



±6,800 SF RETAIL BUILDING

Stonebrook West
Shopping Center
For Lease

LOCATED on Pyramid Hwy &
Oppio Ranch Pkwy

GROWING submarket with 20,000
residential units under development

Kidder
Mathews



GAS STATION
COMING SOON

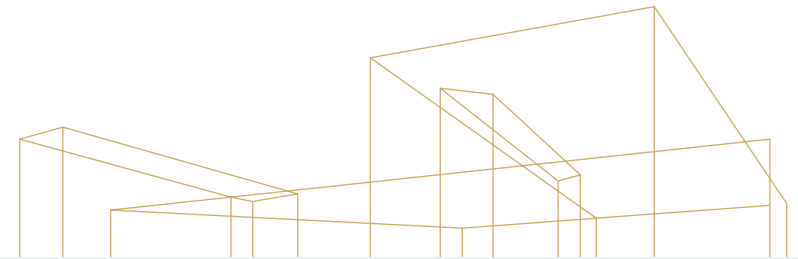
WinCo
FOODS

SUBJECT
PROPERTY

NORTHERN NEVADA
MEDICAL CENTER

37,000 ADT

STONEBROOK WEST SHOPPING CENTER

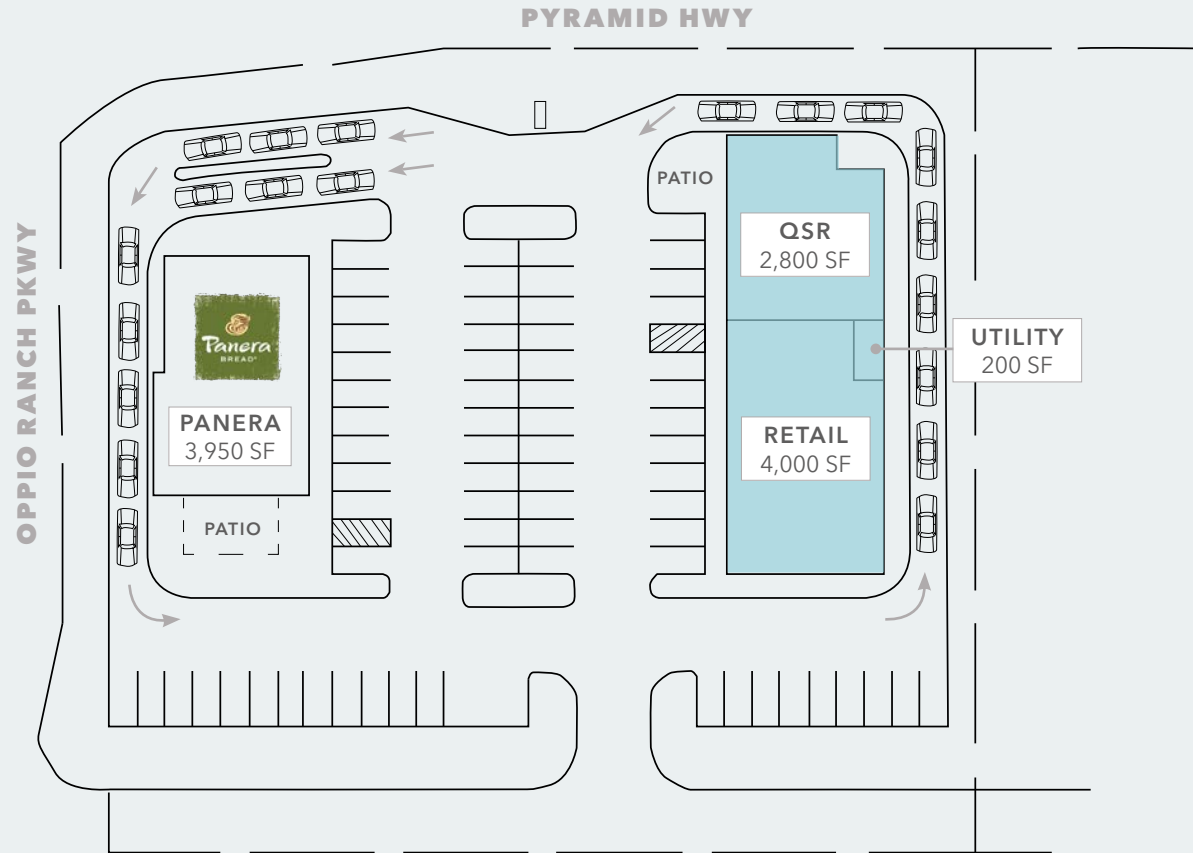


SITE PLAN

