

For Lease

# Retail Property

\$2.50 SF/month



## Vista Hills Shopping Center

280 Vista Knoll Parkway  
Reno, Nevada 89506

### A Premier, Walmart Shadow Anchored Strip Center

- The Vista Hills Shopping Center is a "first to market" location by Walmart who acquired and constructed their site in 2012 understanding the strategic value of a store location in North Valleys sub-market in Reno. Since the Vista Hills development, North Valleys is the fastest growing sub-market in Reno. Walmart draws shoppers from as far as 25 miles away. Once Walmart opened, large anchor tenants began to surround the center including Big Lots, Grocery Outlet, CVS Pharmacy, Walgreens, and True Value Hardware. National anchor tenants around the property include Jack in the Box, McDonald's, Starbucks, Dickey's Barbeque Pit, Qdoba, Papa Murphy's Pizza, Pizza Hut, Port of Subs, Taco Bell, Steak N' Shake, UPS, Dollar Tree, Sally Beauty Supply, Allstate Insurance, Wells Fargo, Bank of America, AT&T, AutoZone, O'Reilly Auto Parts, Jacksons, and many more.
- The site is located in the NEC of Lemmon Drive and Sky Vista Parkway in the main retail hub servicing the North Valleys, Golden Valley, Stead, Red Rock, Bordertown and Cold Springs.
- The property has dedicated entrances on each side of the property for easy access. Every car that enters the property will pass by the subject space.

#### OFFERING SUMMARY

<b>Available SF</b>	1,240 SF
<b>Lease Rate</b>	\$2.50 SF/month (NNN)
<b>Building Size</b>	18,830 SF

#### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	4,063	\$65,608
<b>3 Miles</b>	31,481	\$65,104
<b>5 Miles</b>	59,772	\$66,277

For more information

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#### Troy Keeney

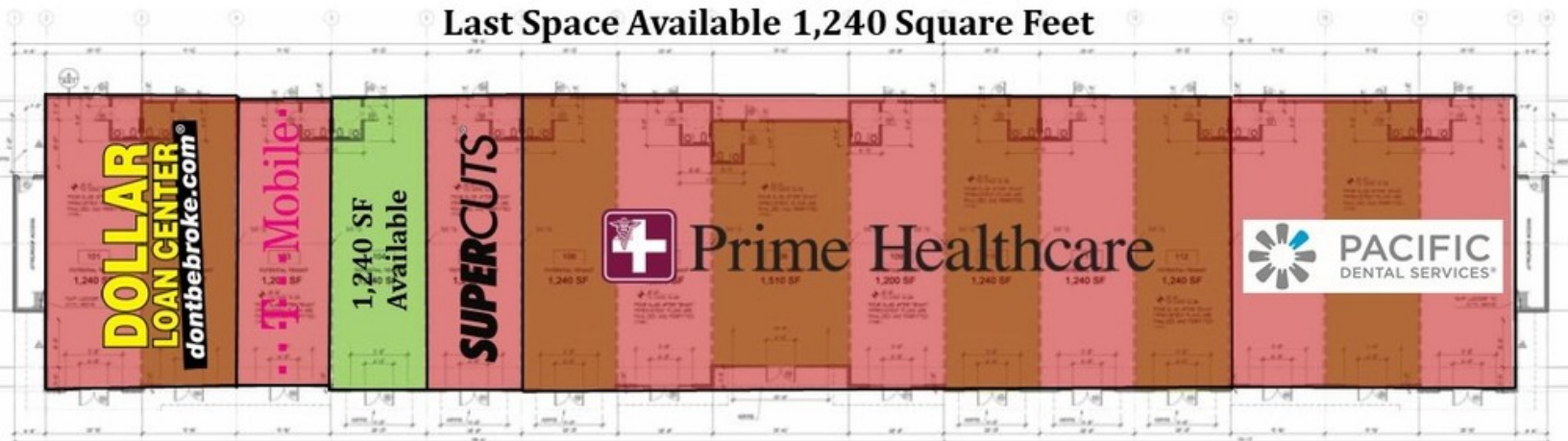
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Last Space Available 1,240 SF



