

MT ROSE/580 RETAIL PADS

*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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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 | 8,204 ADT |
| S VIRGINIA ST | 14,000 ADT |
| MT ROSE HWY | 15,542 ADT |

35 MIN

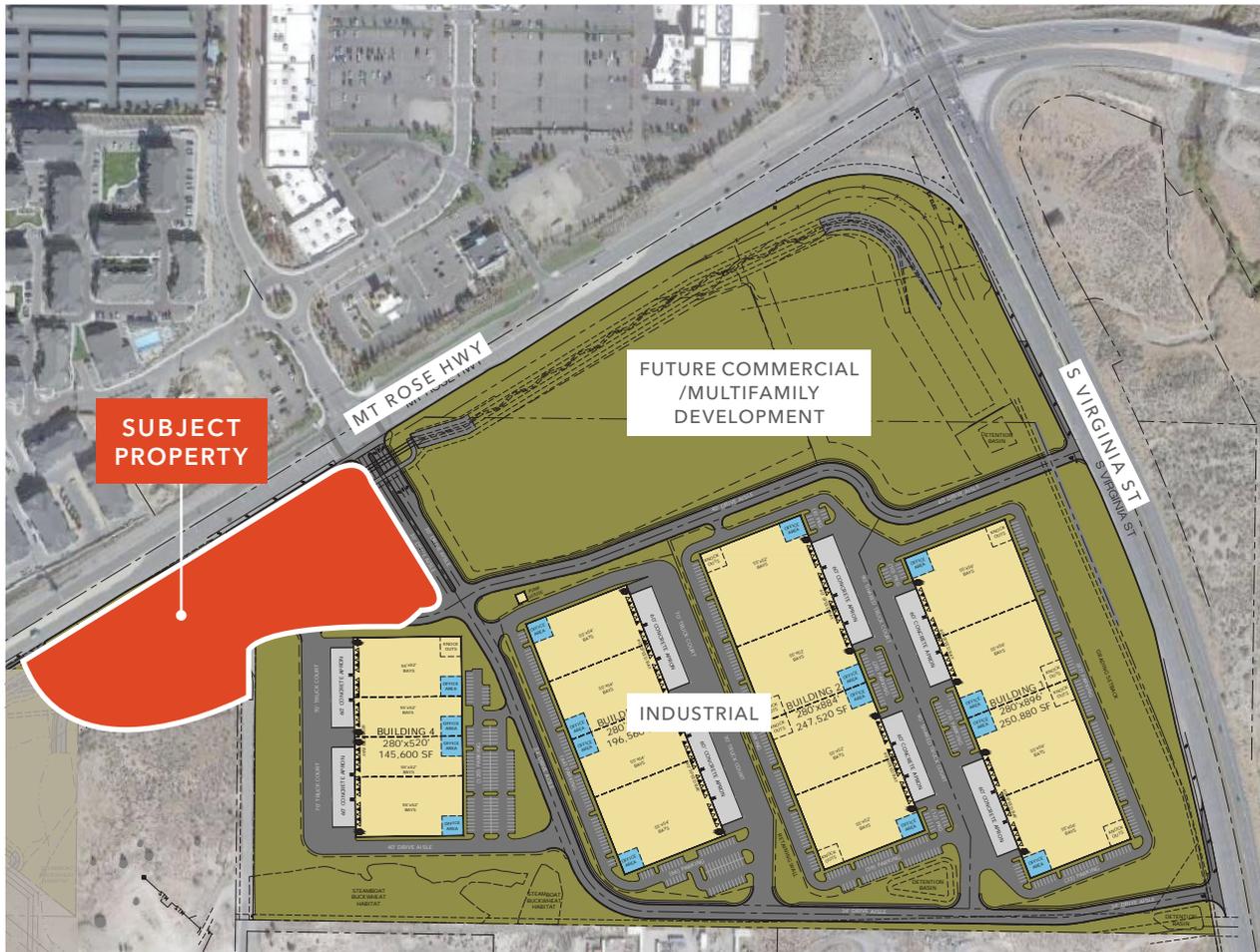
DRIVE TO INCLINE VILLAGE, TAHOE

20 MIN

DRIVE TO CARSON CITY



CONCEPTUAL SITE PLAN



5 ACRES

AVAILABLE

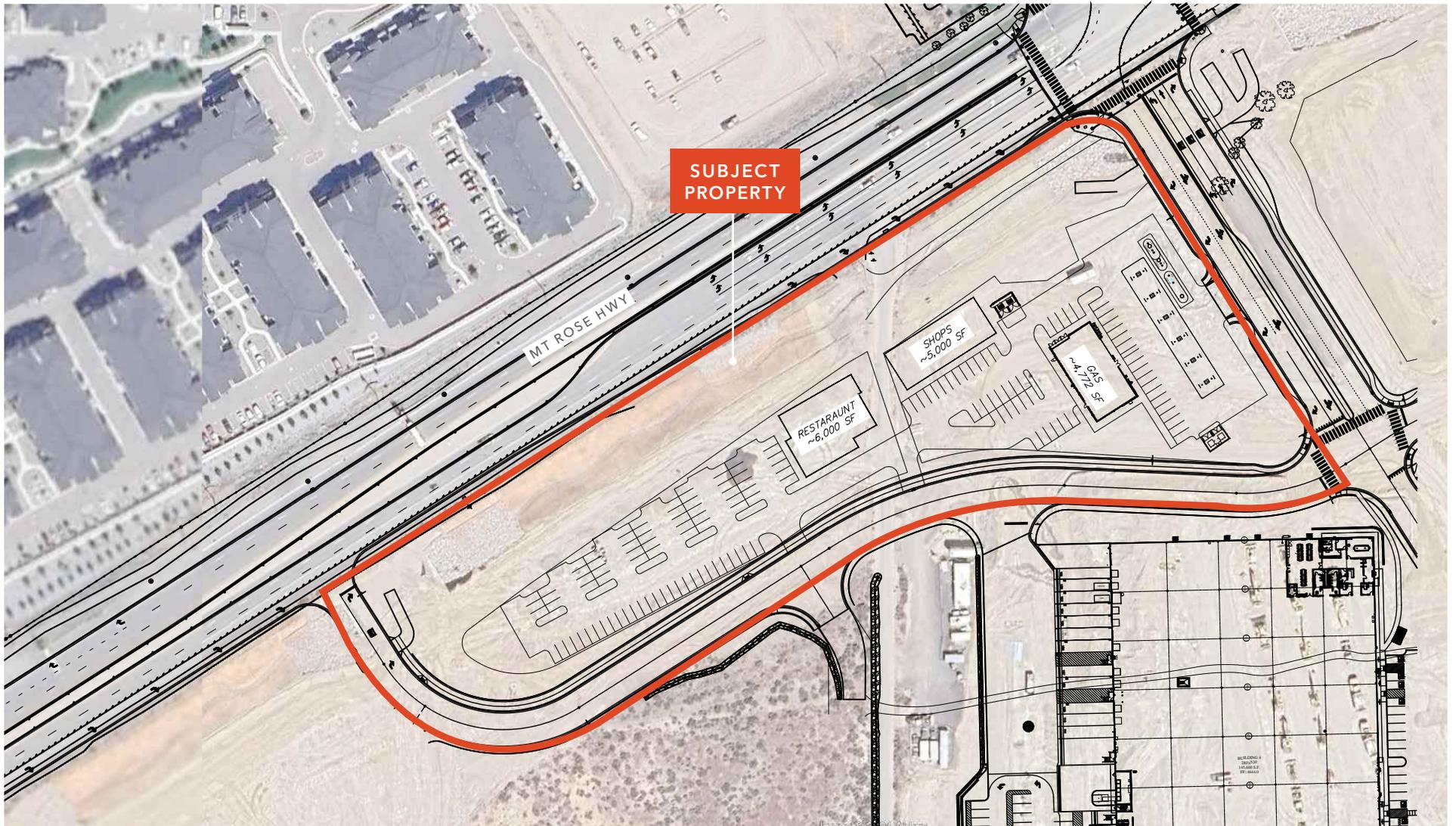
MS

ZONING (MIXED USE/SUBURBAN)

