

SUBJECT PROPERTY



Raley's



NORTH HILLS SHOPPING CENTER



ANIXER

69,000 ADT

NORTH HILLS SHOPPING CENTER LAND



PROPERTY DESCRIPTION

Kidder Mathews is pleased to present land available for lease in the dense residential North Valleys trade area.

PROPERTY HIGHLIGHTS

PARCELS AVAILABLE for ground lease or build-to-suit from 20,908 SF to 291,416 SF

RAPIDLY GROWING North Valleys trade area as well as dense residential demographics

INCLUDES pylon sign and water rights to property

ZONED arterial commercial (AC)

EXCELLENT ACCESS and visibility to and from US Interstate 395/580

SHOPPING CENTER HIGHLIGHTS

This Raley's anchored shopping center is located on the souther tip of North Valleys. North Hills has been widely noticed for its substantial growth throughout the last five years. Some of its growth has come from the industrial real estate boom led by the need for warehouse space by e-commerce companies such as Amazon. More than 14,000,000 square feet of industrial is currently occupied in the North Hills, North Valleys, and Stead Area with approximately 11,500 daytime employees in the surrounding are of the shopping center.

Leasing Summary

AVAILABLE ± 20,908 - 291,416 SF

LEASE RATE Negotiable

LOT SIZE .48 AC to 6.69 AC

DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	14,700	70,381	165,436
Average HH Income	\$70,959	\$74,663	\$68,125
Total Employees	8,862	40,604	102,001

