

AVAILABLE FOR LEASE

±1.18 ACRES GROUND LEASE - BUILD-TO-SUIT - INLINE SPACES

*Located Off Pyramid Hwy,
In A Growing Submarket
With Residential Units
Under Development*

37,000 ADT

COMING SOON

ARCO

LES SCHWAB

CAR
WASH

Panera
BREAD

Robo's

HEARTLAND

STONEBROOK WEST

jiffy lube

WinCo
FOODS

KinderCare
LEARNING CENTERS

Wendy's

SUBJECT
PROPERTY

NORTHERN NEVADA
MEDICAL CENTER



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TENANT MAP

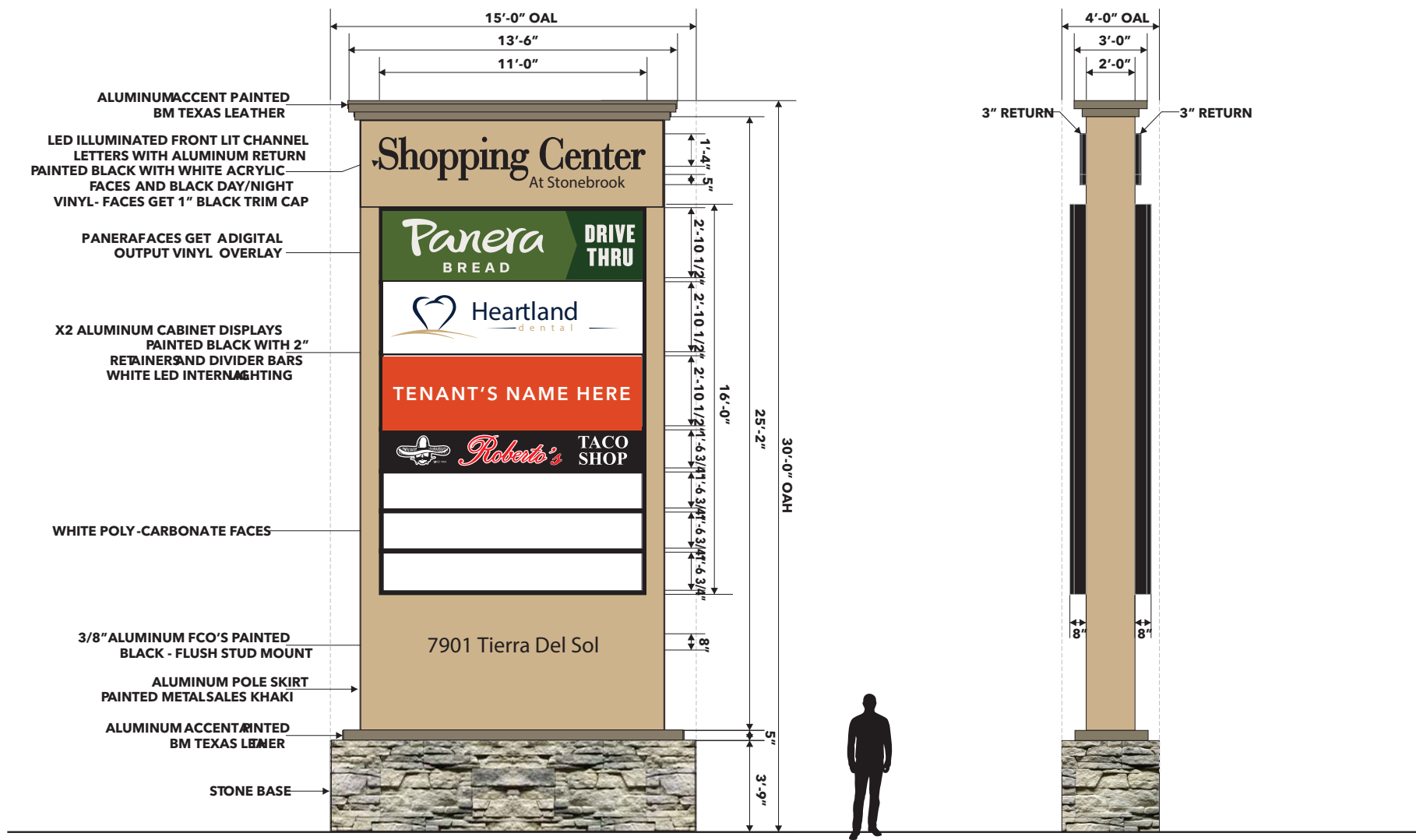


CURRENT RETAIL DEVELOPMENT PROCESS

