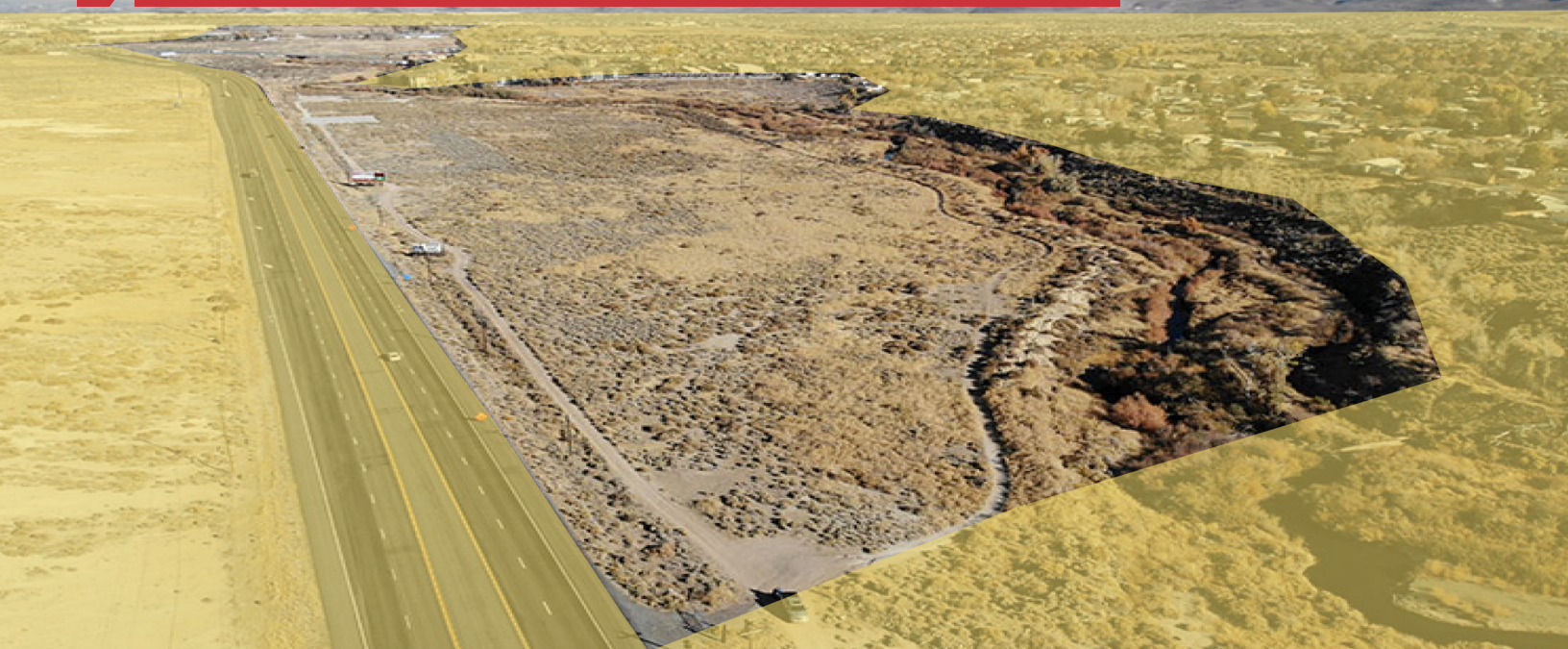


For Sale | Development Land

Steamboat Creek Commerce Center

±45 Acres | \$39,500,000.00 (\$20.00/ PSF)



Steamboat Creek Commerce Center

Reno, Nevada

Property Highlights

- ±45 Net Acres of fully mixed-use land
- Available in whole or part
- 1,105 Units Possible
- Utilities to the edge of the site
- Sewer line installed by end of the year 2022
- Adjacent to Summit Sierra Outdoor Lifestyle Center
- Access to I-580, Steamboat Creek, and Regional Shopping
- ±4,000 feet of S. Virginia frontage
- Mass grading permit ready to submit

