

RENO, NV 89506

LEMMON PLAZA



**Kidder
Mathews**

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KIDDER.COM

SITE PLAN



AVAILABILITIES

#	Tenants	SF
01	Drive-Thru Restaurant	5,300
02	Drive-Thru Restaurant	4,075
03	Restaurant	7,805
04	Anchor	30,000
05	Junior Anchor	25,000
06	Retail	8,400
07	Tire Shop	10,498
08	Retail	8,400
09	Convenience Store/Gas	5,700
10	Car Wash	4,400

LEMMON PLAZA



*Retail spaces available for lease
in the heart of North Valleys.*

Drive-Thru spaces available

Freeway visibility on US-395

Rapidly growing demographics

Prime opportunity due to the thriving
workforce and population that is currently
underserved

19.05 acres zoning for Arterial Commercial
(includes multi-family and retail uses)

68,000

VPD TRAFFIC COUNTS
OFF US-395

31,000

VPD TRAFFIC COUNTS
OFF OF LEMMON DR

22,371

EST POP 2024 WITHIN
7 MI RADIUS

94,754

HH INCOME 2024
WITHIN 7 MI RADIUS



LEMMON PLAZA

RENO STEAD AIRPORT

LEMMON DR

Lemmon Valley

NORTH VALLEYS

Golden Valley

KIDDER MATHEWS

Silver Lake

SALLY BEAUTY

petco

EMERSON

73,000+ VPD

Copart

NORTH VALLEY COMMERCE CENTER

MARY'S	Ansell	3
S&S	Rinnai	SupplyHouse.com

URBAN OUTFITTERS	CardinalHealth
JCPenney	inMusic
DAIMLER	GENUINE PARTS

amazon

Spectrum	GREATER NEVADA Credit Union
WING STOP	Walmart

SHOPPES AT LEMMON VALLEY

Smith's	Jack in the box
Bank of America	QDOBA
AT&T	MURPHY'S

UPS	Thakita
TAGG logistics	

ULINE
SHIPPING SUPPLY SPECIALISTS

NORTH VALLEYS CENTER

AutoZone	WELLS FARGO
GROCERY OUTLET	McDonald's
BIG LOTS!	Starbucks

28,500+ VPD

NORTH HILLS SHOPPING CENTER

Raley's	SUBWAY
Steak 'n Shake	ANYTIME FITNESS
DOLLAR TREE	

74,500+ VPD

GOLDEN VALLEY DISTRIBUTION CENTER 3

LOGISTIC CENTER 395 PHASE 1

amazon	AMO	chewy
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82,500+ VPD

REGIONAL PUBLIC SAFETY TRAINING CENTER



AVAILABLE FOR LEASE

SUBJECT SITE
19.05 ACRES



Employers

RECENTLY RELOCATED
& EXPANDED

- | | | |
|-----------------------------|-------------------------|--------------------------------------|
| 01 Amazon | 05 Lasco Valves | 09 Urban Outfitters |
| 02 Cascade Designs | 06 Mary's Gone Crackers | 10 Tactical Air Support |
| 03 Exxcel Outdoors | 07 Marmot | 11 Prado Ranch Industrial (proposed) |
| 04 Quality Bicycle Products | 08 Petco | |

Residential Projects

PROPOSED & UNDER CONSTRUCTION

01	Arroyo Crossing	237 units
02	Cabernet @ the Highlands	425 units
03	Estancia	202 units
04	Evans Ranch	5,679 units
05	Heinz Ranch	4,200 units
06	North Valley Estates	252 units
07	Regency Park	207 units
08	Sierra Vista Village	194 units
09	Silver Hills	680 units
10	Silver Star Ranch	1,600 units
11	Stonefield Horizons	470 units
12	Lansing/North Park Apts	112/320 units
13	Senior Housing Project	100 units
14	Sky Vista South	72 units
15	Sierra Grande	157 units
16	Prado Ranch	1,500 units
17	Stonegate	1,500 units
18	Lakes at Lemmon	488 units
19	Sky Vista Village	288 units
20	Lemmon Landing Apts	342 units

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	7,313	22,371	49,900
2029 PROJ. POPULATION	7,358	23,741	52,004
2024 MED. AGE	36.3	33.9	33.5
DAYTIME POPULATION	3,560	9,556	21,559