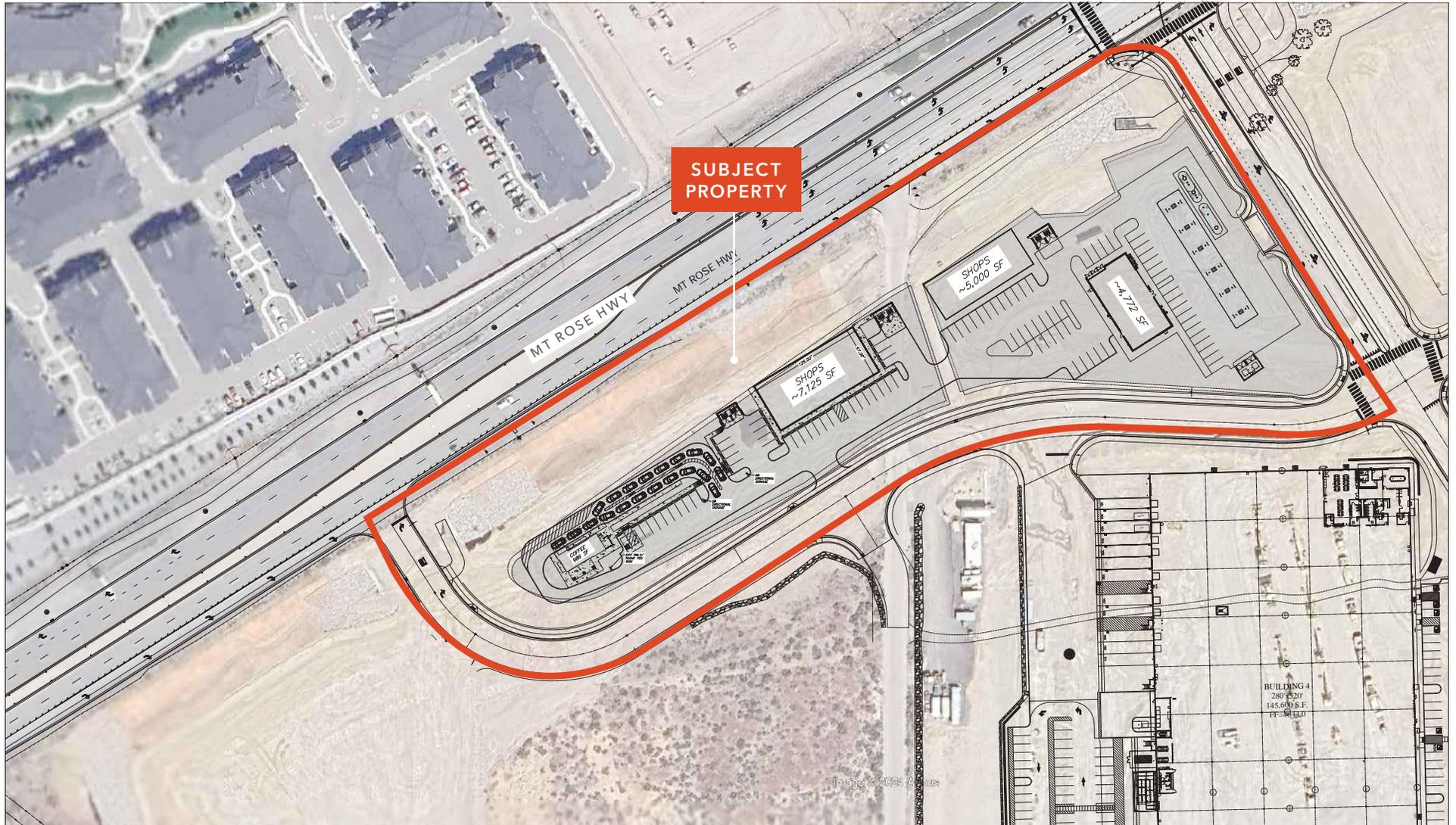
NOW

AVAILABLE

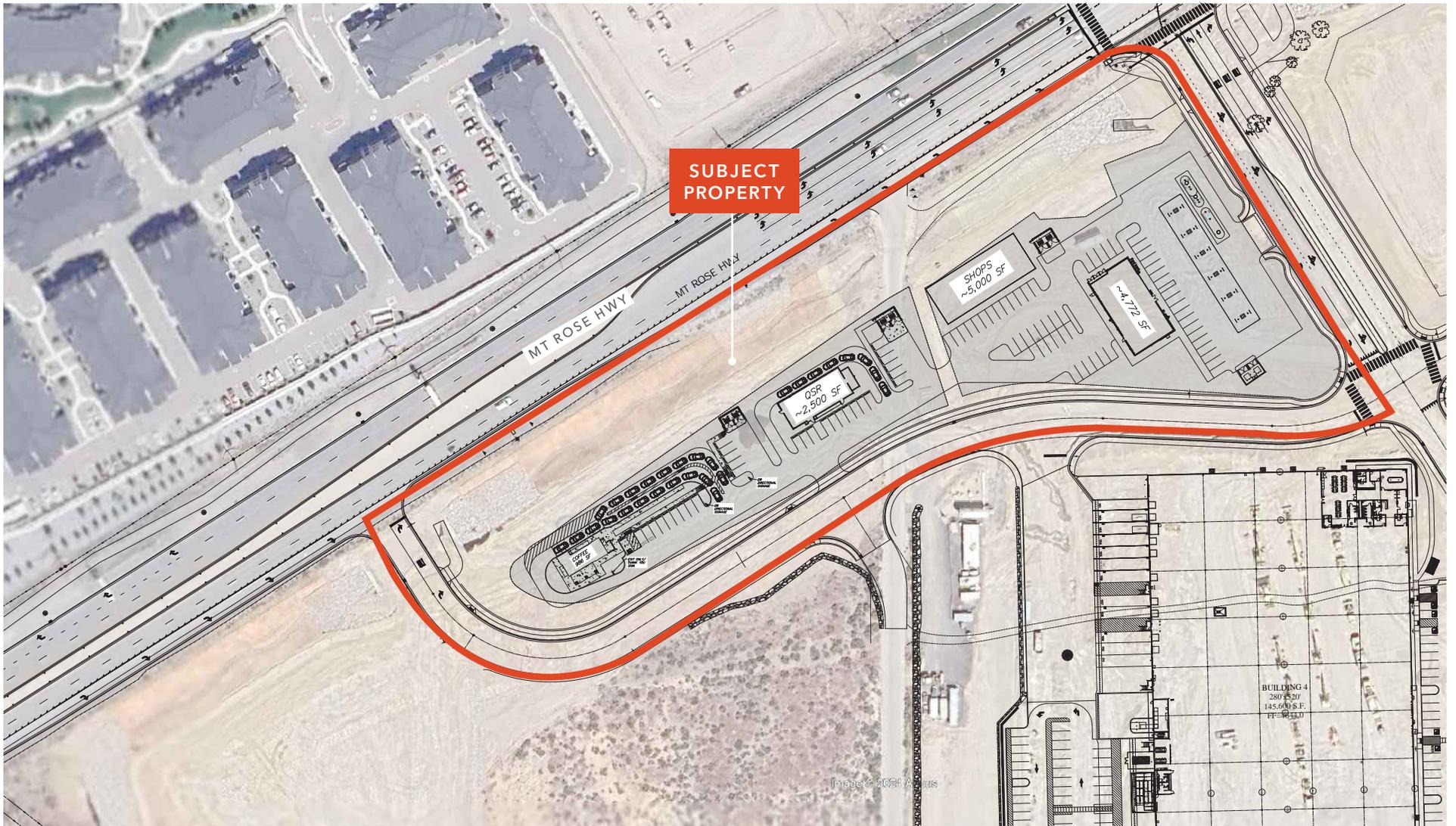
SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