Demographics

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|----------|
| Total Households | 796 | 18,087 | 71,518 |
| Total Population | 2,181 | 44,541 | 170,013 |
| Average HH Income | \$108,823 | \$105,475 | \$79,159 |

OFFERING SUMMARY

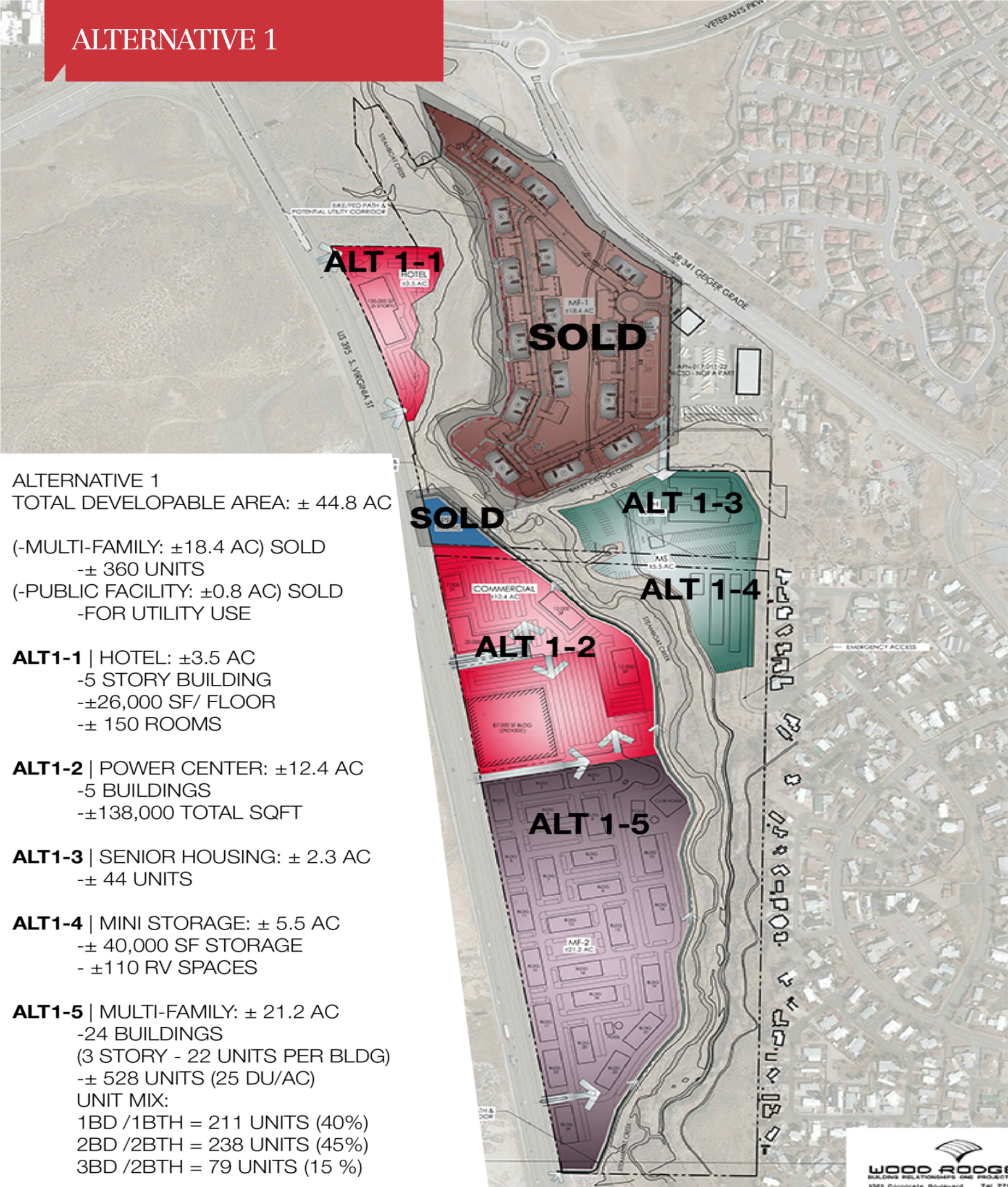
| | |
|------------------------------|--|
| Sale Price | \$39,500,000 |
| Lot Size | 45.0 Acres |
| Price Per SF | \$20.00 |
| Zoning | Mixed Use |
| Partial list of allowed uses | Industrial Multifamily Retail Office Hotel Mini-Storage |