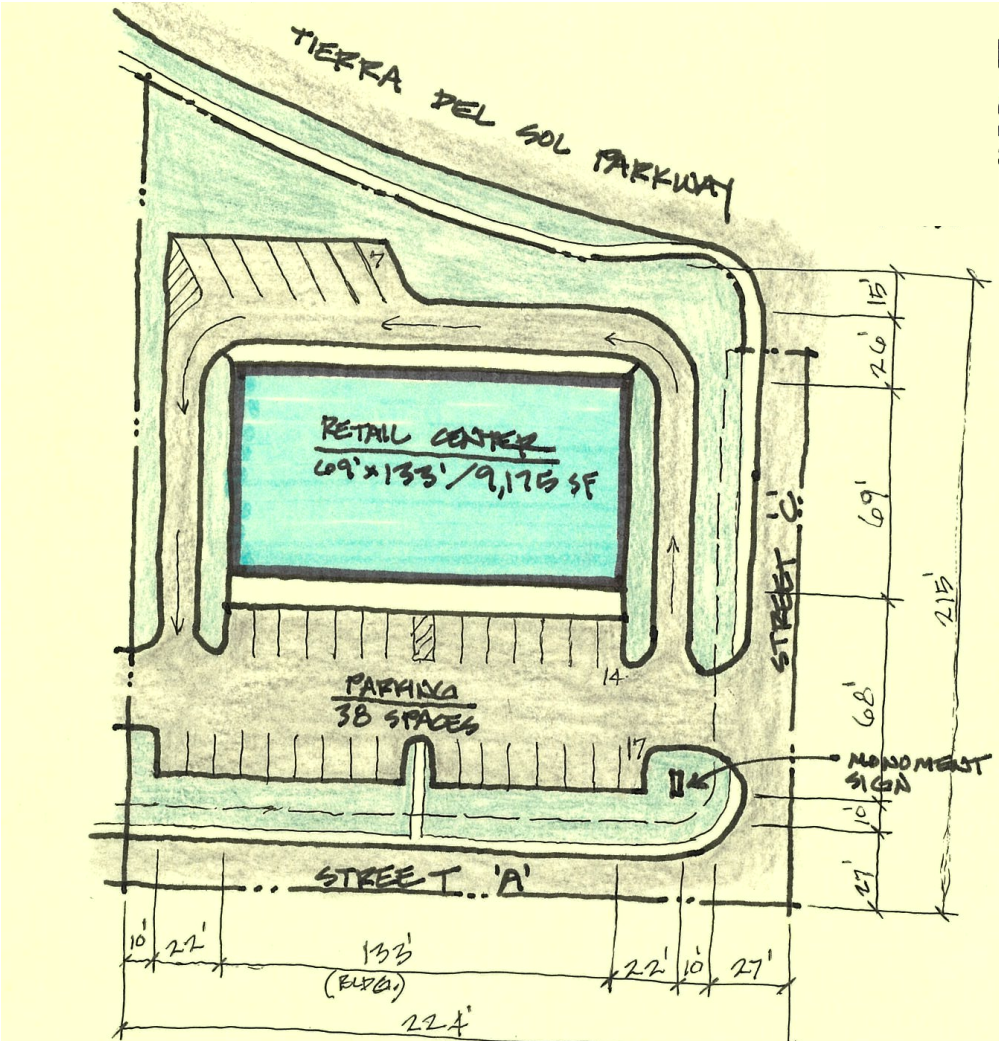


SIGN RENDERING

All tenants get a spot on the monument sign



CONCEPTUAL - SITE A
MULTI-TENANT RETAIL CENTER



±9,175 SF

TOTAL

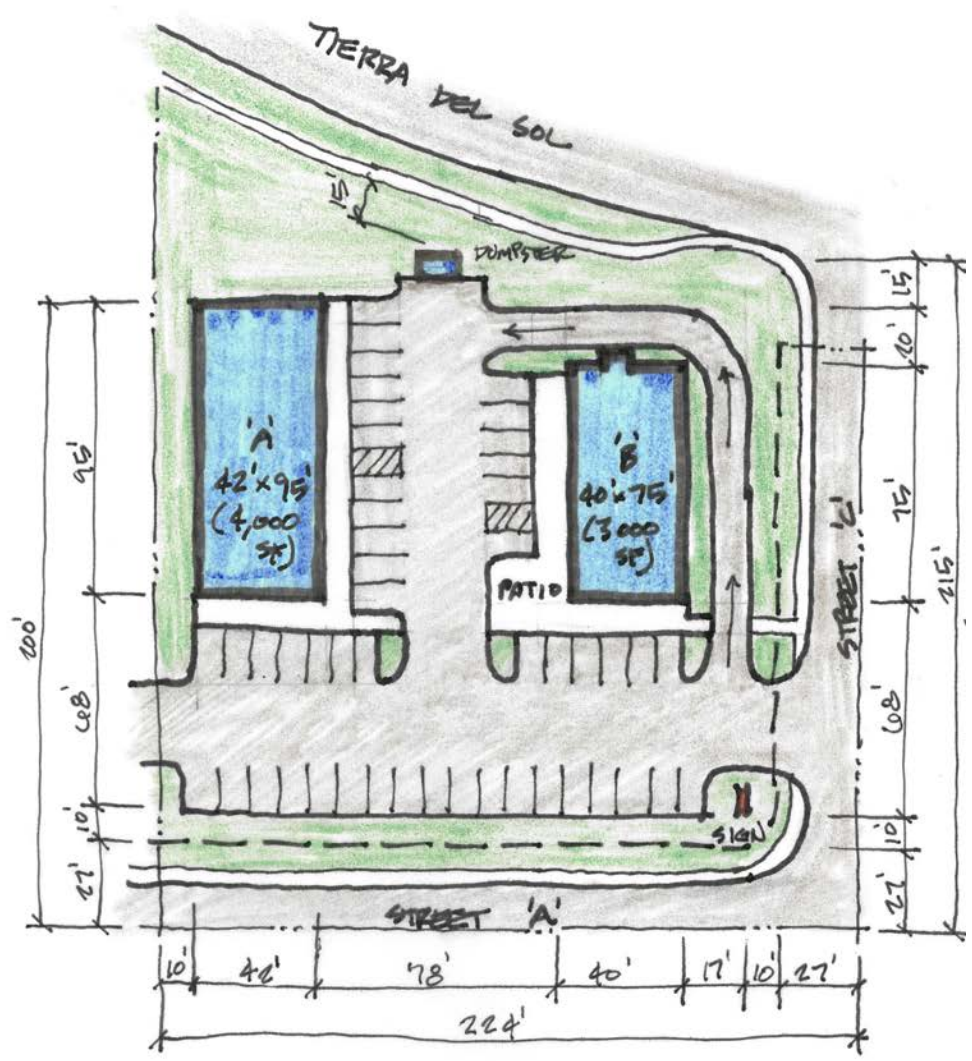
38

PARKING SPACES

32 parking spaces required.



