

SLIDE SIDE JUNCTION RETAIL DEVELOPMENT

*Adjacent to I-580 and
across from the Shayden
Summit shopping center.*

*South Reno Gateway
Retail Development*

Build-to-suit & ground lease opportunities

Planned pads for drive-thru restaurants, family
dining, retail shop space, and gas/convenience uses

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SLIDE SIDE JUNCTION RETAIL DEVELOPMENT

PROPERTY HIGHLIGHTS

Net Acres

Excellent frontage on major arterial: S Virginia St: ±550 feet | Mt Rose HWY: ±1,250 feet

MS (Mixed Use/Suburban)

Access is off Mt. Rose Hwy (State Highway 431) and S Virginia St. I-580 on/off ramps are adjacent to the site

The I-580 Extension to Washoe Valley is complete and open

TRAFFIC COUNTS

I-580 N BOUND	62,000 ADT
I-580 OFF RAMP S BOUND	22,746 ADT
S VIRGINIA ST	28,961 ADT
MT ROSE HWY	18,045 ADT

35 MIN

DRIVE TO INCLINE
VILLAGE, TAHOE

20 MIN

DRIVE TO CARSON
CITY



CONCEPTUAL SITE PLAN

UP TO 6.8

ACRES AVAILABLE

MS

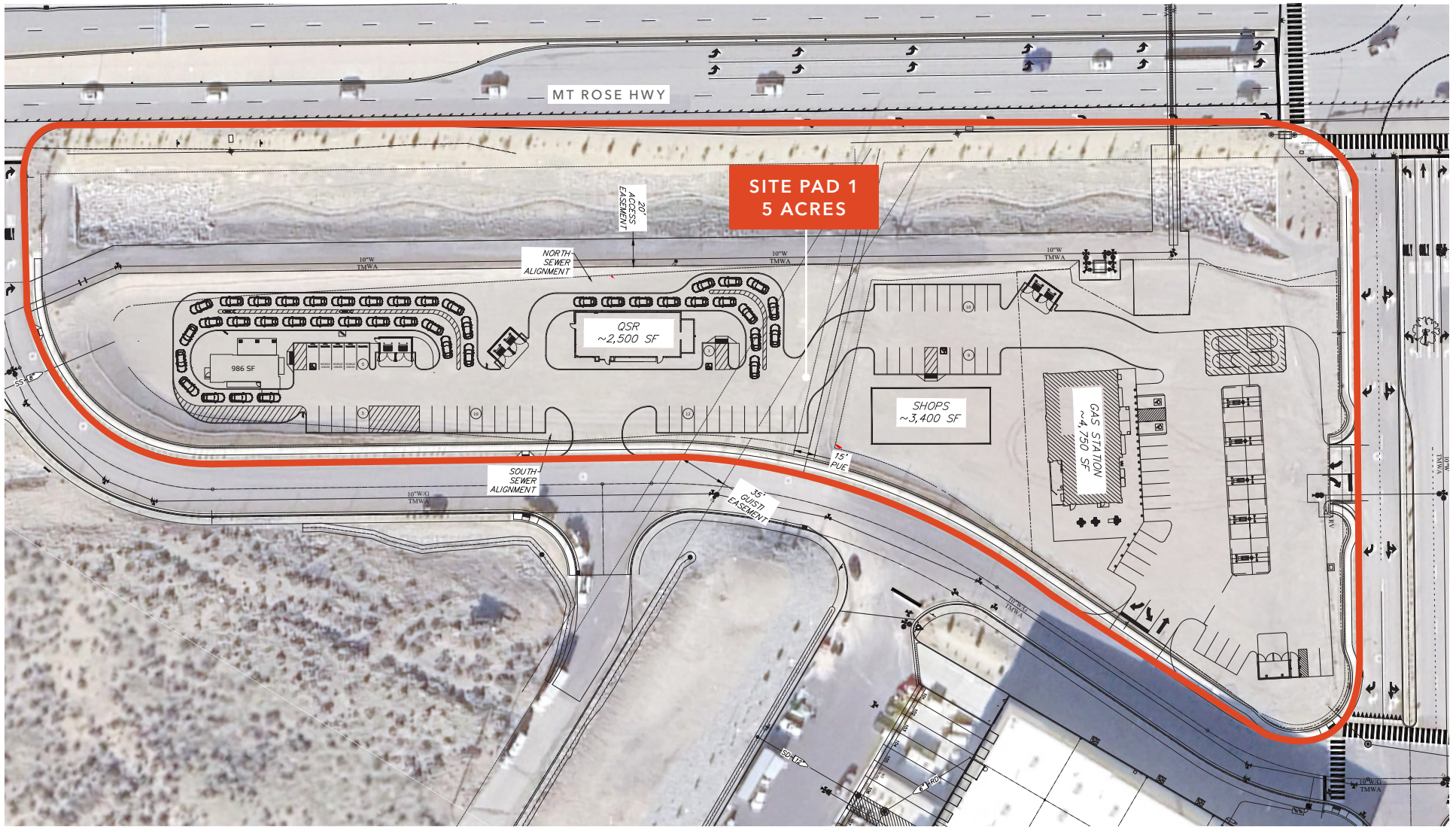
ZONING (MIXED USE/SUBURBAN)

