36,772 SF
- > New Parking Spaces: 840 Spaces
- > Total Combined Parking Spaces: 1,170 Spaces
- > Existing Office Space: 83,500 SF
- > Existing Hotel Rooms: 95
- > Green Globes Building Certification

SKYPOINTE

Preliminary Site Plan – Flexible Restaurant and Retail Space



Enclosed Building Summary

Retail

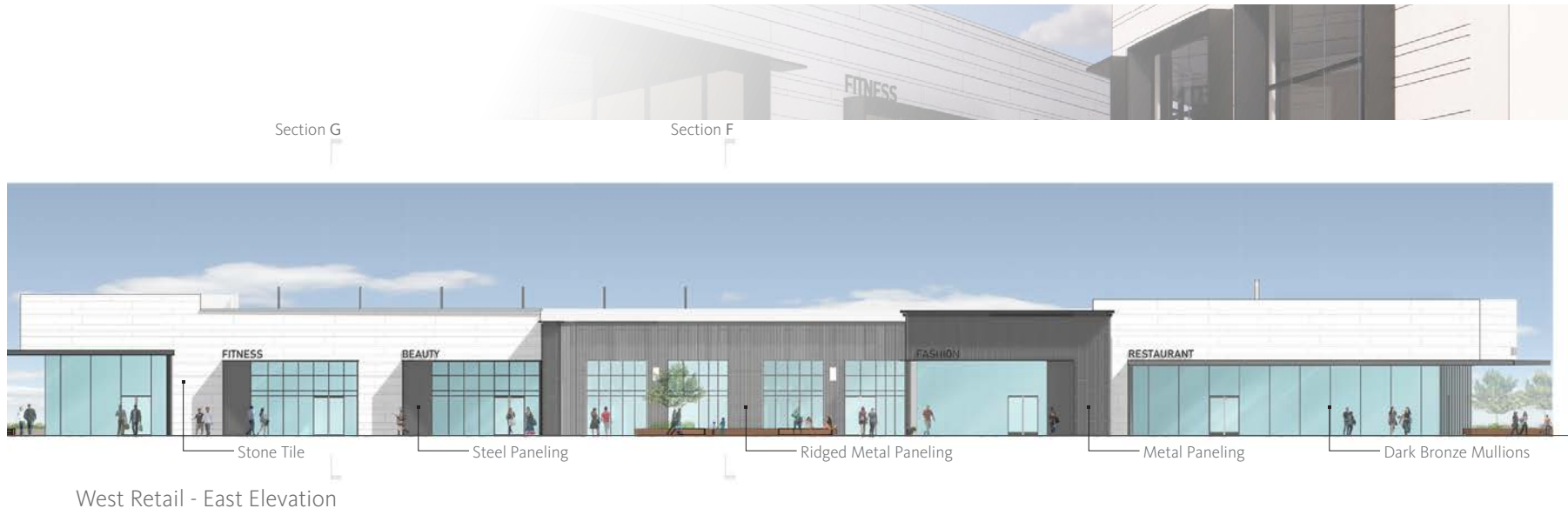
	Retail	16,677 SF
	F&B	18,933 SF
	Building Support	--
	MEP	1,102 SF
	BOH	--
	Subtotal Area	36,772 SF
	Patio	6,942 SF

SKYPOINTE

Retail Elevations



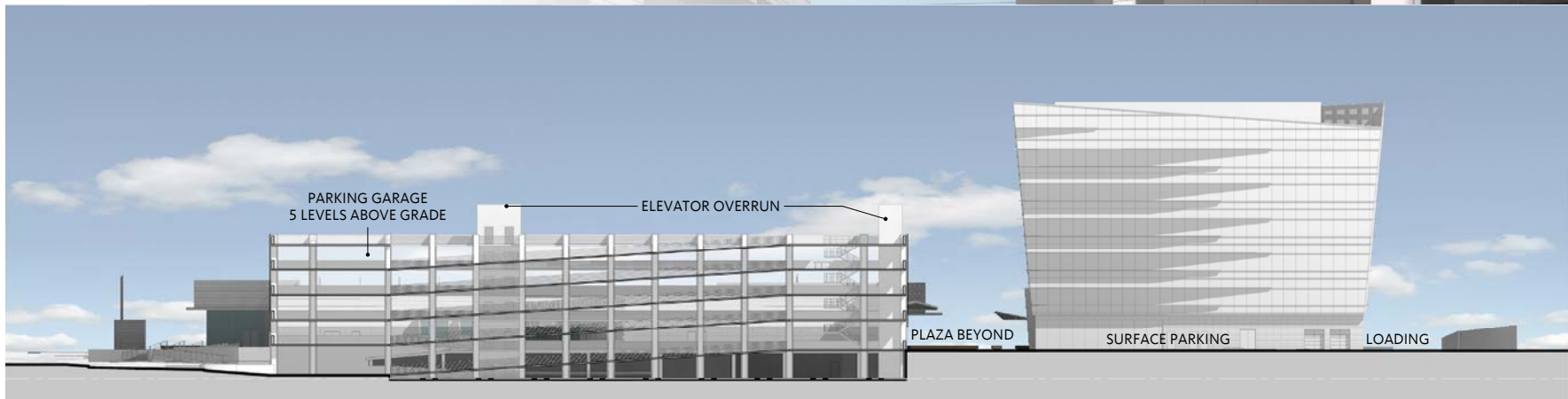
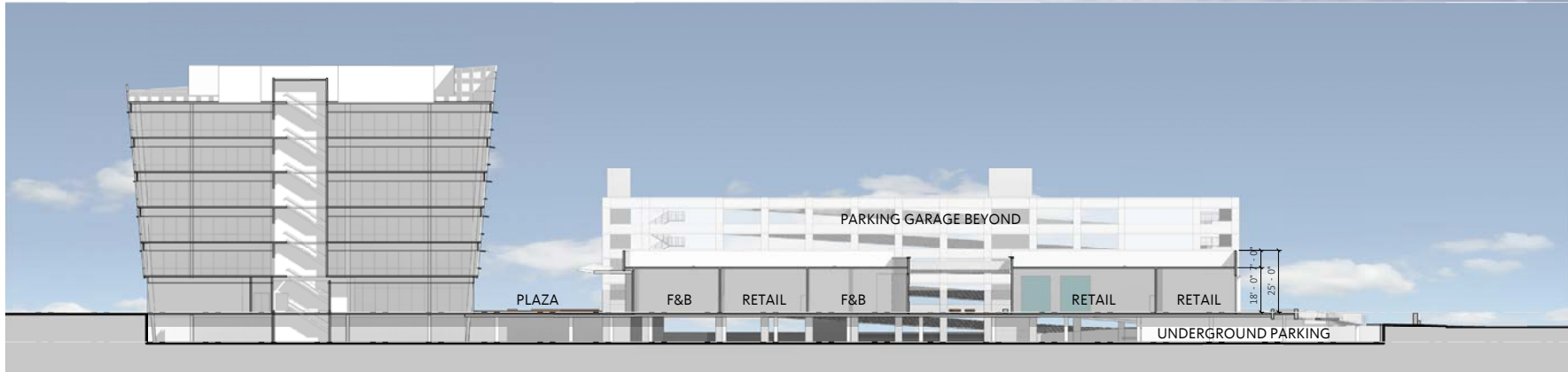
East Retail - West Elevation



