

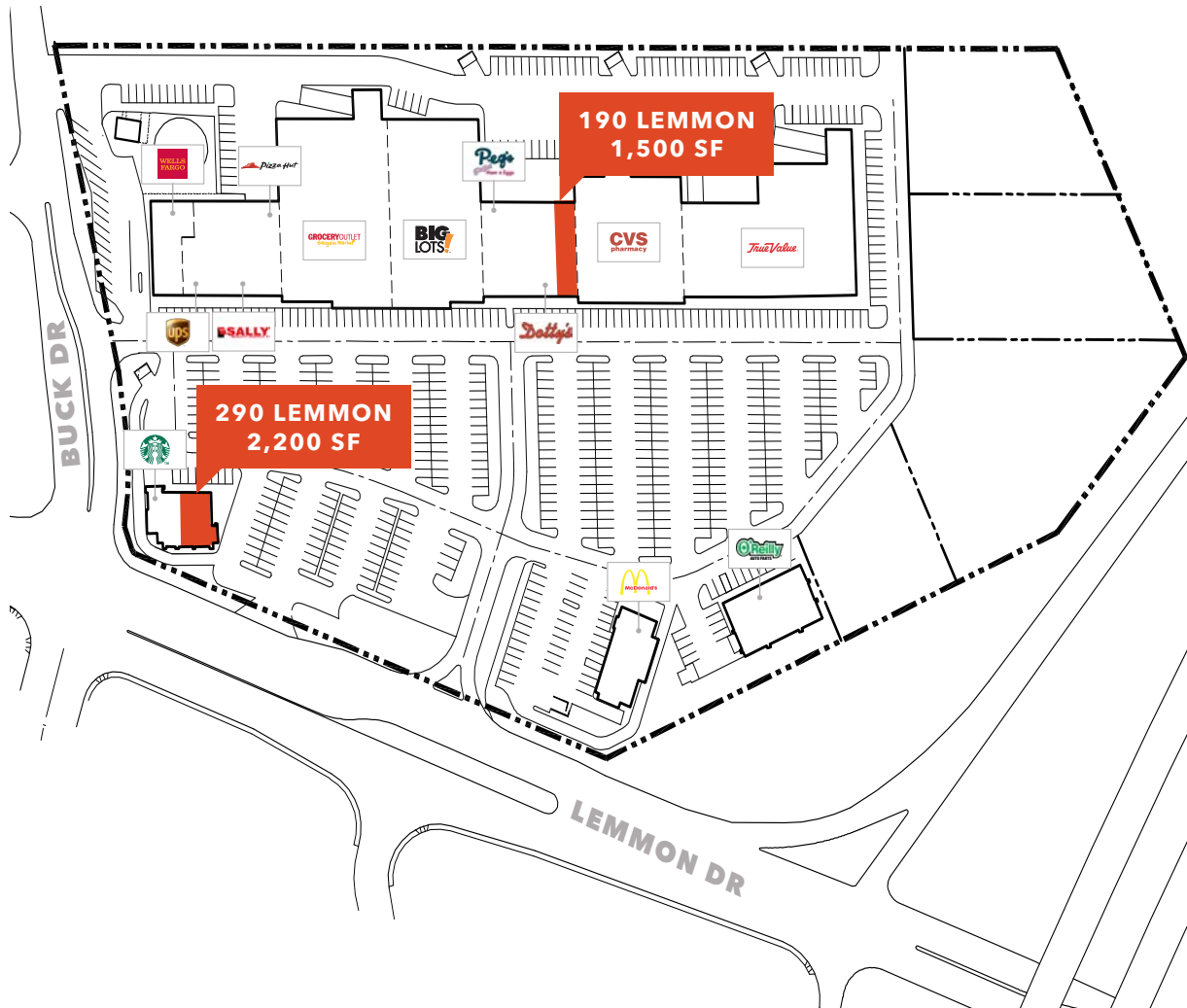


# NORTH VALLEYS SHOPPING CENTER

FOR LEASE

# North Valleys Shopping Center

100 - 290 LEMMON DR, RENO, NV 89506



## LEASING SUMMARY

Space	SF	Lease Rate PSF/Mo	NNN's PSF/Mo	Comments
190 Lemmon Dr	1,500	\$2.50	\$0.35	Former Port of Subs, includes grease interceptor
290 Lemmon Dr	2,200	\$2.50	\$0.35	Fully built out restaurant space

## DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	2,436	23,477	58,702
Average HH Income	\$64,799	\$74,503	\$75,650
Total Employees	1,975	5,799	12,959