### Last Space Available 1,240 Square Feet



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## Property Highlights

- Located in the North Valleys, a premier, Walmart anchored shopping center. The property sits on top of a vista that is dominantly visible from most directions, including visibility from over a mile away on US Highway 395.
- Highway traffic counts: 68,000 ADT US 395, 31,000 ADT Lemmon Drive and 15,000 ADT Sky Vista Parkway.
- Construction of Vista Hills was completed in 2014. The center has very high quality finishes and landscaping.
- Strong residential component: Over 20,536 new housing units pending, approved, or under construction; 748 single-family residential homes have sold from June 2017 to June 2018 in the North Valleys housing market.
- Over 14,000,000 square feet of occupied industrial warehousing with 11,584 daytime employees within a five-mile radius underserved due to lack of traditional retail categories currently servicing area.
- Industrial employees in the area currently service 60 million customers in eight states in one-day drive from five major ports, and in two days to eleven different states.
- Location provides easy drive time to the University of Nevada, Truckee Meadows Community College, Desert Research Institute and Reno-Stead International Airport.
- Property is adjacent to anchor tenants including Walmart, Smiths, Big Lots, Grocery Outlet, True Value Hardware, and Walgreens.
- Located near the main Bus 7 transit line on Sky Vista Parkway and Lemmon Drive.
- Region is home to many Fortune 500 companies. Notable companies reside in the area including Amazon, Mary's Gone Crackers, JC Penny, UPS Logistics, Tagg Logistics, Urban Outfitters, Petco, Arrow Electronics, Sherwin-Williams, Volvo, General Motors, Firestone Tires, Lasco Fittings, Burrows Paper, Mack Trucking, Excel, Ansell, Marmot Clothing, Almo Distribution, and many more.





# Retailer Site Map



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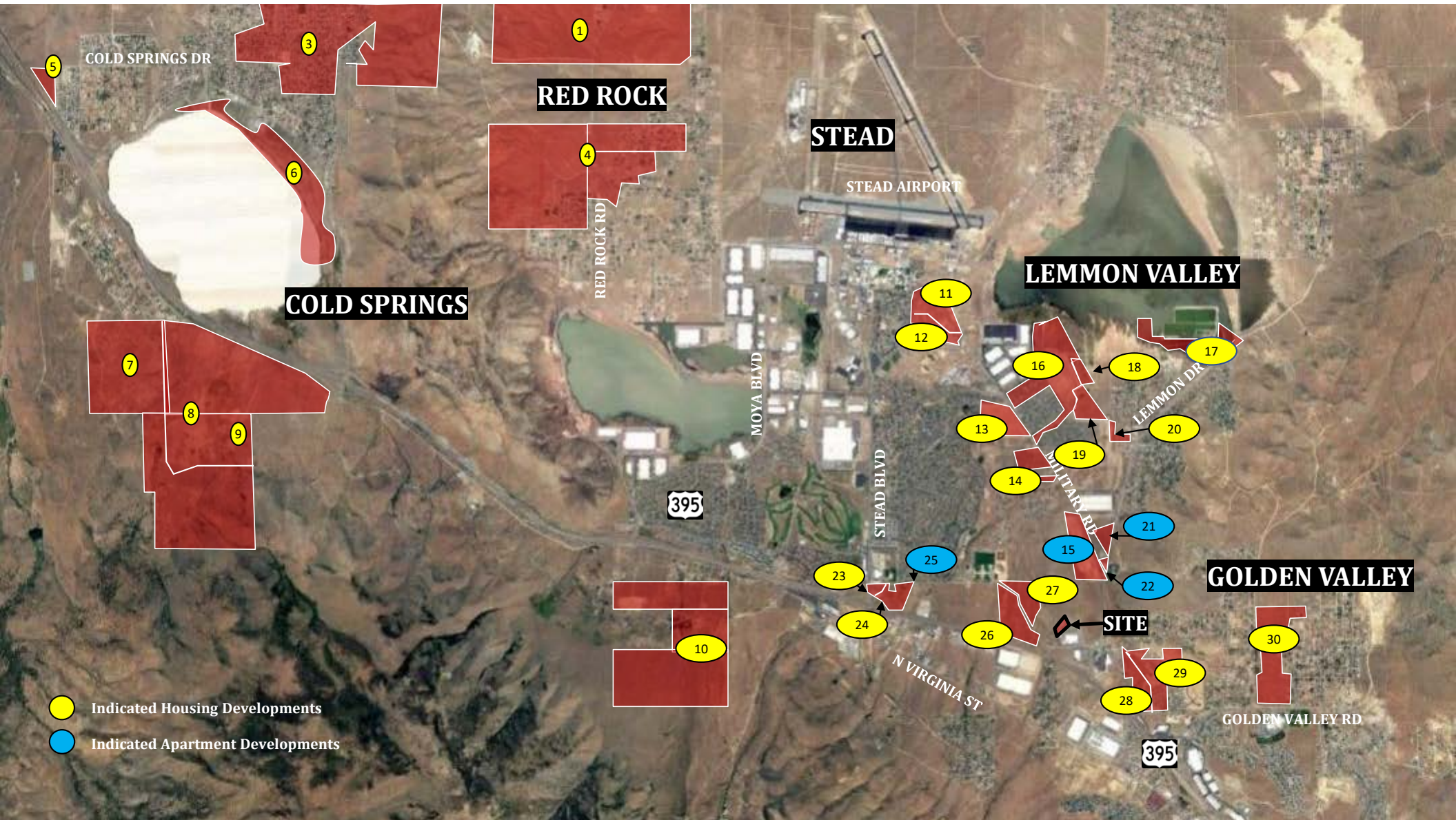