HOUSEHOLD INCOME

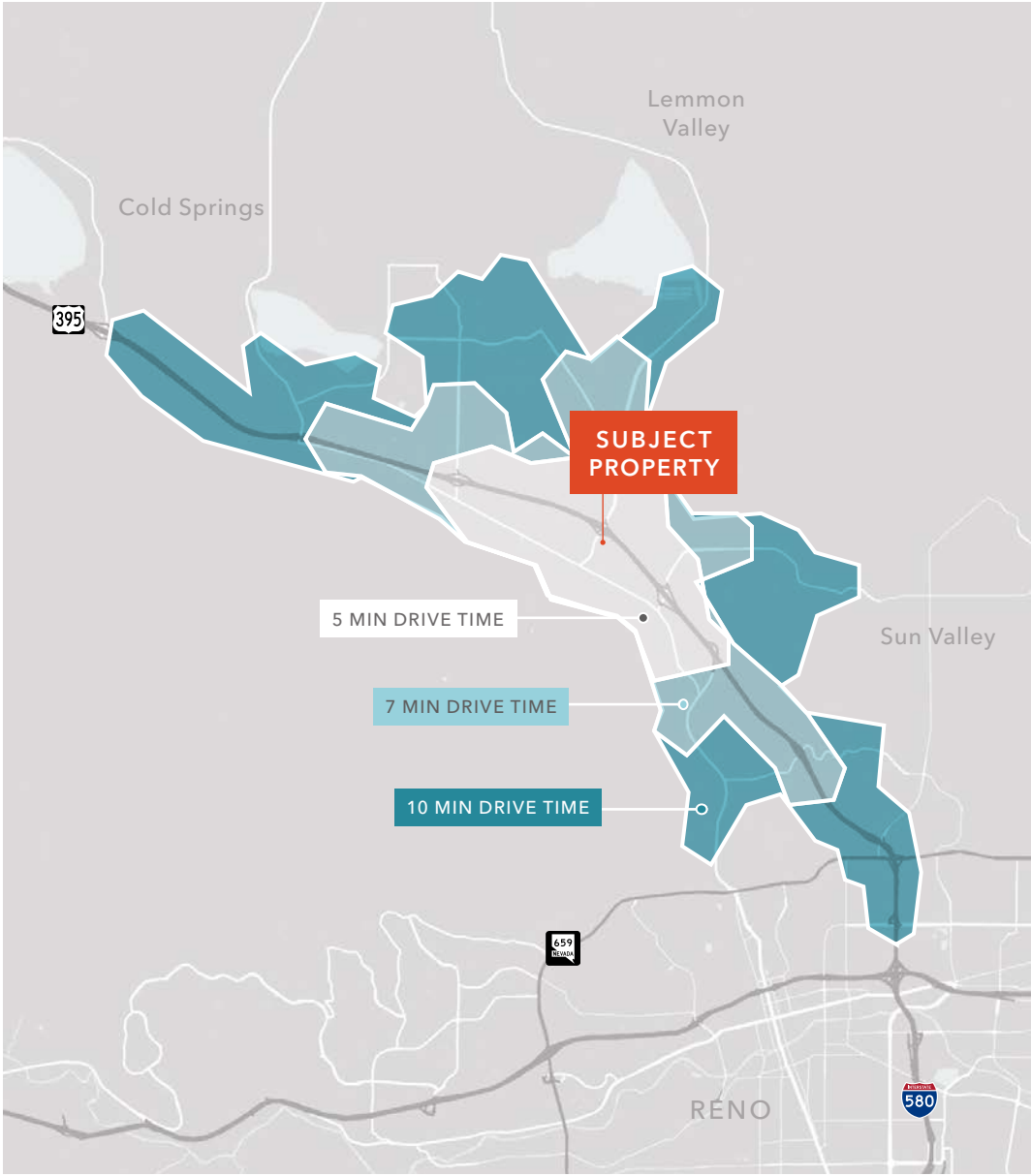
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$106,425	\$94,754	\$93,060
2029 PROJ. AVG. HH INCOME	\$110,120	\$97,112	\$95,554
2024 EST. MED. HH INCOME	\$87,954	\$80,720	\$76,685
2029 PROJ. MED. HH INCOME	\$91,344	\$82,234	\$78,102
2024 EST. PER CAPITA INCOME	\$38,485	\$32,746	\$34,247

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	2,642	7,726	18,337
2029 PROJ. HH	2,663	8,253	19,192
PROJ. ANNUAL GROWTH (2024-2029)	22	527	855
AVG. HH SIZE	3.2	3.2	3.1