## TRAFFIC COUNTS

Lemmon Dr, E of "Exit 74"	28,900 ADT
Sky Vista Parkway	15,400 ADT
Buck Dr. 1 mi off Lemmon Dr	9,250 ADT

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**km** Kidder Mathews



# RETAILER AERIAL



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# HOUSING OVERVIEW

## BOOMING NORTH VALLEYS TRADE AREA AERIAL KEY

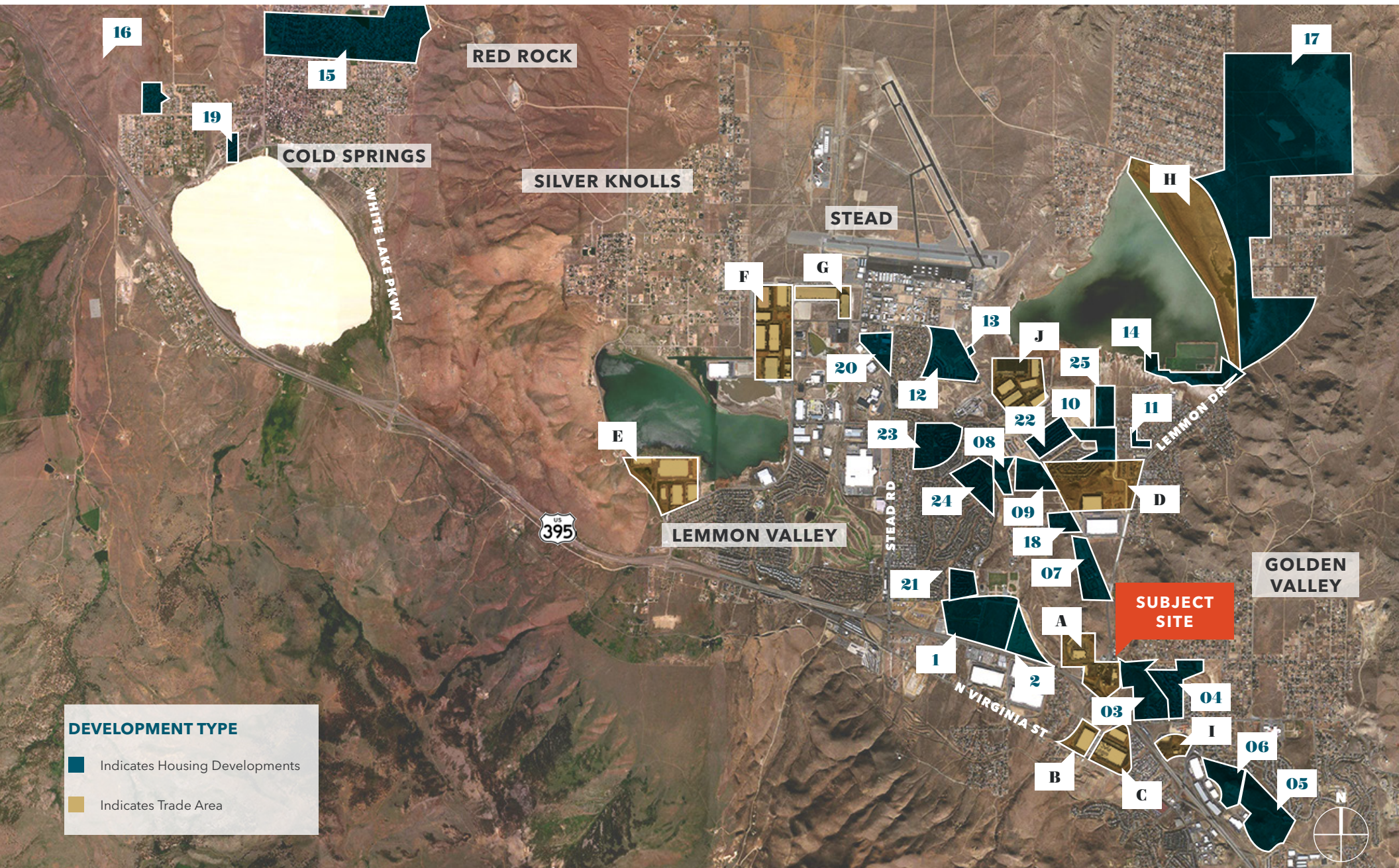
#	P	SF
A	N. Valleys Commerce Center	1,441,886 SF
B	LogistiCenter 395	626,960 SF
C	Amazon Distribution Center	624,000 SF
D	LogistiCenter 2nd Place	1,626,000 SF
E	Petco (Just Completed)	770,000 SF
F	Logisticourt at Silver Lake	2,100,000 SF
G	Dermody- Stead (Proposed)	1,250,000 SF
H	Prado Ranch	3,200,000 SF
I	North Hills Shopping Center	455,552 SF
J	Sage Point Business Center	1.5 MM