CONCEPTUAL - SITE B



48

PARKING SPACES

ONE

DRIVE-THRU

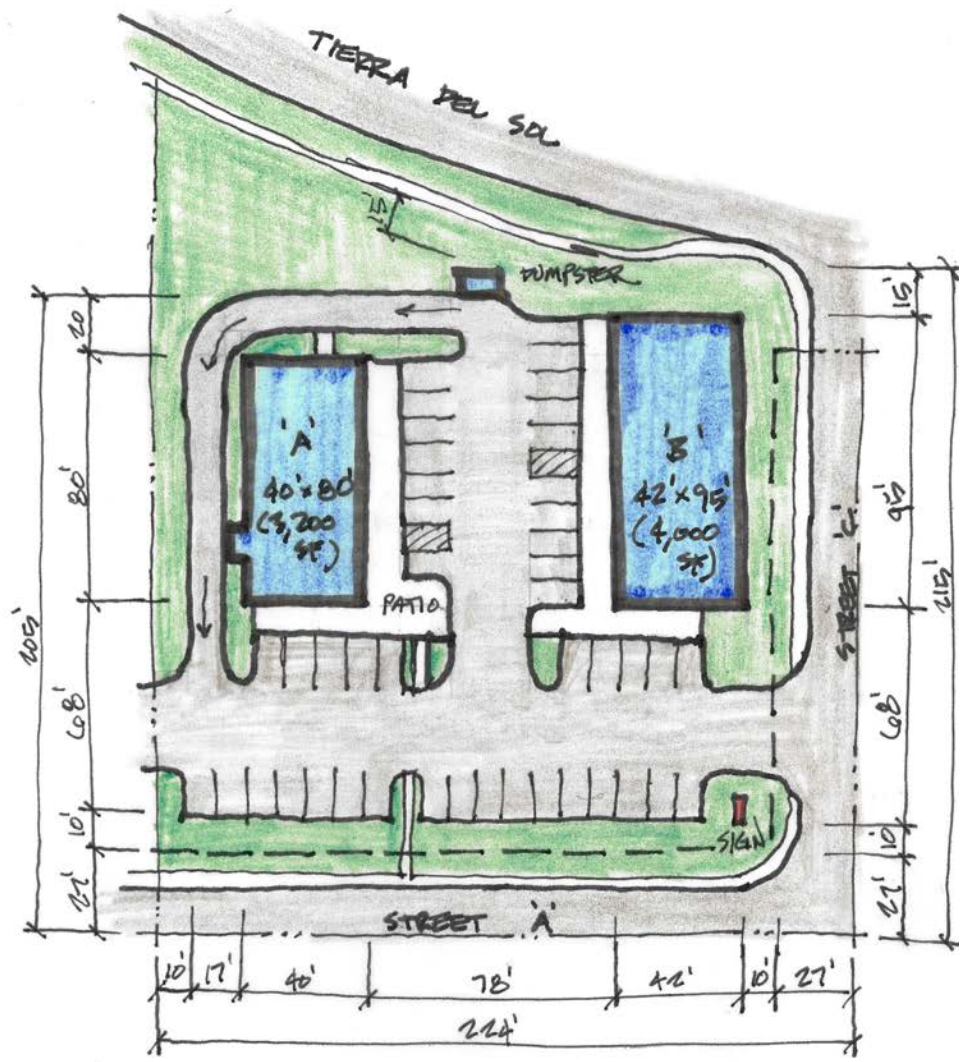
±3,000 SF

BUILDING

±4,000 SF

BUILDING

CONCEPTUAL - SITE C



44

PARKING SPACES

ONE

DRIVE-THRU

±3,200 SF