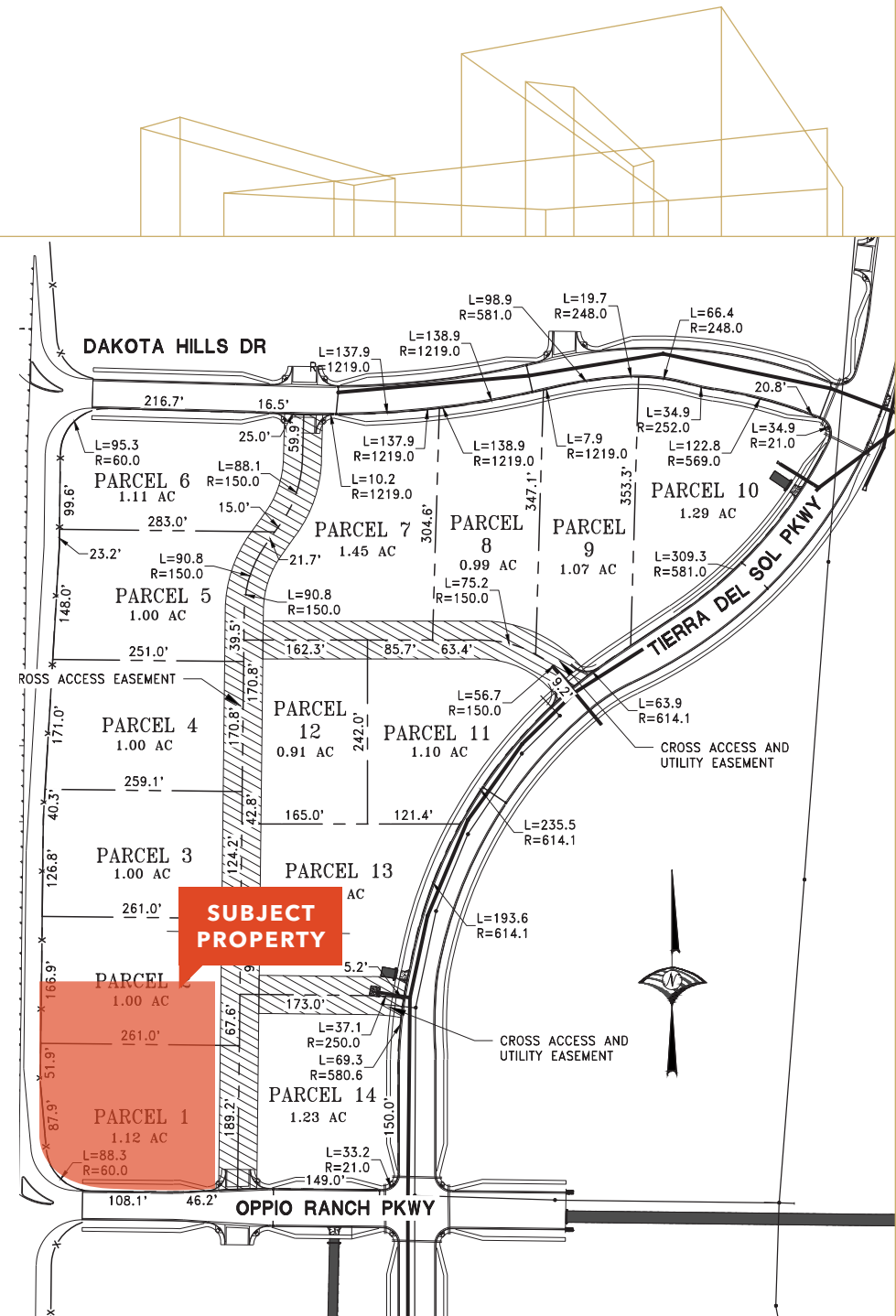
±6,800 SF
SQUARE FEET AVAILABLE

±1.75 AC
DEVELOPMENT SITE

68
PARKING SPACES



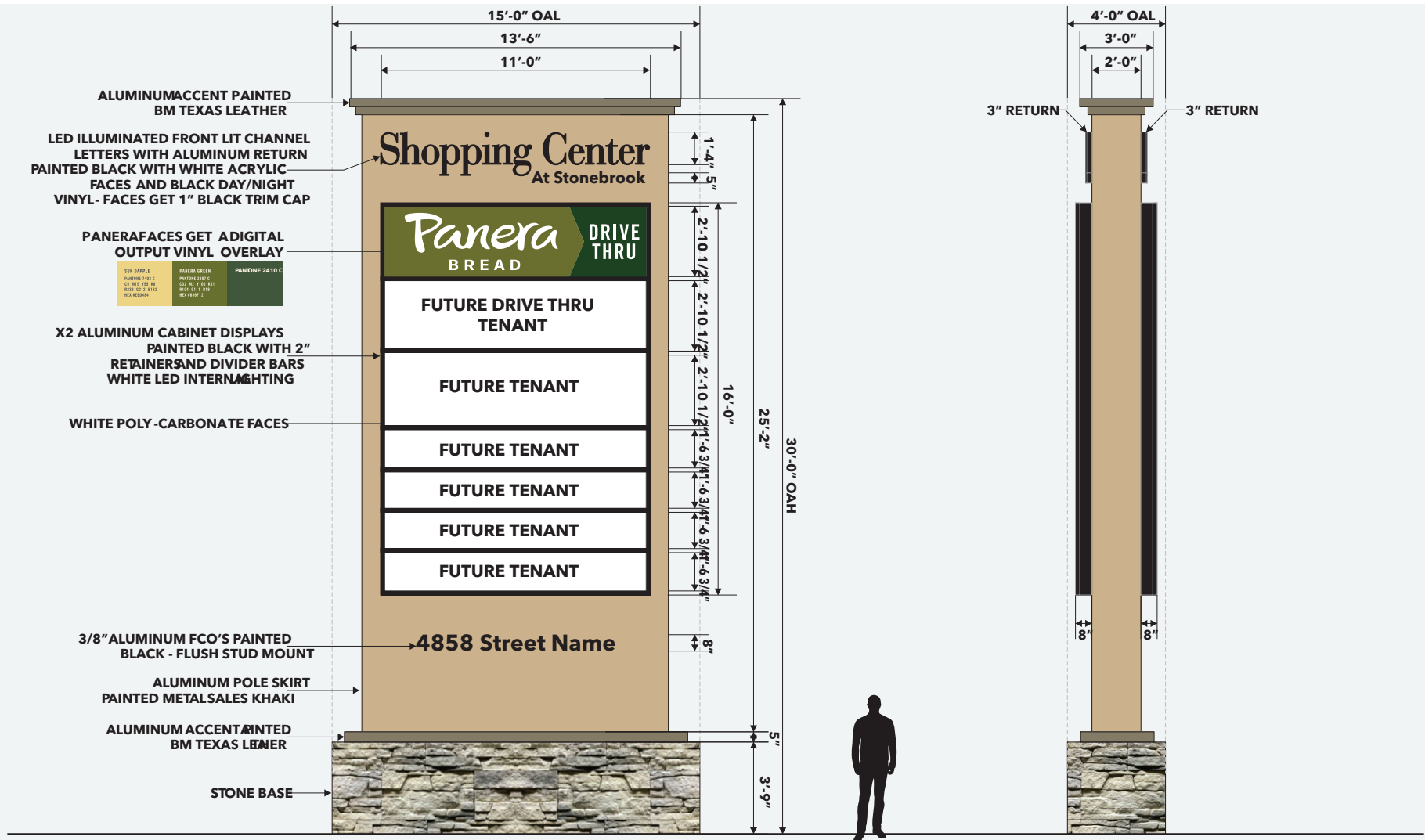
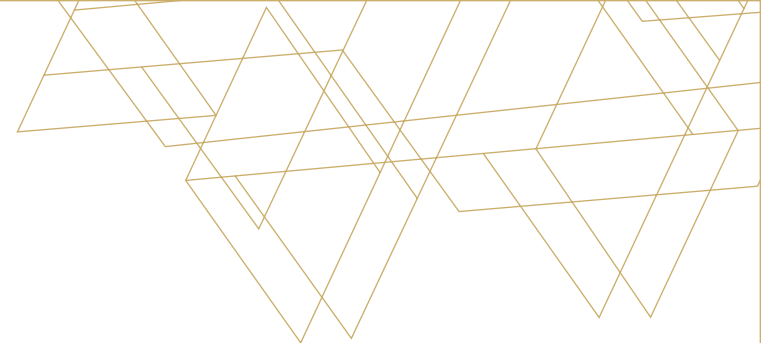
STONEBROOK WEST SHOPPING CENTER