## NEW HOUSING DEVELOPMENT AERIAL KEY

Map Index #	Development	# of Units	Status
1	Bluth Apartments	775	Pending
2	Bluth Housing	200	Pending
3	Cabnerer Highlands	226	Built Out
4	Amber Meadows	115	Approved
5	Ladera Ranch	356	Approved
6	Vista Hills	338	Approved
7	Silver Peak Apartments	26	Approved
8	Bungalows at Sky Vista	26	Under Construction
9	Silver Vista Village	194	Approved
10	Stonefield	470	Under Construction
11	Vale Apartments	11	Under Construction
12	Regency Park	400	Under Construction
13	Mt. Chareleston	4	Under Construction
14	Silver Hills	680	Approved
15	Woodland Village	556	Under Construction
16	Canyon Hills	31	Under Construction
17	Prado Ranch	3,700	Proposed
18	Arroyo Crossing	235	Proposed
19	Canyon Springs	128	Approved
20	Stead Townhomes	24	Proposed
21	The Villas At Sky Vista	114	Completed
22	The Crest at Stonefield	180	Under Construction
23	Silver Sage	74	Approved
24	Sky Vista Commons	282	Under Construction
25	North Valleys Station	281	Proposed



# NORTH VALLEYS HOUSING DEVELOPMENT AERIAL





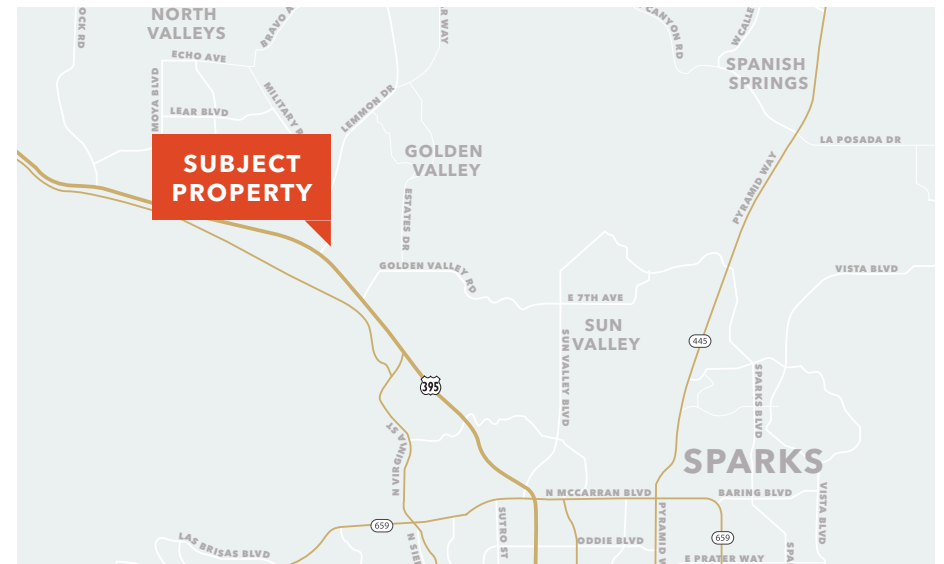
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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,436	32,602	83,240
Median Age	40.0	35.1	34.5
Median Age (Male)	39.1	34.8	34.0
Median (Female)	40.7	35.3	35.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	917	11,474	30,065
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$64,799	\$74,503	\$75,650
Race	1 Mile	3 Miles	5 Miles
% White	74.7	72.0	70.5
% Black	2.7	3.5	3.2
% Asian	1.7	4.8	5.2
% Hawaiian	0.7	0.6	0.8
% Indian	1.7	1.5	1.5
% Other	15.1	12.4	14.0
Ethnicity	1 Mile	3 Miles	5 Miles
% Hispanic	31.1	27.1	29.3
% Black	2.7	3.5	3.2
% Asian	1.7	4.8	5.2
% Other	15.1	12.4	14.0



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**km** Kidder Mathews

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## 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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## 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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## EXCLUSIVELY REPRESENTED BY

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