NOW

AVAILABLE



SITE PLAN - SITE PAD 1



SITE PLAN - SITE PAD 2



HOUSING/ RESIDENTIAL ACTIVITY IN SOUTH RENO

631 multi-family and 1,681 single-family units
approved/under construction

2,380 units pending

STATUS

- Approved/Under Construction
- Pending



SOUTH RENO - RESIDENTIAL ACTIVITY

#	Project Name	Developer/Owner	Location	Project Status	# Of Approved Units
245	Elysium	Oakmont Properties Development	S Virginia St & S Hills Dr	Under Construction	270
258	Gateway at Galena	Artec Communities LLC	Wedge Pky & Mt Rose Hwy	Approved	361
	MULTI-FAMILY		APPROVED MULTI-FAMILY SUBTOTAL:		631
216	6000 Plumas St Redevelopment	Lyon Living	S McCarran Blvd & Plumas St	Approved	314
217	Hilltop	Toll Brothers	S McCarran & Plumas (SWC)	Under Construction	39
224	Rancharrah Village 4 West	Lyon Living	Termination of Talbot Ln	Under Construction	66
225	Rancharrah Village 4 East	Lyon Living	Termination of Talbot Ln	Approved	8
	SINGLE-FAMILY ATTACHED		APPROVED SINGLE-FAMILY ATTACHED SUBTOTAL:		427
218	Latigo @ Rancharrah	Toll Brothers	Termination of Talbot Ln	Under Construction	91
221	Rancharrah Village 6B	Toll Brothers	Termination of Talbot Ln	Under Construction	30
222	Cantaro @ Rancharrah	Toll Brothers	Termination of Talbot Ln	Under Construction	96
243	Lakeside Custom Lots	Gordon Real Estates LLC	8900 Lakeside Dr	Approved	24
244	Braesview Subdivision	Davidson Associates Inc	1455 Foothill Rd	Approved	24
255	The Village at Arrowcreek	Tim Lewis Communities	Arrowcreek Pky	Approved	124
259	Ascente	Toll Brothers	Terminus of Fawn Ln	Approved	225
260	The Chalets	Ladera Montreux LLC	Montreux Country Club	Under Construction	129
262	Sierra Reflections	World Properties Inc	Pagni Ln/US395	Approved	938
	SINGLE-FAMILY DETACHED		APPROVED SINGLE-FAMILY DETACHED SUBTOTAL:		1,681
219	Rancharrah Village 7	Reno Land, Inc.	Termination of Talbot Ln	Pending	252
223	Rancharrah Equestrian Center	Reno Land, Inc.	Terminus of Talbot Ln	Pending	7
227	Evans Creek	Evans Creek LLC	S McCarran/Manzanita Ln	Pending	1,875
253	Zolezzi Single-Family	Reno Christian Fellowship	Terminus of Zolezzi Lane	Pending	36
261	Terrasante	Gateway/Ladera Montreux	end of Callahan Ranch Rd	Pending	210
	PENDING PROJECTS		TOTAL UNITS PENDING APPROVAL:		2,380

SLIDE SIDE JUNCTION RETAIL DEVELOPMENT



Renown
HEALTH

igt

SOUTH MEADOWS
BUSINESS PARK

PANDA EXPRESS

WELLS
FARGO

BLAZE PIZZA

WinCo
FOODS

DOLLAR TREE

McDonald's

Chevron

Starbucks

CHIPOTE

CHASE

SOUTH MEADOWS
PROMENADE

Windy Hill

IHOP

Wendy's

VILLAGE AT
DOUBLE DIAMOND

WAL-MART

Car's Jr.