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STONEBROOK WEST SHOPPING CENTER

SIGN RENDERING



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STONEBROOK WEST SHOPPING CENTER

RETAIL AERIAL



STONEBROOK WEST SHOPPING CENTER

NEW HOUSING DEVELOPMENTS

±22,016

NEW HOMES UNDER DEVELOPMENT
IN SPANISH SPRINGS

SPANISH SPRINGS

GOLDEN TRIANGLE VILLAGE

PIONEER MEADOWS VILLAGE 6

PIONEER MEADOWS VILLAGE 10

KILEY RANCH NORTH PHASE 9 & VILLAGE 9

KILEY RANCH NORTH PHASE 5

KILEY RANCH NORTH MULTIFAMILY

FIVE RIDGES

FIVE RIDGES VILLAGES

MERIDA AT STONEBROOK

STONEBROOK VILLAGE E

PIONEER MEADOWS VILLAGE 5

STONEBROOK VILLAGE C2

STONEBROOK WEST MULTIFAMILY

STONEBROOK WEST VILLAGES 1&2

32,500 ADT

STONEBROOK VILLAGE D2

STONEBROOK PH3 VILLAGE AA, BB & CC

ALICANTE AT STONEBROOK

CATALINA AT STONEBROOK

STONEBROOK VILLAGE B2

OPPIO RANCH PKWY

DAKOTA HILLS DR

LA POSADA

PYRAMID HWY

SUBJECT PROPERTY

ALICE TAYLOR ELEMENTARY SCHOOL

- HOUSING DEVELOPMENTS NORTH OF SUBJECT SITE
- Silver Ridge II
 - Eagle Canyon Ranch
 - Mystic Mountain
 - Blackstone Village
 - Harris Ranch



STONEBROOK WEST SHOPPING CENTER

DEMOGRAPHICS



POPULATION

	1 Miles	3 Miles	5 Miles	20 Min Drive
2010 (Census)	49	953	8,110	60,870
2021 (Estimated)	39	1,391	10,643	75,218
2026 (Projected)	46	1,524	11,785	82,154
Annual Growth Rate (2021-2026)	3.5%	1.9%	2.1%	1.8%
Historical Annual Change (2010-2021)	6.5%	3.1%	2.8%	2.4%



HOUSEHOLDS

	1 Miles	3 Miles	5 Miles	20 Min Drive
2010 (Census)	29	308	2,710	20,855
2021 (Estimated)	14	450	3,637	26,402
2026 (Projected)	17	493	4,011	28,757
Annual Growth Rate (2021-2026)	1.8%	3.3%	1.9%	2.1%
Historical Annual Change (2010-2021)	-1.7%	4.2%	3.1%	2.4%