# Industrial Development Map





# North Valleys Housing Development



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## Housing Development Map Key

Map Index #	Development	# Units
1	Evans Ranch	5,679
2	Silver Star Ranch	1,600
3	Woodland Village	446
4	Silver Hills	680
5	Canyon Hills	8
6	White Lake Vistas	324
7	Train Town	1,300
8	Stonegate SF	3,815
9	Stonegate MF	320
10	Echeverria Peavine	2,024
11	Regency Park II	204
12	Regency Park I	108
13	Silver Vista Village	194
14	Arroyo Crossing	237
15	Silver Peak Apartments	420
16	Stonefield	470
17	Prado Ranch	130
18	North Valley Estates III	66
19	North Valley Estates II	141
20	North Valley Estates I	45
21	Lemmon Valley Apartments	264
22	Lemmon Valley Apartments	112
23	Stead Phase 2	68
24	Stead Phase 1	179
25	Sky Vista Apartments	72
26	Lakes at Sky Vista	768
27	Vista Hills	338
28	Estancia	197
29	Cabernet Highlands	212
30	Golden Mesa North	115

## Property Overview

The property has prominent visibility and access. It is shadow anchored by Walmart, the largest retailer in the world. It is located directly on the on/off ramps of the US 395 Highway interchange adjacent to shopping centers that include anchor tenants Smiths, Grocery Outlet, Big Lots, CVS pharmacy, and True Value Hardware. These act as huge traffic generators for the neighboring population entering from the California border. A number of national chain tenants saturate the area including McDonald's, Jack in the Box, Qdoba, Pizza Hut, Papa Murphy's Dickey's Barbeque Pit, Port of Subs, Steak N Shake, Taco Bell, Bank of America, Wells Fargo, AT&T, UPS, Sally Beauty Supply, Allstate Insurance, Dollar Tree, H&R Block, and many more.

North Valleys is home to multiple Fortune 500 companies which employ thousands of workers in the region. An estimated 20,536 homes are currently under construction as depicted on the map index. A total of 748 single family residences have been sold from June 2017 to June 2018. Currently, more than 110,000 people live within a five mile radius of the property location, and there is a projected 5% growth within the next five years. The housing vacancy sits at only 5% and continues to decline as people move into the area.