For more information

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ALTERNATIVE 1



ALTERNATIVE 1
TOTAL DEVELOPABLE AREA: ± 44.8 AC

- (-MULTI-FAMILY: ±18.4 AC) SOLD
- ± 360 UNITS
- (-PUBLIC FACILITY: ±0.8 AC) SOLD
- FOR UTILITY USE

ALT1-1 | HOTEL: ±3.5 AC
-5 STORY BUILDING
-±26,000 SF/ FLOOR
-± 150 ROOMS

ALT1-2 | POWER CENTER: ±12.4 AC
-5 BUILDINGS
-±138,000 TOTAL SQFT

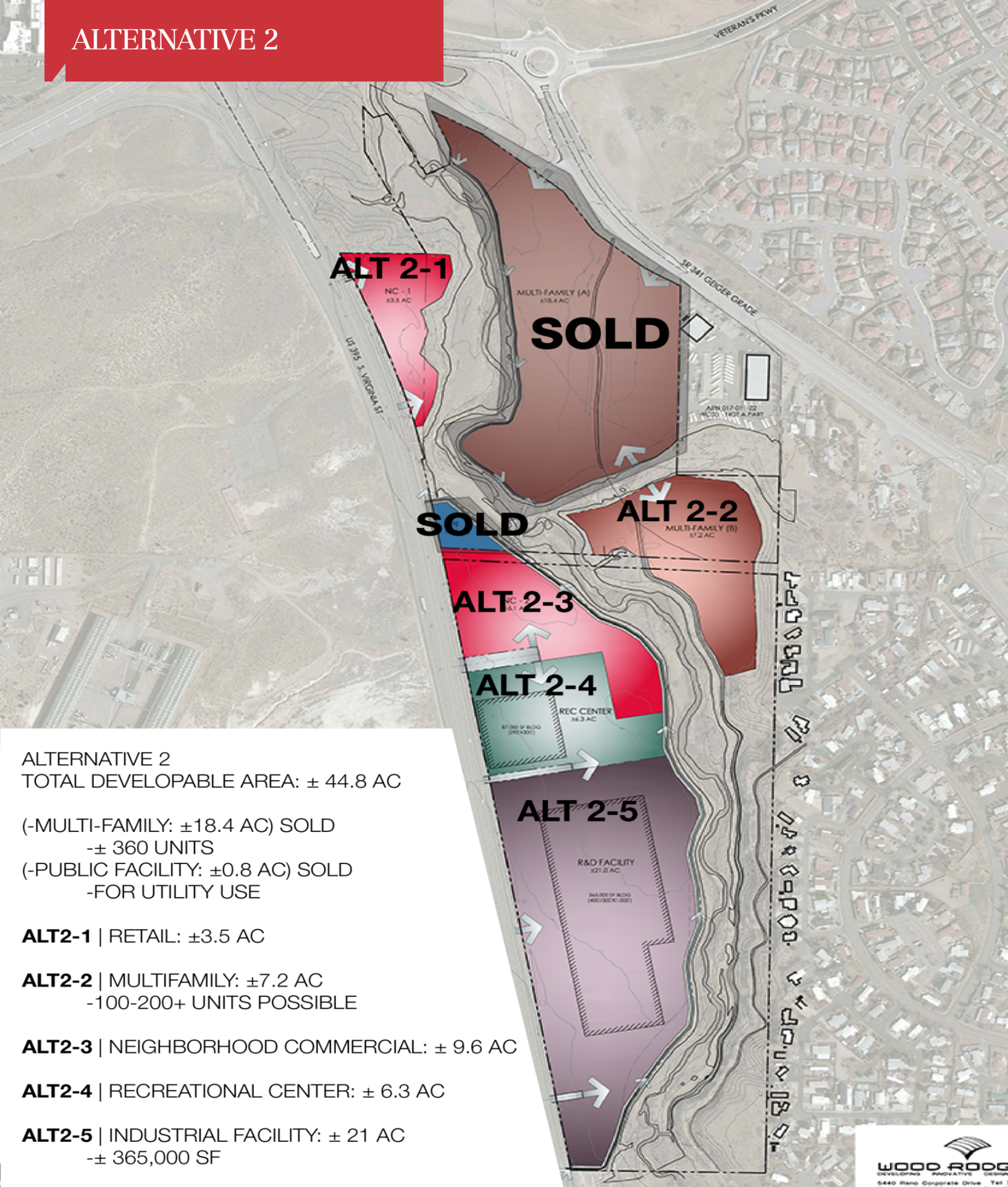
ALT1-3 | SENIOR HOUSING: ± 2.3 AC
-± 44 UNITS