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$179.25 M	\$501.32 M	\$1.22 B
ANNUAL RETAIL EXPENDITURE	\$84.69 M	\$237.75 M	\$577.41 M
MONTHLY HH EXPENDITURE	\$5,655	\$5,407	\$5,548
MONTHLY RETAIL EXPENDITURE	\$2,672	\$2,564	\$2,624



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

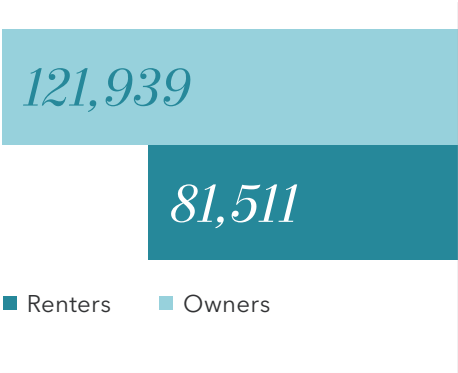
\$110,796

2023 AVG
HH INCOME

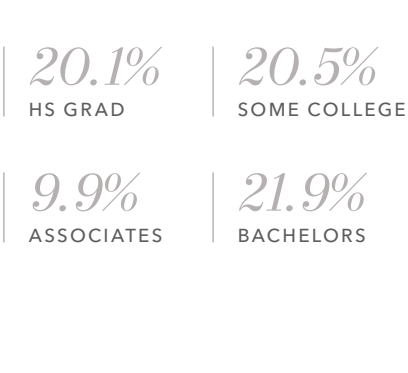
38.6

2023 EST.
MEDIAN AGE

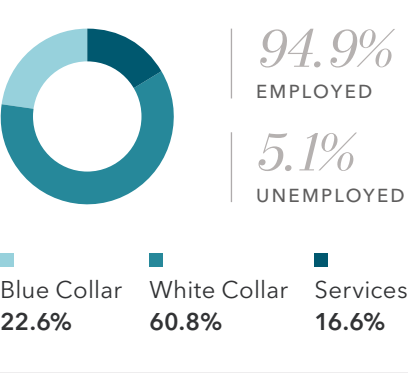
Home Ownership



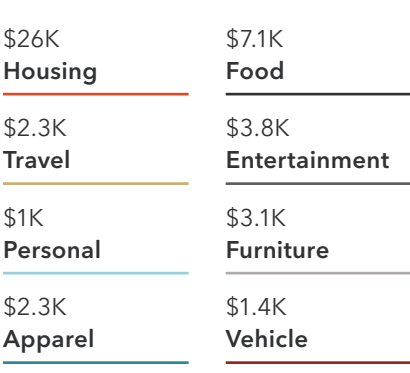
Education



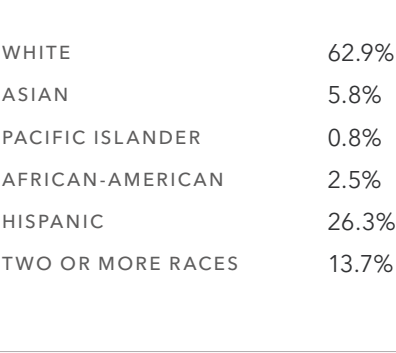
Employment



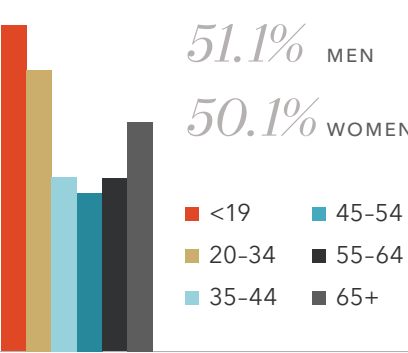
Household Spending



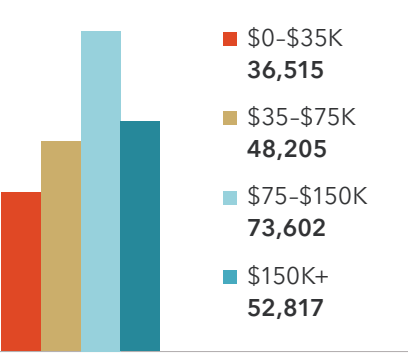
Race & Ethnicity



Gender & Age



Income by Household



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

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