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## RENO MARKET OVERVIEW

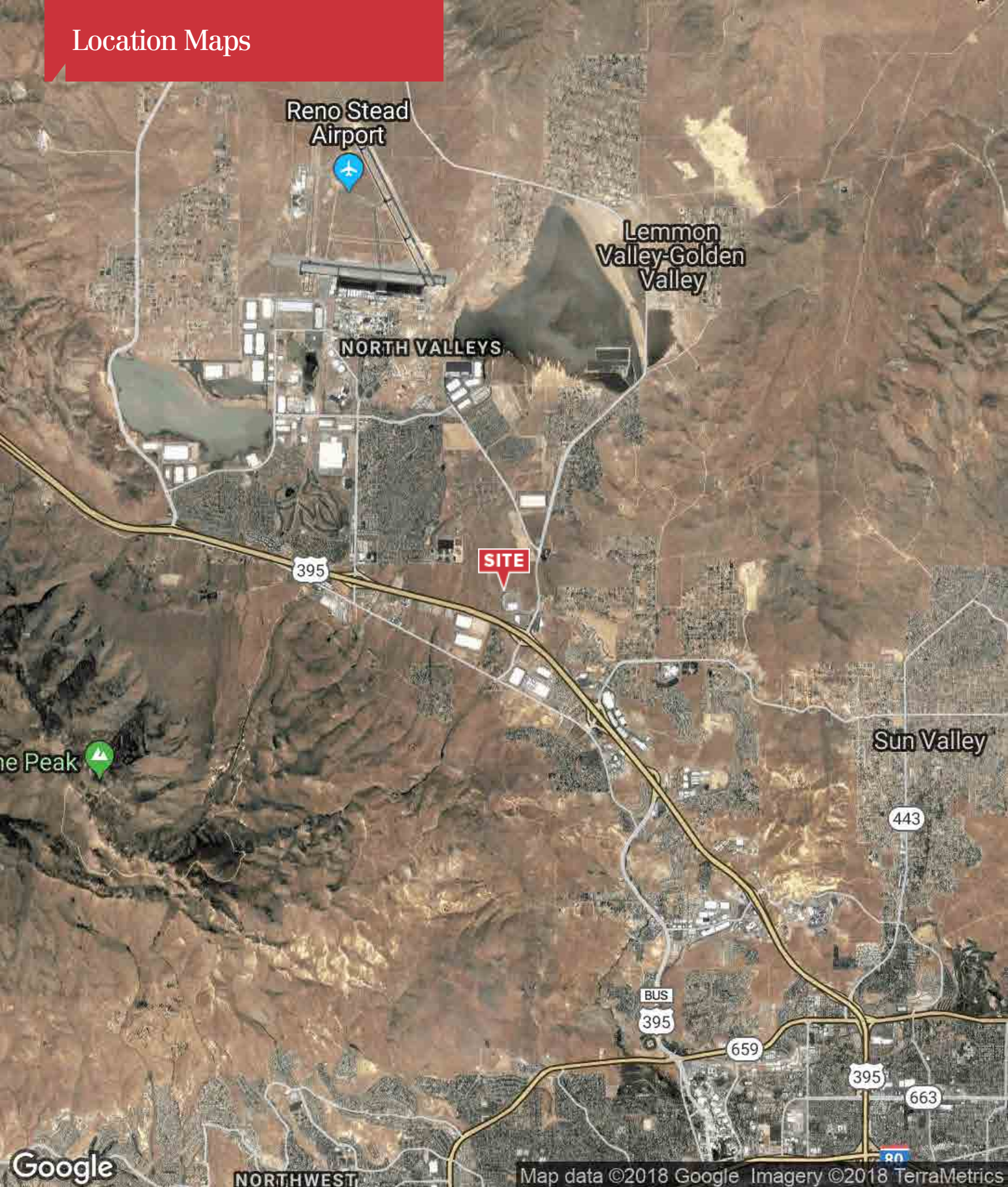
Nevada has become one of the fastest growing states in the nation. Located in the center of the 11 western states, Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax. Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy. Reno/Tahoe holds a wide range of events including Burning Man (nationally recognized), Balloon Races, Air Races, Hot August Nights, RenoRodeo, Street Vibrations, Best in the West Rib Cook-Off, ArtTown, Reno Aces Triple-A Baseball, Bighorns Basketball games, UNR Football games, Food Truck Friday, PGA Golf Tour, Reno Tahoe Celebrity Golf Tournament, Shakespear at the Lake, Night in the Country, and several more. With a broad range of arts, culture, diversity, and public services, Nevada has become number three in the nation for economic growth rate potential.