SITE PLAN - OPTION 3



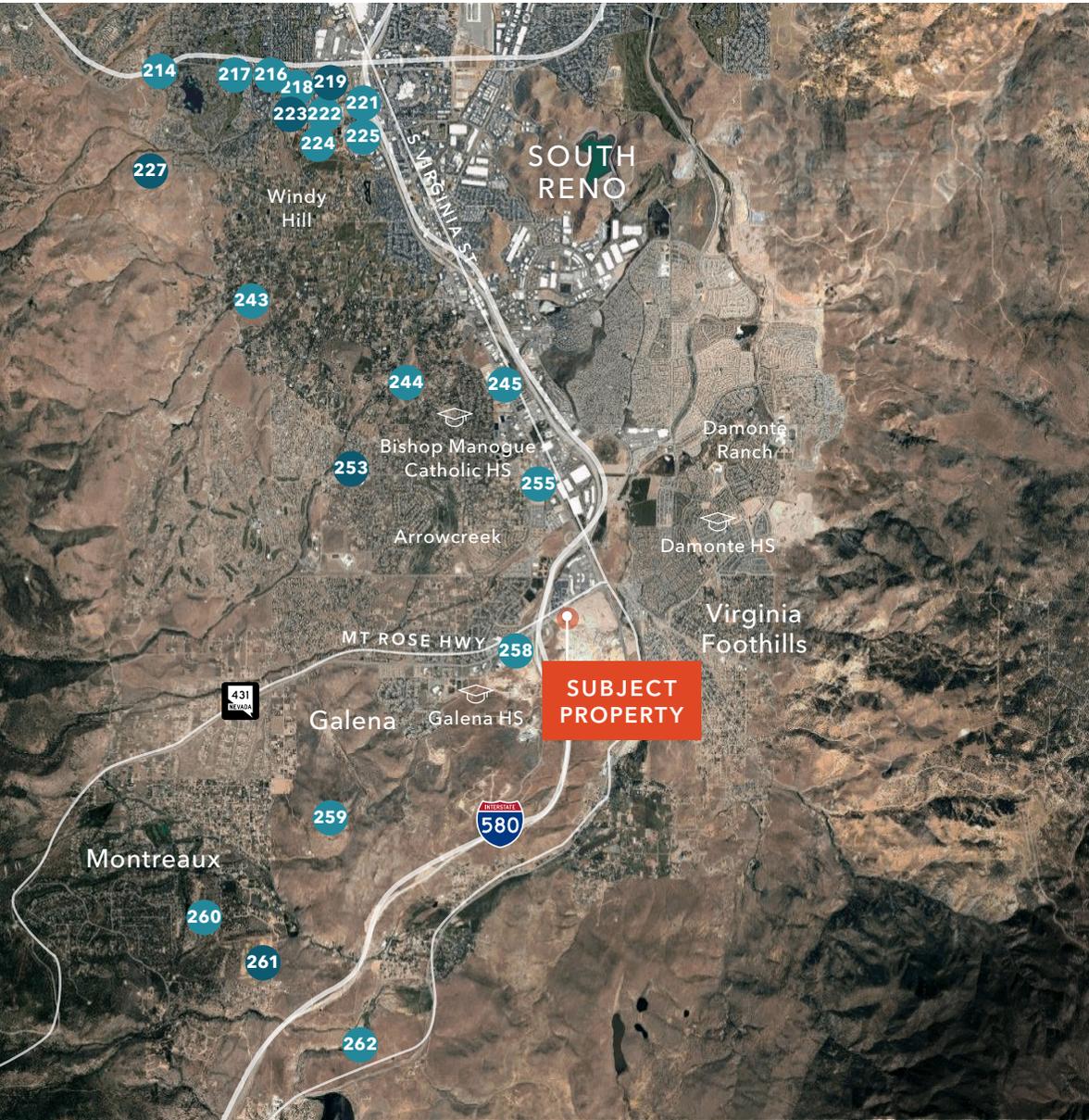
HOUSING/ RESIDENTIAL ACTIVITY IN SOUTH RENO