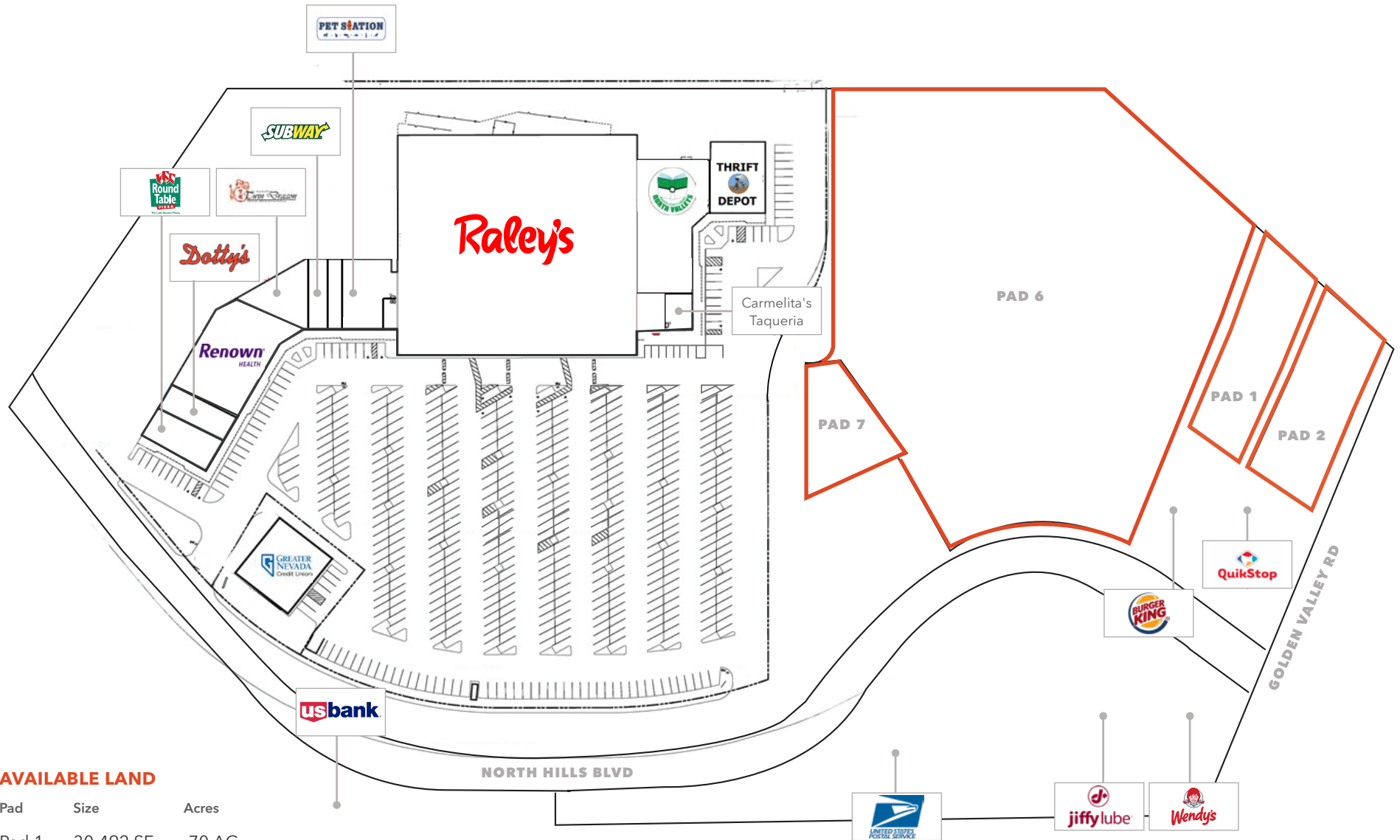
TRAFFIC COUNTS

US 395/580	69,000 ADT
Golden Valley SW of North Hills Blvd	15,600 ADT
Golden Valley NE of North Hills Blvd	11,700 ADT

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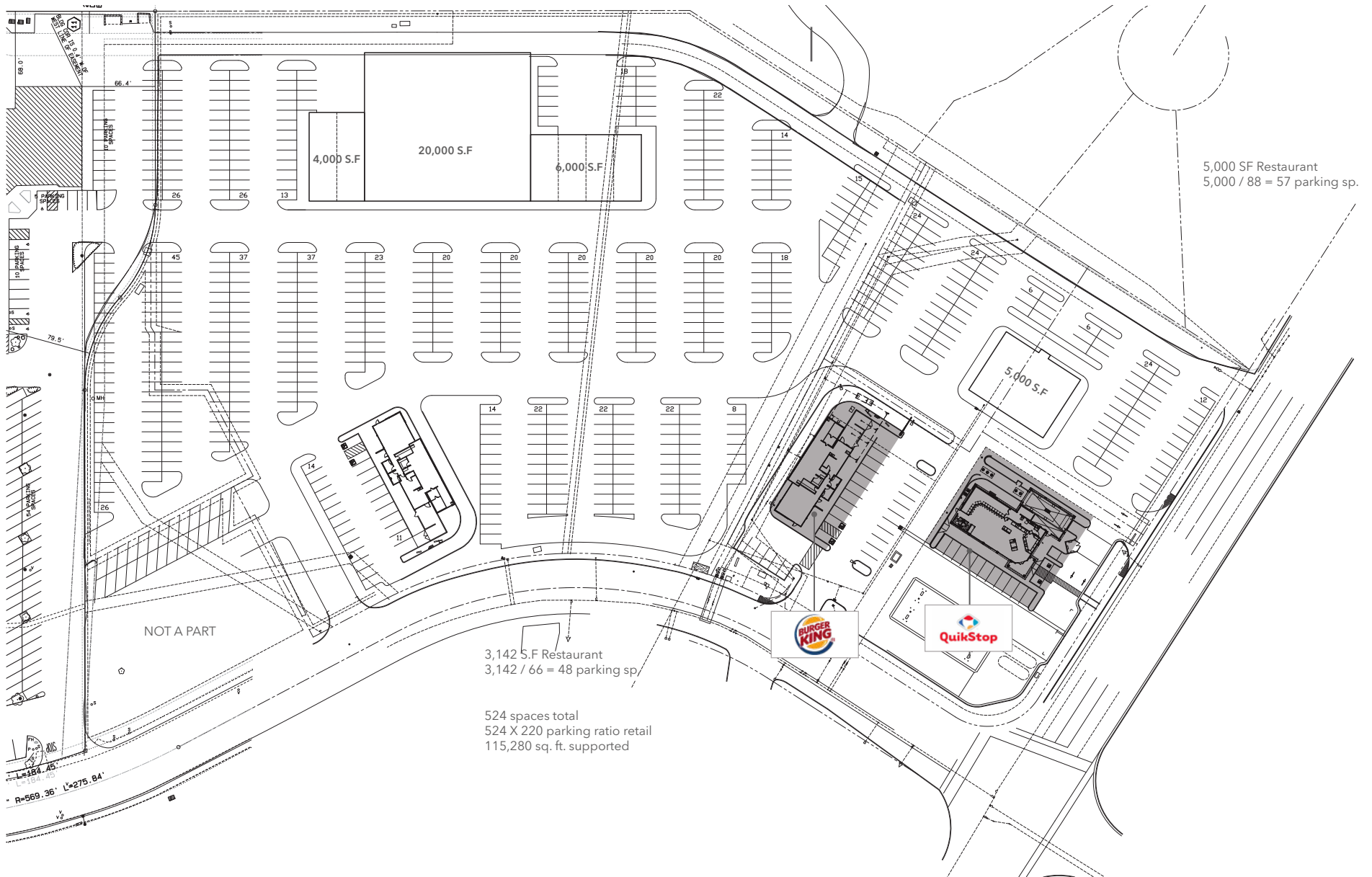
SITE PLAN