ALT1-4 | MINI STORAGE: ± 5.5 AC
-± 40,000 SF STORAGE
- ±110 RV SPACES

ALT1-5 | MULTI-FAMILY: ± 21.2 AC
-24 BUILDINGS
(3 STORY - 22 UNITS PER BLDG)
-± 528 UNITS (25 DU/AC)
UNIT MIX:
1BD /1BTH = 211 UNITS (40%)
2BD /2BTH = 238 UNITS (45%)
3BD /2BTH = 79 UNITS (15 %)



ALTERNATIVE 2



ALTERNATIVE 2
TOTAL DEVELOPABLE AREA: ± 44.8 AC

(-MULTI-FAMILY: ±18.4 AC) SOLD
-± 360 UNITS

(-PUBLIC FACILITY: ±0.8 AC) SOLD
-FOR UTILITY USE

ALT2-1 | RETAIL: ±3.5 AC

ALT2-2 | MULTIFAMILY: ±7.2 AC
-100-200+ UNITS POSSIBLE

ALT2-3 | NEIGHBORHOOD COMMERCIAL: ± 9.6 AC

ALT2-4 | RECREATIONAL CENTER: ± 6.3 AC

ALT2-5 | INDUSTRIAL FACILITY: ± 21 AC
-± 365,000 SF



Property Overview

Land for Sale. Mixed Use

Location Overview

This mixed use land is located at the center of a regional commercial and residential hub. The views of the surrounding area include the Sierra Nevada Mountain range to the West and the Virginia Mountain range to the East. The site is ideally located at the intersection of South Virginia Street and Mount Rose Highway, less than one mile from the interchange of I-580. This freeway exit is the first in Reno from Carson City and Lake Tahoe.

The Summit Shopping Center, adjacent to the site, is the closest major retail destination for the residents of Carson City and Lake Tahoe. It is a 601,491 square foot facility completed in 2006 boasting such names as Apple, Dillard's, and Century Theaters. For many of the tenants, the Summit Shopping Center is the first location in the region, which provides a unique draw to this sub-market. In 2018, the long awaited Southeast Connector project was completed. Terminating just to the North of the site, this roadway will complete a major surface arterial connecting South Reno to East Sparks and the numerous employment opportunities in the Tahoe Reno Industrial Center (home to Tesla, Switch, Amazon, Walmart and other major employers).

Reno has a population of over 470,000 with an employment base of over 265,000 people. The Economic Development Authority of Northern Nevada (EDAWN) projects over 50,000 new jobs will be added to the region in the next 5 years.