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 |

MT ROSE / 580 RETAIL PADS



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

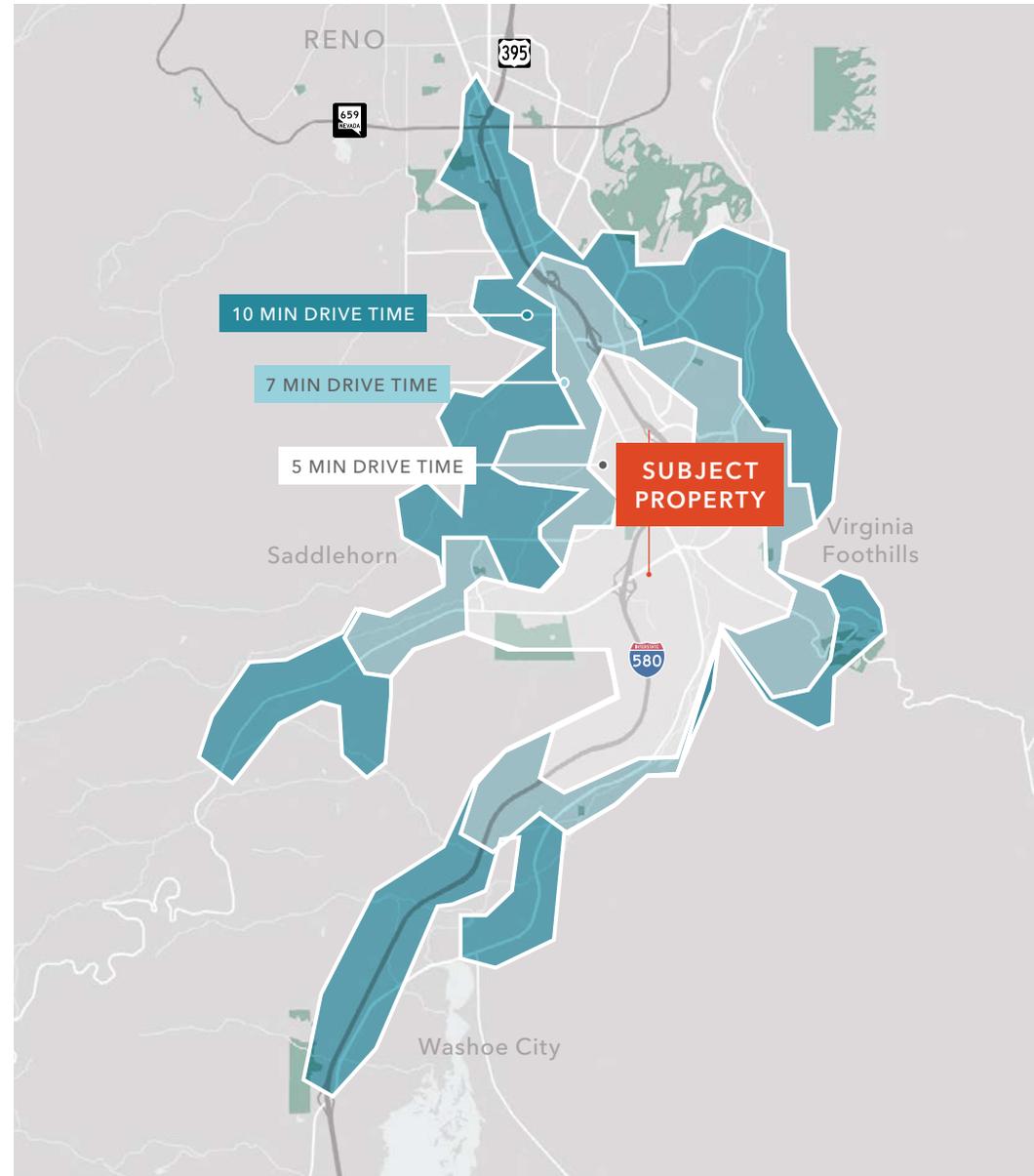
| | 5 Min | 7 Min | 10 Min |
|-----------------------------|-----------|-----------|-----------|
| 2025 EST. AVG. HH INCOME | \$142,900 | \$147,384 | \$152,015 |
| 2030 PROJ. AVG. HH INCOME | \$150,689 | \$156,685 | \$159,313 |
| 2025 EST. MED. HH INCOME | \$111,159 | \$113,331 | \$114,728 |
| 2030 PROJ. 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