West Retail - East Elevation

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Underground Parking & Parking Garage



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Reno/Sparks Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

#4 Ranked in Growth Entrepreneurship

#1 Startup Activity

#6 Job Growth

#7 Best Business Tax Climate

Best Named America's Best Small City

Largest Per-Capita Industrial Space in the Country

#16 Best Performing Cities

#4 State for Economic Growth

Ranked One of the 12 Best Places to Live

Top 25 Largest Gen Z Workforce

#26 Best Cities for Outdoor Activities

#41 in Entertainment and Recreation

#4 Amongst America's "Top 10 Leading Metros"

#9 of 100 Best Places to Live

Area Growth Generators

Google



rackspace
technology™



switch

REDWOOD
MATERIALS



SKYPOINTE

Reno Key Industries & growth

% increase 2014-2022



227%

Aerospace & Defense



28%

Health & Medical Research



51%

Information & Technology



283%

Manufacturing & Logistics



126%

Natural Resources Technology

Business Friendly Environment

Reno-Sparks metro is an emerging tech hub where population and job growth have outpaced all projections. Reno has a tremendous amount of synergistic momentum due to the state's attractive tax structure and business-friendly environment.



2.80%

Unemployment Rate as of May 2022



495,711

Total Population as of May 2022



\$630,000

Median Home Value as of May 2022

The Tax Climate Index comparison to neighboring states is significant

7th

Nevada

49th

California

24th

Arizona

20th

Idaho

15th

Oregon

8th

Utah

Quality of life



300

Sunny Days Per Year



45

Golf Courses in the Region



1 hour

to Lake Tahoe



2 hours

to Sacramento



4 hours

to San Francisco



R-1

UNR's Schools of Medicine, Engineering & Business



+1,000 Flights

Per Month Out of Reno-Tahoe International Airport



7th

Best states in 2020 State Business Tax Climate Index



87 Parks

Abundant Opportunities for Mountain Biking, Rock Climbing, Hiking, and Camping



SKYPOINTE

Surrounding Demographics

	SKYPOINTE			Drive Times		
	1 MILE	3 MILE	5 MILE	5 MIN	15 MIN	30 MIN
Population						
2023 Total Population	10,339	76,113	181,643	23,837	330,930	530,870
2028 Total Population	10,768	78,618	187,523	24,592	339,451	543,609
2023 - 2028 Annual Rate	0.82%	0.65%	0.64%	0.63%	0.51%	0.48%
Daytime Population						
2023 Daytime Population	24,575	118,998	261,409	46,400	383,028	532,754
Income						
2023 Household Income Average	\$83,344	\$95,857	\$103,112	\$91,187	\$101,301	\$106,025
Households						
2023 Households	4,395	32,816	79,553	10,061	135,999	211,501
2028 Households	4,648	34,331	83,233	10,539	141,201	219,218
Population By Race						
% 2023 Caucasian Alone	44.4%	55.2%	61.6%	50.3%	59.9%	62.7%
% 2023 African American Alone	3.5%	3.1%	3.1%	3.3%	2.9%	2.5%
% 2023 Asian Alone	7.4%	6.3%	6.4%	6.5%	6.3%	5.7%
% 2023 Hispanic	45.5%	34.5%	27.0%	40.3%	29.2%	27.2%





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About The Developer

McKenzie Properties Management, Inc. develops, builds and leases commercial space. Founded locally in 1953, the company has built more than \$1 billion in projects in northern Nevada over six decades including many community landmarks. Currently, McKenzie owns and manages over 2 million square feet of office, industrial and retail space. A full service, vertically integrated firm, the company offers in house general contracting, property management and development.

Colliers

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