MEDIAN INCOME

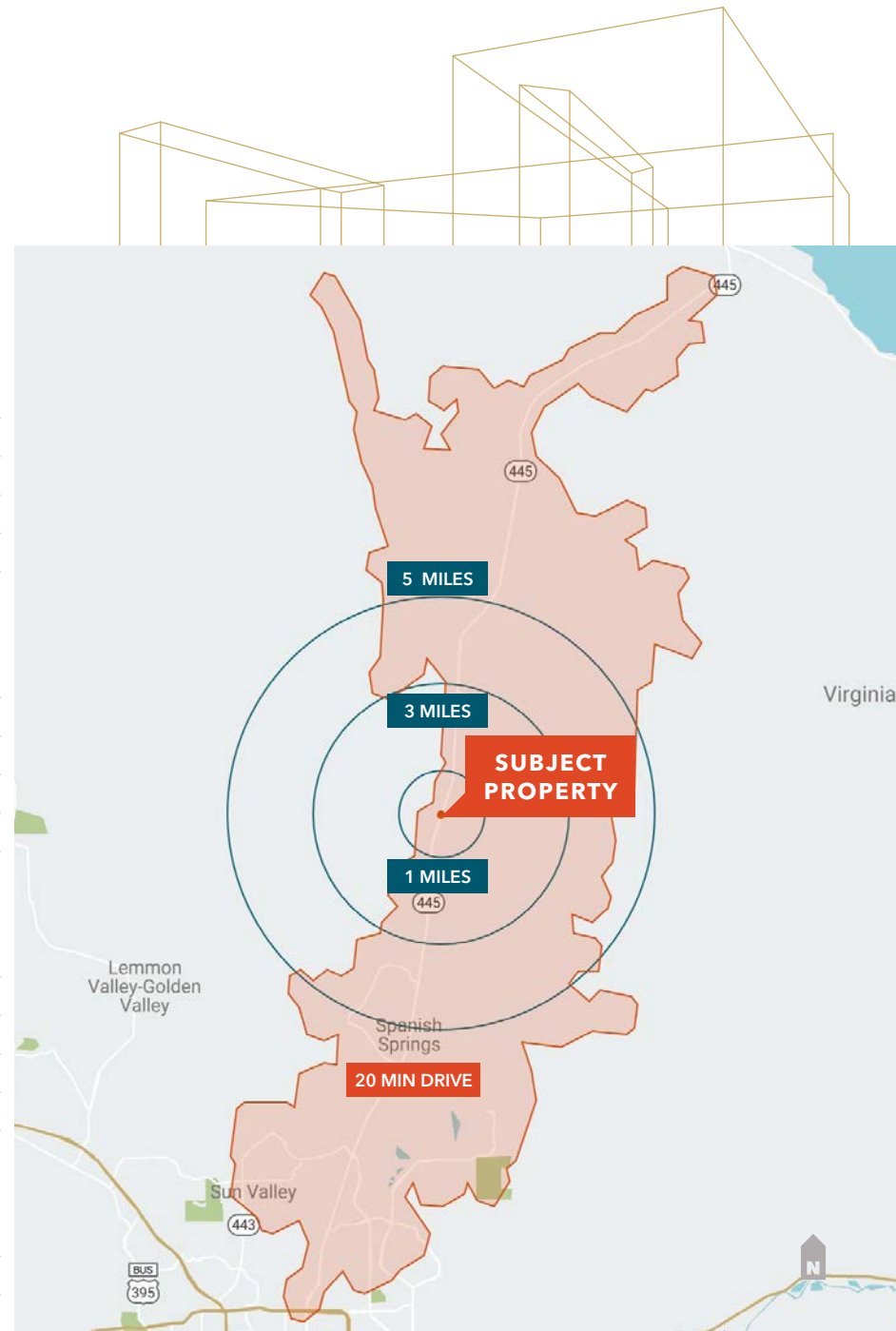
	1 Miles	3 Miles	5 Miles	20 Min Drive
2010 (Census)	\$81,215	\$85,184	\$76,344	\$68,699
2021 (Estimated)	\$107,116	\$109,117	\$108,376	\$89,930
2026 (Projected)	\$130,509	\$130,072	\$128,711	\$105,552
Annual Growth Rate (2021-2026)	4.4%	3.8%	3.8%	3.5%
Historical Annual Change (2000-2021)	2.5%	2.9%	2.5%	2.4%



DAYTIME DEMOS (2020)

	1 Miles	3 Miles	5 Miles	20 Min Drive
Total Businesses	53	53	141	920
Daytime Population	17	34,025	4,977	30,668

Source: Applied Geographic Solutions 11/2021



STONEBROOK WEST SHOPPING CENTER

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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STONEBROOK WEST SHOPPING CENTER

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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