O'Reilly
AUTO PARTS

Smith's

PORT OF
SUBS

ups

KFC

ups
THE UPS STORE

CVS
pharmacy

Wings Out

Bank of America

TACO BELL

Starbucks

Round Table
PIZZA

Jack
in the box

Bishop Manogue
Catholic HS

Damonte
Ranch

DAMONTE RANCH
TOWN CENTER

KOHL'S

BARNES
& NOBLE

SAFeway

THE HOME
DEPOT

Office
DEPOT

Arrowcreek

TAMARACK
CASINO

CVS
pharmacy

McDonald's

7
ELEVEN

S VALLEYS REGIONAL
SPORTS COMPLEX

Galena

MT ROSE HWY

SUBJECT
PROPERTY

GALENA JUNCTION

Galena HS

Raley's

McDonald's

WELLS
FARGO

SHAYDEN SUMMIT

LUCKY BRAND

chico's

OLD NAVY

SEPHORA

Shell

BANK OF AMERICA

Bully's

Dillard's

PRYTHERIA

lululemon

Apple

Bath & Body Works

VICTORIA'S
SECRET

ORVIS

PINEMARK

Starbucks

ULTA

GameStop

VANS
"OFF THE WALL"

Montreaux

GROUND LEASE OR BUILD-TO-SUIT AVAILABLE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	15,768	31,763	57,371
2030 PROJ. POPULATION	16,475	32,694	58,849
2025 MED. AGE	42.1	42.6	42.6
DAYTIME POPULATION	15,564	25,929	48,547

HOUSEHOLD INCOME

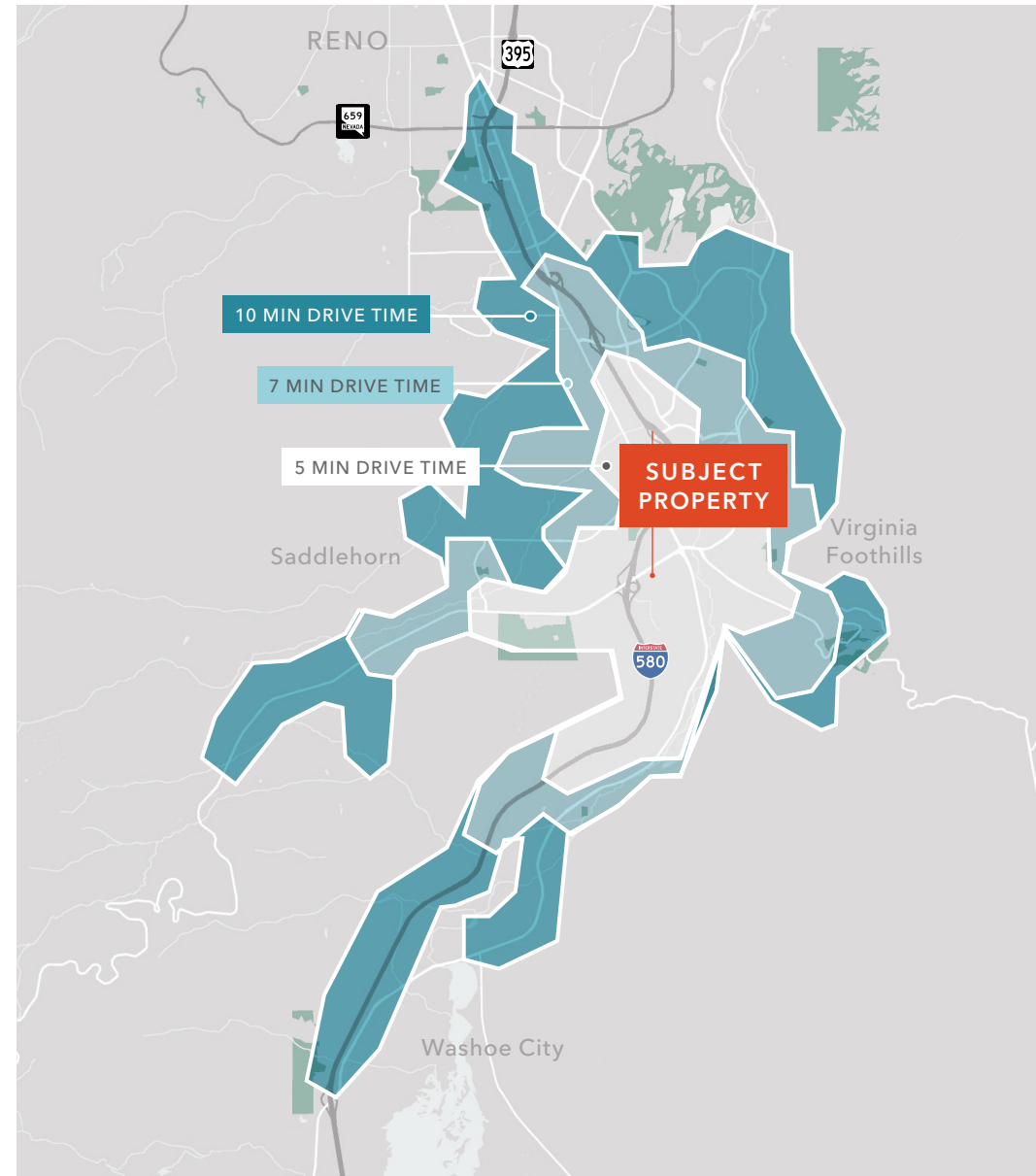
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$142,900	\$147,384	\$152,015
2030 PROJ. AVG. HH INCOME	\$150,689	\$156,685	\$159,313
2025 EST. MED. HH INCOME	\$111,159	\$113,331	\$114,728
2030 PROJ. MED. HH INCOME	\$113,428	\$117,215	\$116,827
2025 EST. PER CAPITA INCOME	\$59,908	\$62,067	\$64,973