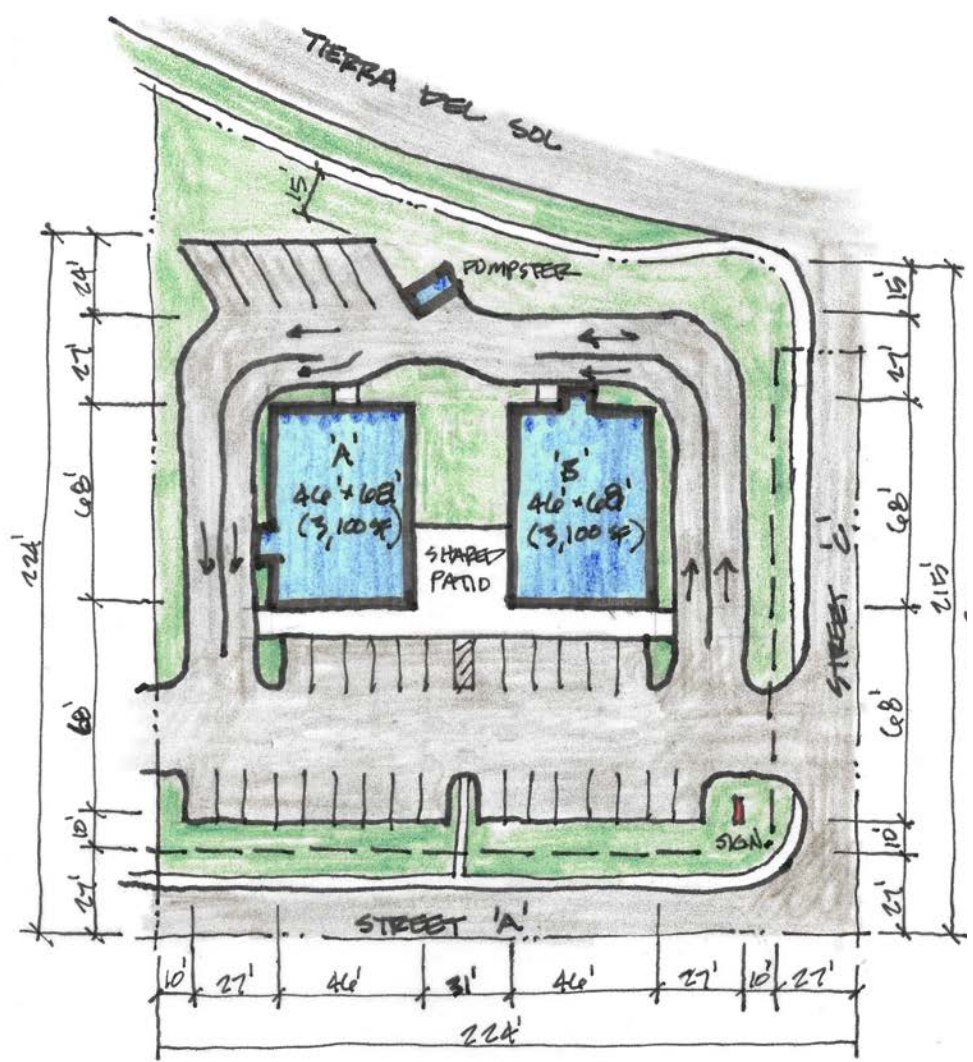
BUILDING

±4,000 SF

BUILDING



CONCEPTUAL - SITE D



35

PARKING SPACES

TWO

DRIVE-THRUS

±3,100 SF

BUILDING

±3,100 SF

BUILDING

Buildings have a shared patio.