AVAILABLE LAND

Pad	Size	Acres
Pad 1	30,492 SF	.70 AC
Pad 2	32,670 SF	.75 AC
Pad 6	291,416 SF	6.69 AC
Pad 7	20,908 SF	.48 AC

PROPOSED SITE PLAN



PROPERTY FEATURES

LOCATED ON the Golden Valley Exit 73. Quick access to the on-ramp and off-ramp of the US Highway 395/580 Interchange.

DESIRABLE DEMOGRAPHICS and high traffic counts: 68,000 ADT US 395/580, 15,000 ADT North Hills Boulevard, and 31,000 ADT Lemmon Drive.

CENTER HAS long history of stabilized tenants. The property has an open site plan that ensures ample parking, convenient access, and excellent visibility for tenants.

NEIGHBORING BUSINESS drivers include; Raley's Washoe County Library, Renown Lab Services and Urgent Care, Thrift Depot, Pet Station, Greater Nevada Credit Union, Round Table Pizza, Dotty's Twin Dragon Chinese Restaurant, Subway, 395 Saloon, Carmelita's Taqueria, and Precision 6 Haircutting.

DENSE RESIDENTIAL AREA with over 20,536 new housing units pending, approved or under construction in the North Valleys sub-market.

OVER 14 MILLION SF 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.

INDUSTRIAL EMPLOYEES in the area currently service 60 million customers in 8 states within one-day drive from five major ports (two days to eleven different states)

ADJACENT TO anchor tenants including Walmart, Smiths, Big Lots, Grocery Outlet, True Value Hardware, and Walgreens.

CLOSE PROXIMITY 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 Tires, Lasco Fittings, Burrows Paper, Mack Trucking, Excel, Ansel, Marmot Clothing, Almo Distribution, and many more.