One of the gems of Reno is the University of Nevada. It is not only the second top employer in Reno with over 4,500 employees but is a Tier 1 University now enrolling 20,000 students. The internationally recognized Desert Research Institute has over 500 skilled scientists, engineers, technicians, and students working on 400 different projects around the world. The incentives of life in Reno/Sparks are expansive. The unemployment rate has plummeted to 3.6% from 14% only five years ago. The return on investment for companies and individuals in the form of tax-saving dollars can be enormous. Not only is the economy healthy, it's also a great place to live in the city or raise a family.

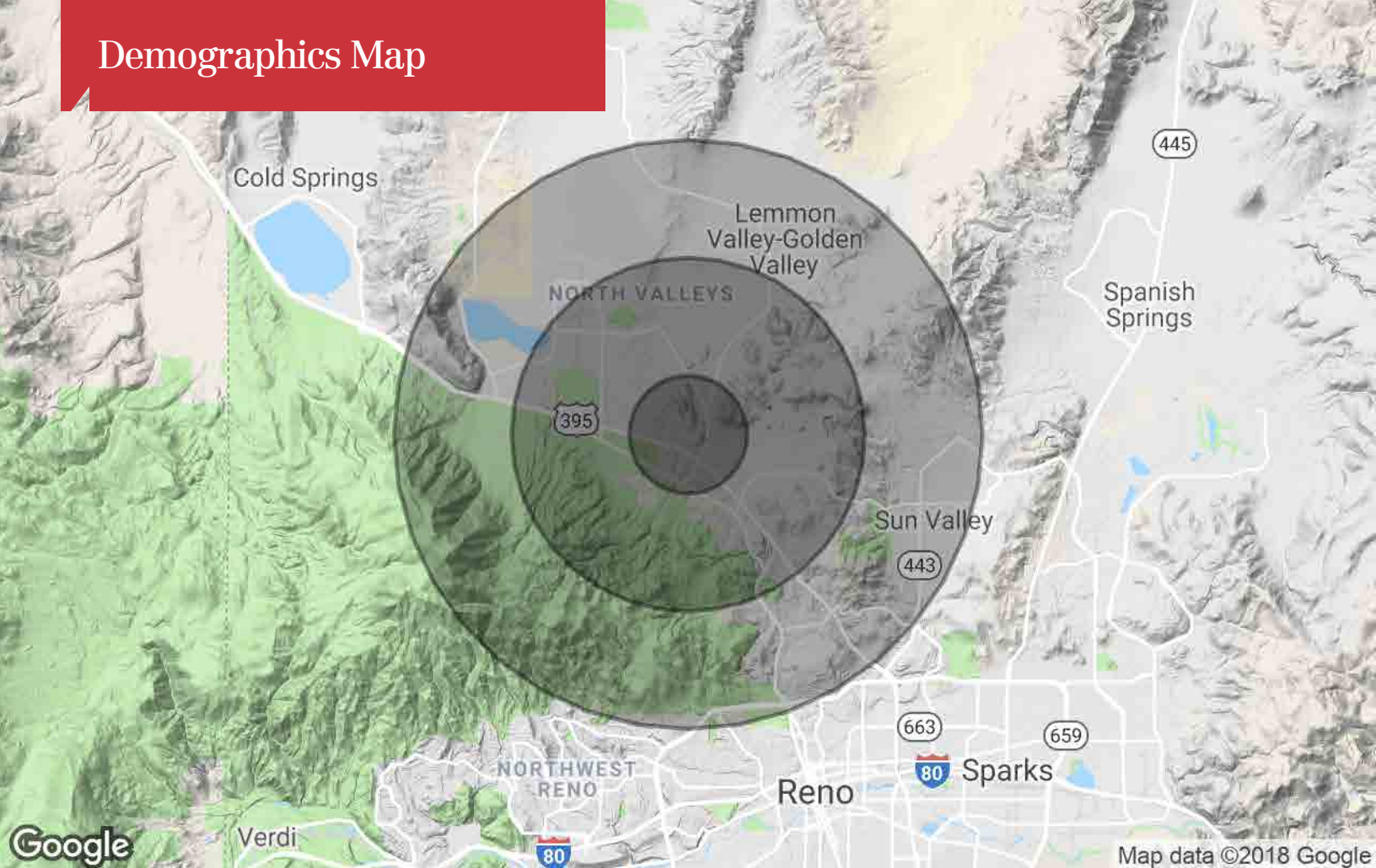


# Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,063	31,481	59,772
MEDIAN AGE	32.2	30.1	31.6
MEDIAN AGE (MALE)	31.1	29.9	30.0
MEDIAN AGE (FEMALE)	31.3	29.7	32.5

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,438	10,202	20,076
# OF PERSONS PER HH	2.8	3.1	3.0
AVERAGE HH INCOME	\$65,608	\$65,104	\$66,277
AVERAGE HOUSE VALUE	\$210,869	\$208,502	\$232,423

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	81.0%	79.5%	81.6%
% BLACK	2.0%	3.2%	3.2%
% ASIAN	5.9%	5.1%	4.7%
% HAWAIIAN	0.5%	0.9%	0.7%
% INDIAN	0.8%	1.7%	1.6%
% OTHER	10.3%	10.5%	8.9%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	29.0%	25.5%	23.8%

\* Demographic data derived from 2010 US Census





## Vista Hills Five Year Projected Demographics

Stats	2018 Population	Projected 2023 Population**	Avg. HH Income	# Restaurants	
1 mi.	4,063	12,540	\$65,608	7 QSR	3 Full Service
3 mi.	31,481	52,647	\$65,104	16 QSR	9 Full Service
5 mi.	59,772	102,158	\$66,277	19 QSR	14 Full Service

\*\*Assumes 80% of already identified projects are rented/sold in 5 years