STONEBROOK ±1.18 AC



CONVENIENT
LOCATION
NEAR MAJOR
THOROUGHFARES



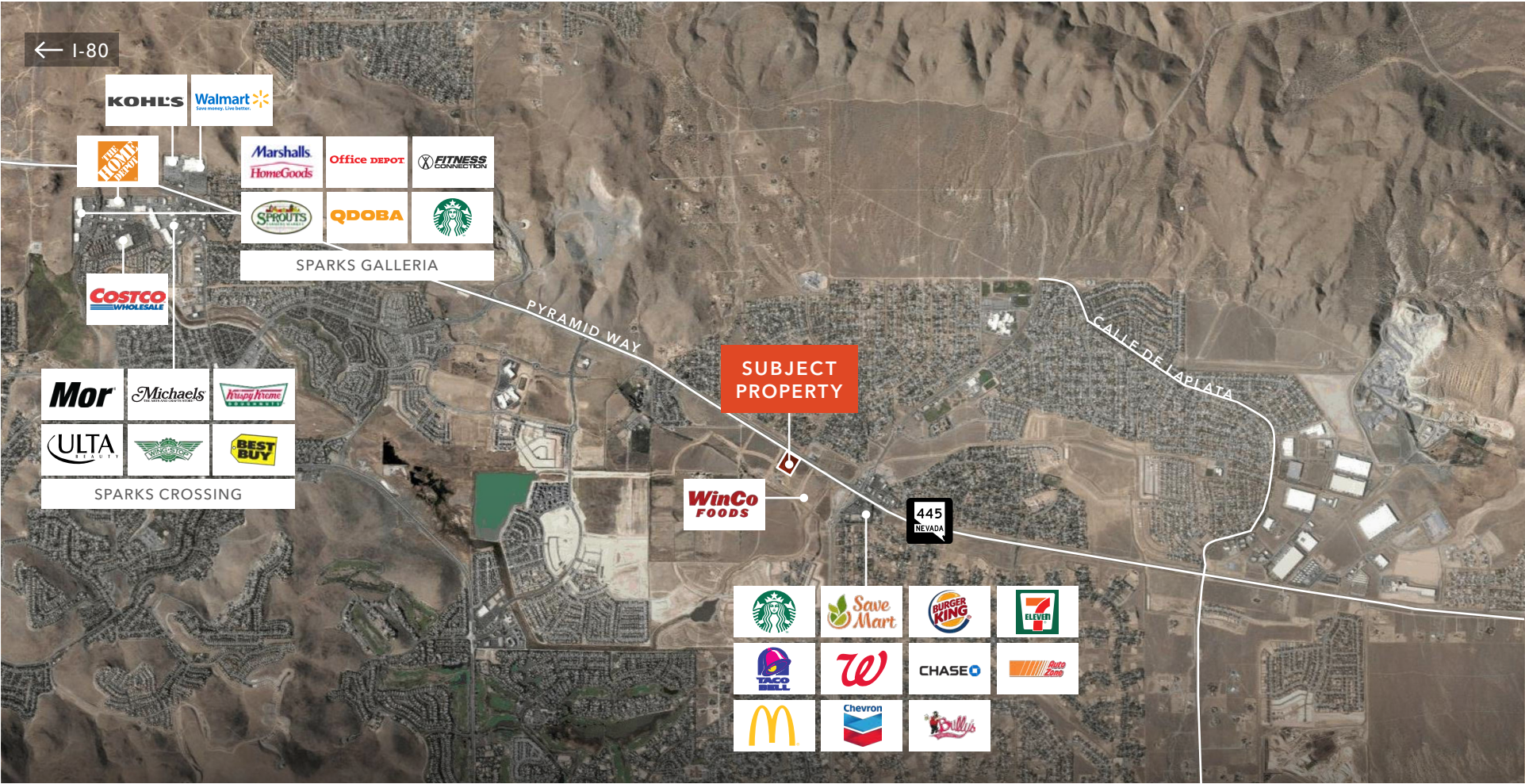
OFF OF MAIN
COMMUTER
ARTERIAL



DAILY TRAFFIC
COUNTS OVER
39,000

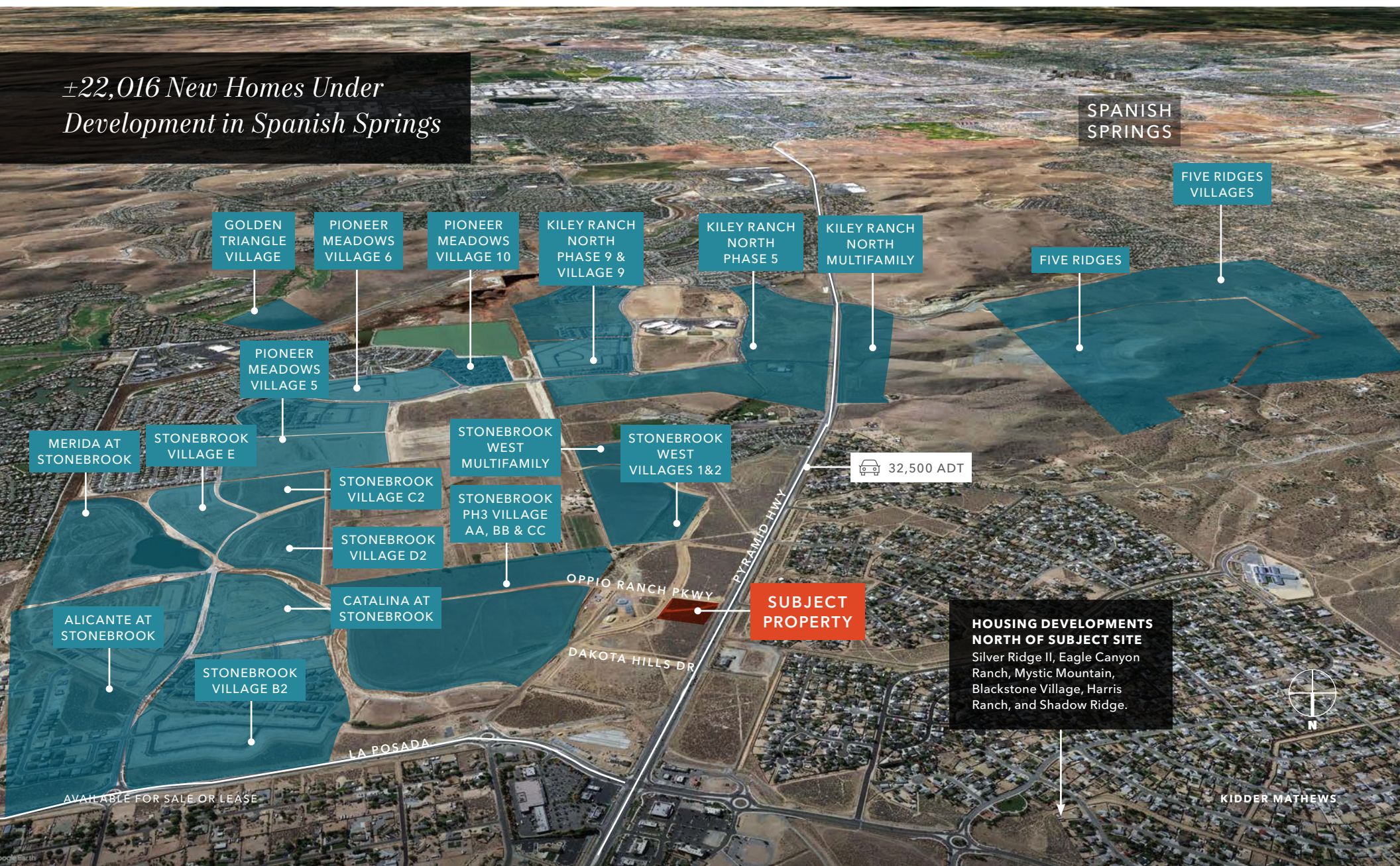


RESIDENTIAL
UNITS UNDER
DEVELOPMENT



NEW HOUSING DEVELOPMENTS

±22,016 New Homes Under Development in Spanish Springs



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	5,423	44,992	84,992
2029 PROJECTED	5,821	46,820	85,148
PROJ GROWTH (2024-2029)	395	1,838	160
HISTORICAL GROWTH (2010-2020)	313	8,792	15,167