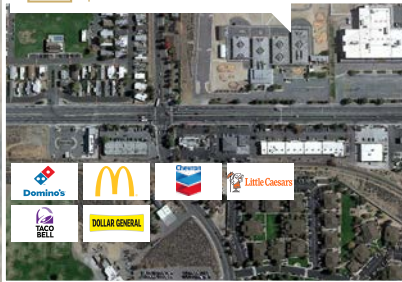


RETAILER AERIAL



NORTH VALLEY AERIAL

 **STEAD ELEMENTARY SCHOOL**

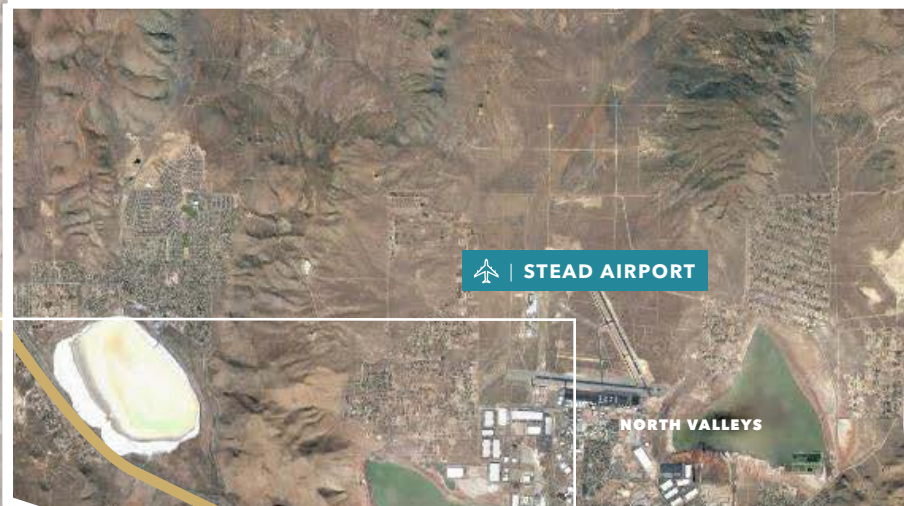


NORTH HILLS SHOPPING CENTER




 **ALICE SMITH ELEMENTARY**

 **STEAD AIRPORT**



SIERRA SAGE GOLF COURSE

 **NORTH VALLEY HIGH SCHOOL**
2,239 STUDENTS

SUN VALLEY

395

NORTHEAST RENO

WILDCREEK GOLF COURSE

SPARKS

 **UNIVERSITY OF NV, RENO**

DEMOGRAPHICS

Population	91,373
Median Income	\$74,205
Daytime Population	63,995
Average Housing Value	\$356,999

MARKET STATISTICS

Overall SF	1,088,934
Vacant SF	10,205
Vacancy Rate	0.9%
Average Lease Rate (NNN)	\$2.33/sf



INDUSTRIAL PARKS AERIAL



SAGE POINT BUSINESS PARK

2 MILLION SF
Sherwin Williams, UPS Logistics, Volvo, Genco, TAGG Logistics, Bender, Quality Bicycle Parts, Cascade Designs, Turn 14

STEAD INDUSTRIAL

14 MILLION SF
Fosdick, Urban Outfitters, General Motors, Burrows Packaging, Cardinal Health, Belnick, SA Automotive, inMusic, Daimler

RED ROCK IND PARK

2 MILLION SF
Arrow Electronics, Petco, Almo, Sally Beauty, Contec

LOGISTICENTER PHASE II

1.6 MILLION SF
Marmot, Fosdick

SUBJECT PROPERTY

NORTH VALLEYS CC

1.7 MILLION SF
Mary's Gone Crackers, Trademark Global, Supply House, Ansell, Exxel Outdoors

LOGISTICENTER PHASE I

1.25 MILLION SF
Amazon, Lasco Fittings, Almo Corp, Smart Warehousing



HOUSING 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 McDonald's, Starbucks, Jack in the Box, Qdoba, Pizza Hut, Papa Murphy's, Dickey's