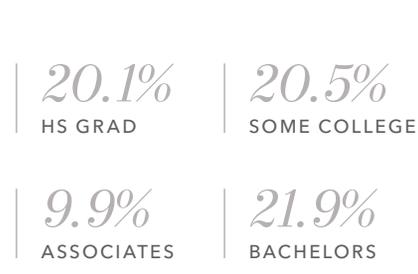
38.6

2023 EST.
MEDIAN AGE

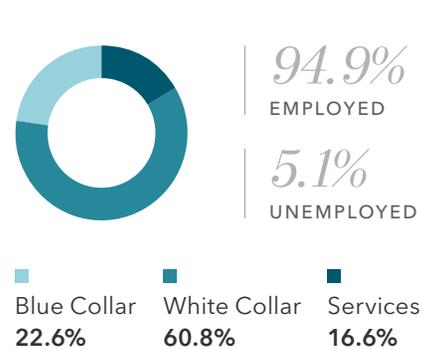
Home Ownership



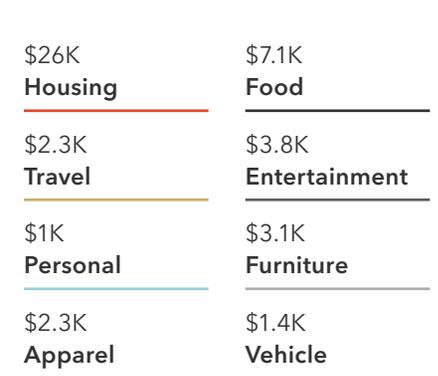
Education



Employment



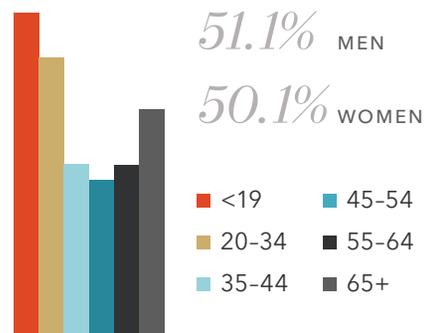
Household Spending



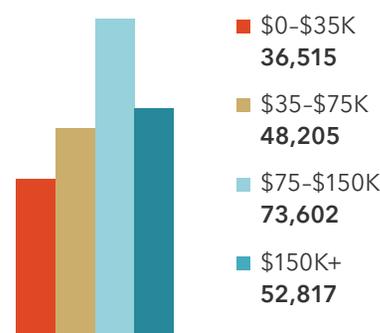
Race & Ethnicity

| | |
|-------------------|-------|
| WHITE | 62.9% |
| ASIAN | 5.8% |
| PACIFIC ISLANDER | 0.8% |
| AFRICAN-AMERICAN | 2.5% |
| HISPANIC | 26.3% |
| TWO OR MORE RACES | 13.7% |

Gender & Age



Income by Household



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