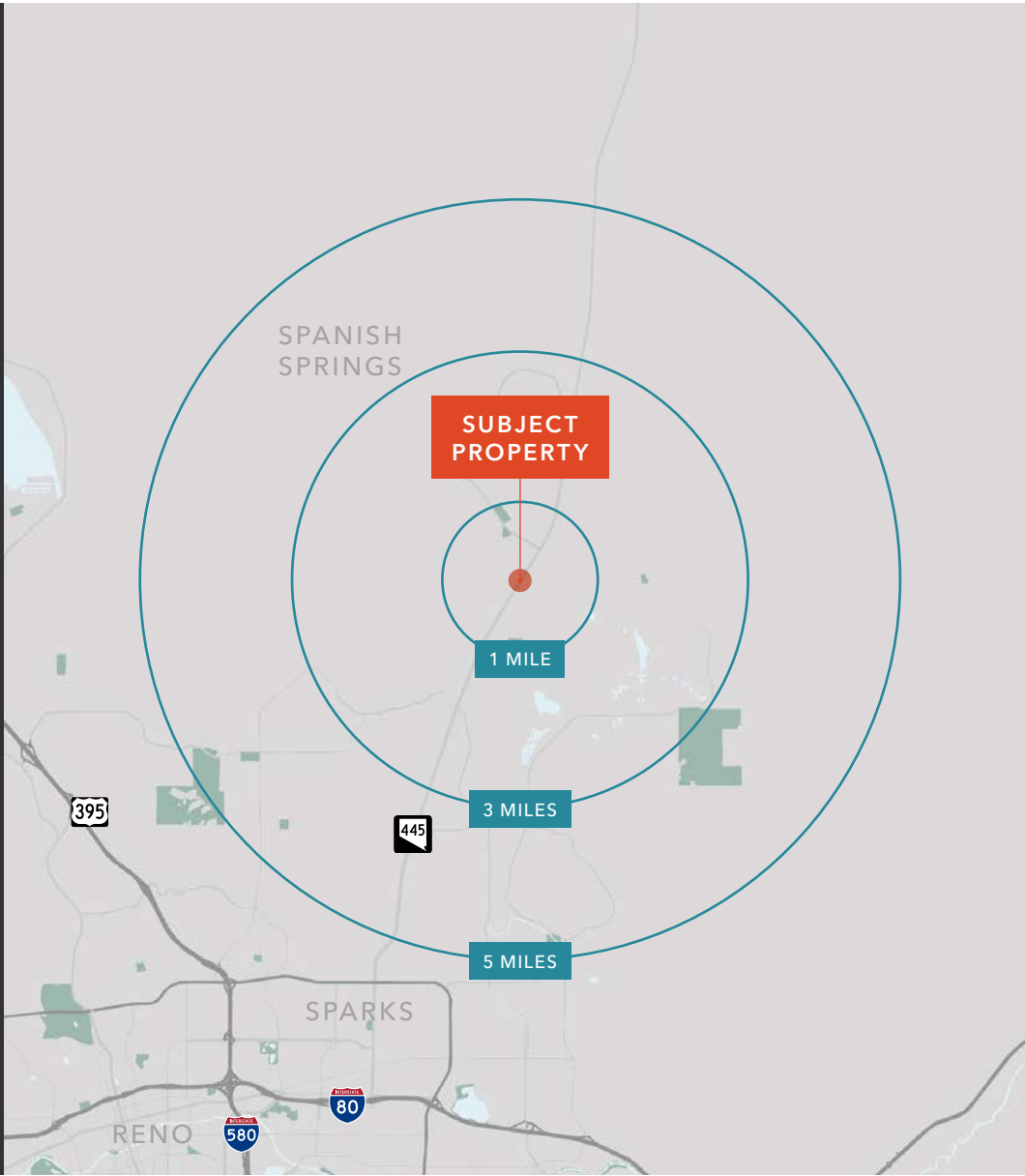
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	41.2	40.1	39.5
% FEMALE	49.3%	50.2%	49.8%
% MALE	50.7%	49.8%	50.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$103,327	\$113,912	\$109,674
2029 MEDIAN PROJECTED	\$107,341	\$117,739	\$113,555
2024 AVERAGE	\$133,760	\$141,547	\$136,356
2029 AVERAGE PROJECTED	\$141,302	\$147,796	\$143,559

Data Source: ©2023, Sites USA



MARK KEYZERS

Senior Vice President



Clients that Mark 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 also had positions in management, leasing, marketing, and construction management for the shopping center properties in Fresno and Reno totaling more than 5.3 million square feet.

Mark moved to commercial brokerage in 1998 joining

Grubb & Ellis as an 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 company and member affiliation he has been with.

EDUCATION

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

AWARDS & AFFILIATIONS

Licensed Nevada Real Estate Broker/Salesman

Member of CCIM, 2005 to Present

Member of ICSC (International Council of Shopping Centers), 1993 to Present

Government Affairs Chairman State of NV for ICSC, 2016 to present & 2004-2014

Alliance Committee Member ICSC, 2006-2012

Director Junior Achievement, 2004-2008

SELECT CLIENT LIST

Blaze Pizza

Cold Stone Creamery

Del Taco

Deutsche Asset & Wealth Management

Discount Tire

Grateful Gardens

Inspire Brands

Jimmy Johns

Lewis Retail Centers

Panera Bread Company

Quizno's Subs

Regis Hair Salons

Sonic

Sywest Development

Verizon Wireless

Wall Street Property Company and World Savings Bank

World of Beer

TROY KEENEY

Senior Associate



Clients that Troy 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 feracious 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.

AWARDS & RECOGNITION

Licensed Nevada Real Estate Agent

SELECT CLIENT LIST

- Blaze Pizza
- Centennial American Properties
- Discount Tire
- Dunkin’ Donuts
- Lewis Retail Centers
- Panera Bread
- Silverwing Development
- Sonic Burger
- Verizon Wireless

STONEBROOK

±1.18 AC

Exclusively leased by

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