Barbecue 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

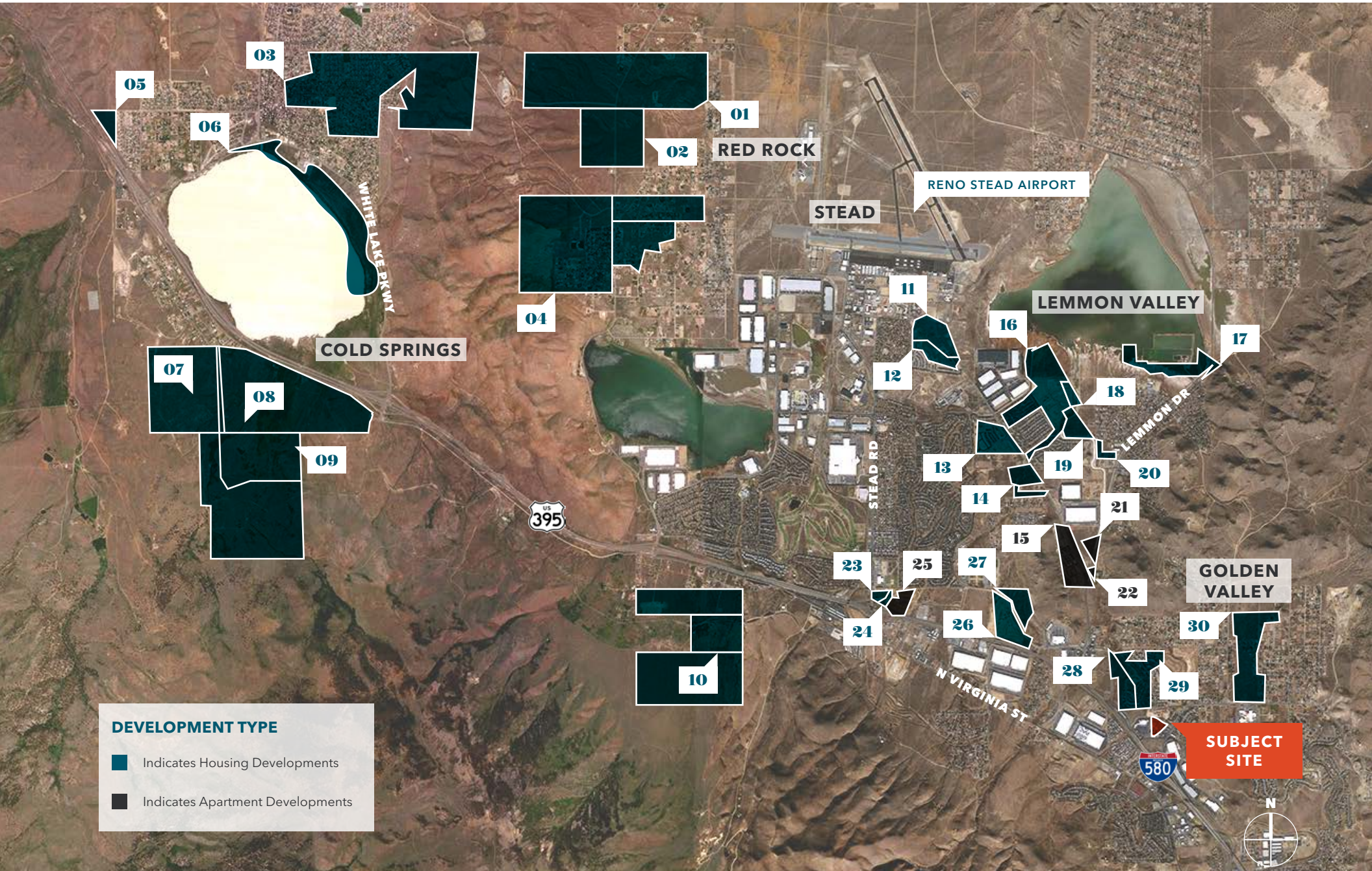
of 748 single family residences have been sold from June 2017 to June 2018. Currently, more than 110,000 people live within a five mile radius of the property location, and there is a projected 5% growth within the next five years. The housing vacancy sits at only 5% and continues to decline as people 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.