\*\*Projections are speculative and may not be accurate

(Source of Information comes from VoidStacker)





# Mark Keyzers

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### Education

Mark graduated from New Mexico State University with degrees in finance and real estate, with a minor in business law.

### Professional Background

Mark specializes in retail pad and multi-tenant line shops development, sales, and leasing.

Mark began his real estate career in Reno in 1993 as both general and leasing manager of the Park Lane Mall for Macerich Company. While there, he was responsible for the management, leasing, marketing, and construction management for the shopping center properties totaling more than 1.7 million square feet. Mark moved to commercial brokerage in 1998.

He has represented such clients as Cold Stone Creamery, Cost Cutters, Cycle Gear, Del Taco, Furniture Row, It's A Grind, Keva Juice, KoKoPelli's Sonoran & Grill, Lewis Retail, Quizno's Subs, Supercuts, Regis Hair Salons, T-Mobile, Wall Street Property Company, and World Savings Bank.





# Troy Keeney

Associate | Retail Properties

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### Education

Troy studied at the University of Nevada with a general business major and a minor in entrepreneurship.

### Professional Background

Troy specializes in retail development, sales and leasing.

Troy started studying real estate investing in 2015 and continued to further his real estate endeavors by going to commercial brokerage in 2017. He has been involved multiple shopping center sales and does many retail leases every month.

Clients he has represented include Blaze Pizza, Regis Hair Salons, Discount Tire, Lewis Retail, Verizon Wireless, Dunkin Donuts, Grate Full Gardens, and Panera Bread.