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	6,610	13,365	24,501
2030 PROJ. HH	6,853	13,685	25,266
PROJ. ANNUAL GROWTH (2025-2030)	243	320	765
AVG. HH SIZE	3.2	3.2	3.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$567.84 M	\$1.21 B	\$2.23 B
ANNUAL RETAIL EXPENDITURE	\$265.75 M	\$564.2 M	\$1.04 B
MONTHLY HH EXPENDITURE	\$7,159	\$7,524	\$7,573
MONTHLY RETAIL EXPENDITURE	\$3,350	\$3,518	\$3,539



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

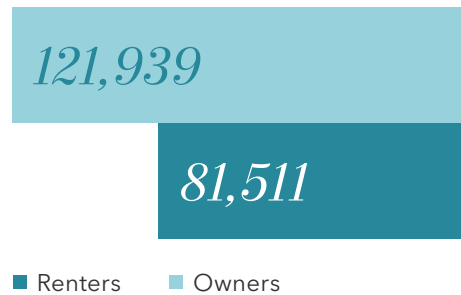
511,527
2023 EST.
POPULATION

2.5
2023 AVG
HH SIZE

\$110,796
2023 AVG
HH INCOME

38.6
2023 EST.
MEDIAN AGE

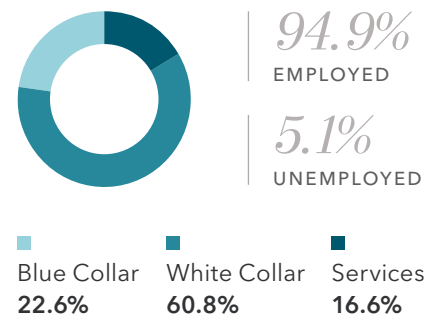
Home Ownership



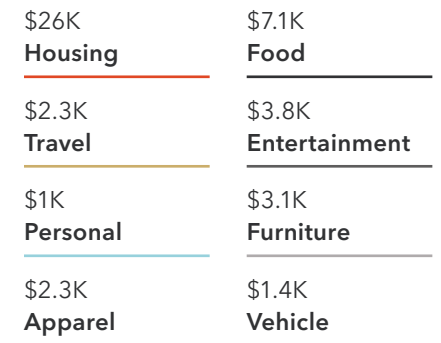
Education



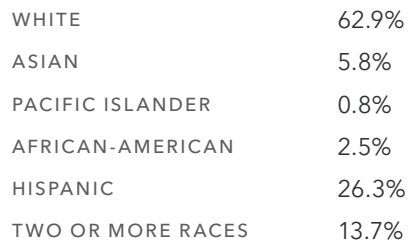
Employment



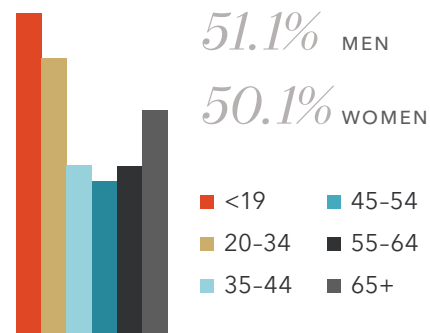
Household Spending



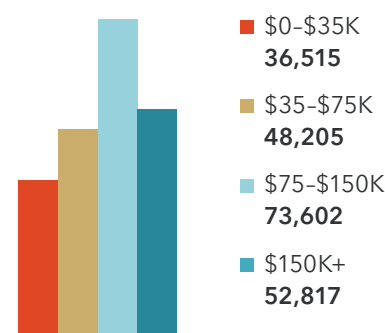
Race & Ethnicity



Gender & Age



Income by Household



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