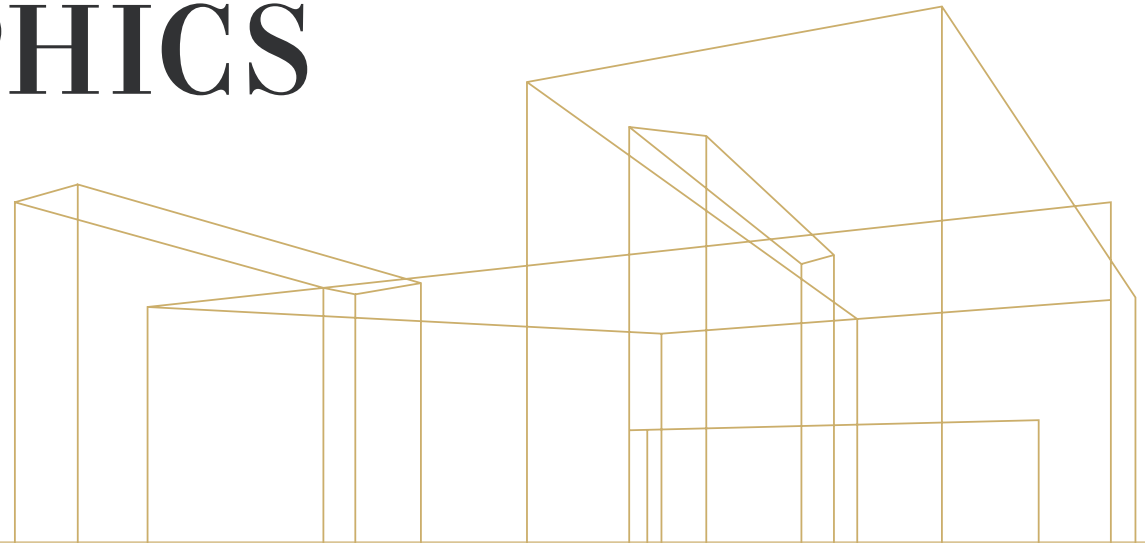
HOUSING DEVELOPMENT AERIAL KEY

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

NORTH VALLEYS HOUSING DEVELOPMENT AERIAL



DEMOGRAPHICS



POPULATION

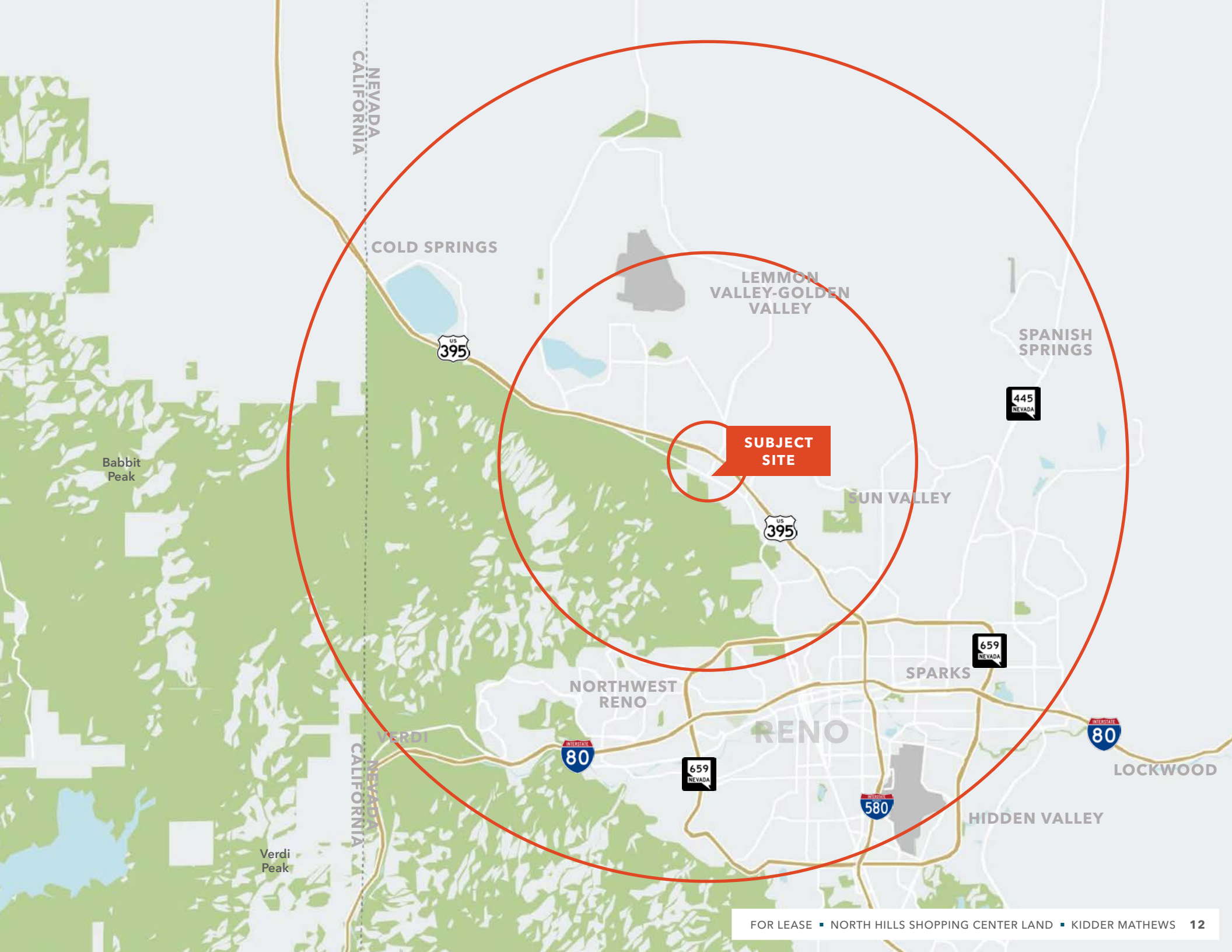
	1 Mile	5 Miles	10 Miles
Total Population	4,643	29,453	105,158
Median Age	38.5	35.7	33.7
Male Population	37.7	35.5	33.2
Female Population	39.1	35.9	34.4

HOUSEHOLDS & INCOME

	1 Mile	5 Miles	10 Miles
Total Households	1,754	10,492	38,726
# Of Persons Per HH	2.6	2.7	2.6
Average HH Income	\$73,744	\$76,856	\$71,585
Average House Value	\$279,240	\$275,648	\$277,337

RACE

	1 Mile	5 Miles	10 Miles
% White	74.0	72.6	69.3
% Black	3.0	3.3	3.6
% Asian	3.7	4.6	5.9
% Pacific Islander	0.5	0.5	0.8
% Native American	1.4	1.6	1.4
% Other	13.8	12.4	13.9



NEVADA
CALIFORNIA

COLD SPRINGS



LEMMON
VALLEY-GOLDEN
VALLEY

SPANISH
SPRINGS



**SUBJECT
SITE**



SUN VALLEY



SPARKS

NORTHWEST
RENO



VERDI

RENO



LOCKWOOD



HIDDEN VALLEY

Verdi
Peak

NEVADA
CALIFORNIA

Babbit
Peak

MARK KEYZERS

Senior Vice President

Mark is a senior vice president with Kidder Mathews specializing in commercial real estate for mixed-use land, retail, office, multifamily and shopping center development, sales and leasing, landlord and tenant representation. Clients he 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 was also had positions in management, leasing, marketing, and construction management for the shopping center properties in Fresno, California and Reno, Nevada totaling more than 5.3 million square feet. Mark moved to commercial brokerage in 1998 and joined Grubb & Ellis as an associate. Mark joined Colliers International in 2000 as a senior 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 the companies and member affiliations he has been with.

AFFILIATIONS & MEMBERSHIPS

LICENSED Nevada Real Estate Broker/Salesman

MEMBER CCIM, 2005 to present

MEMBER ICSC (International Council of Shopping Centers), 1993 to present

GOVERNMENT AFFAIRS CHAIRMAN State of Nevada for ICSC, 2016 to present & 2004-2014

ALLIANCE COMMITTEE MEMBER ICSC, 2006-2012

DIRECTOR Junior Achievement, 2004-2008

EDUCATION

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

Team Overview

SELECT CLIENT LIST

Blaze Pizza

Cold Stone Creamery

Discount Tire

Dunkin Brands

Del Taco

Grateful Gardens

Inspire Brands

Jimmy Johns

Lewis Retail Centers



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TROY KEENEY

Senior Associate

Troy is a senior associate with Kidder Mathews specializing in retail sales, leasing and development consulting. Clients he 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 ferocious 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.

AFFILIATIONS & MEMBERSHIPS

LICENSED Nevada Real Estate Agent

EDUCATION

BA in General Business with a Minor in Entrepreneurship, University of Nevada, Reno

Team Overview

SELECT CLIENT LIST

Blaze Pizza

Centennial American Properties

Discount Tire

Dunkin' Donuts

Lewis Retail Centers

Panera Bread

Silverwing Development



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