



# DAMONTE RANCH TOWN CENTER

FOR LEASE | STEAMBOAT PKWY | RENO, NV 89521

Lewis Retail Centers  
A Member of the Lewis Group of Companies

km Kidder Mathews

FOR LEASE

# Damonte Ranch Town Center

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**±500,000 SF** power center located in the highly desirable South Reno trade area

**PART OF** the 2,000 acre Damonte Ranch master planned community

**EXCELLENT VISIBILITY** on Steamboat Pkwy with 22,500 ADT and 20,500 ADT Damonte Ranch Pkwy (NDOT 2022)

**DENSE TRADE AREA** offers robust daytime population of 52,938

**CONVENIENT ACCESS** to and from Interstate 580 and adjacent to the Southeast Connector which has dramatically increased traffic on Veterans Pkwy

**EXCELLENT CUSTOMER POTENTIAL** 1,915 businesses and 22,887 daytime employees in a 3-mile radius

**POWER CENTER CO-TENANTS** RC Willey, The Home Depot, Office Depot, Safeway, CVS Pharmacy, and many more

KIDDER.COM

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## TRANSACTION SUMMARY

Space	SF Available
Suite 13 B	1,360 Total SF \$4.00 NNN
Suite 13 C	1,560 Total SF \$4.00 NNN

## DEMOGRAPHICS

2023	1 Mile	3 Miles	5 Miles
Population	9,724	52,863	86,525
Average HH Income	\$128,781	\$149,310	\$147,827
# of persons per HH	3.0	3.0	3.0

## TRAFFIC COUNTS

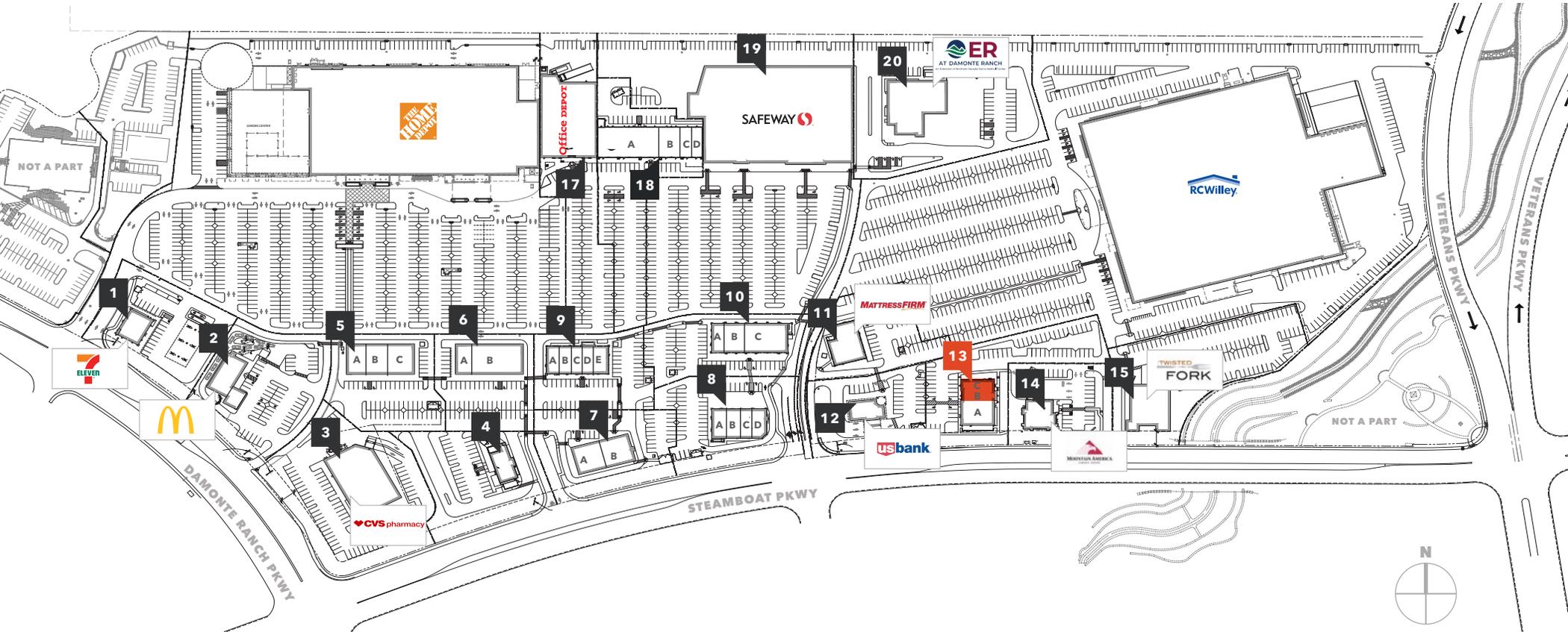
Steamboat Pkwy	22,500 ADT
Damonte Ranch Pkwy	20,500 ADT
Interstate 580	91,500 ADT

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## Site Plan



\*SEE NEXT PAGE FOR SITE PLAN KEY

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## Site Plan Key

Space #	Tenant	SF
1	7-Eleven	3,050
2	McDonald's	5,004
3	CVS	13,662
4	Slim Chickens	2,761
5A	Michael Grace Salon	1,755
5B	Damonte Ranch Animal Hospital	3,785
5C	Northern Nevada Rehab & Sports Medicine	2,761
6A	Desert Valley Dental	2,761
6B	Flex Appeal Fitness	5,540
7A	Steamboat Parkway Dental Care	4,200
7B	Roberto's Tacos	2,600
8A	Subway	1,260
8B	Asian Paradise Restaurant	2,394
8C	Vino 100	1,260
8D	Starbucks	1,714
9A	Kumon Learning Center	1,200
9B	Battle Born Eye Care	2,400
9C	Any Lab Test Now	1,200
9D	City Nails	1,200
9E	StretchLab	1,200
10A	Sierra Kids Dentistry	1,701

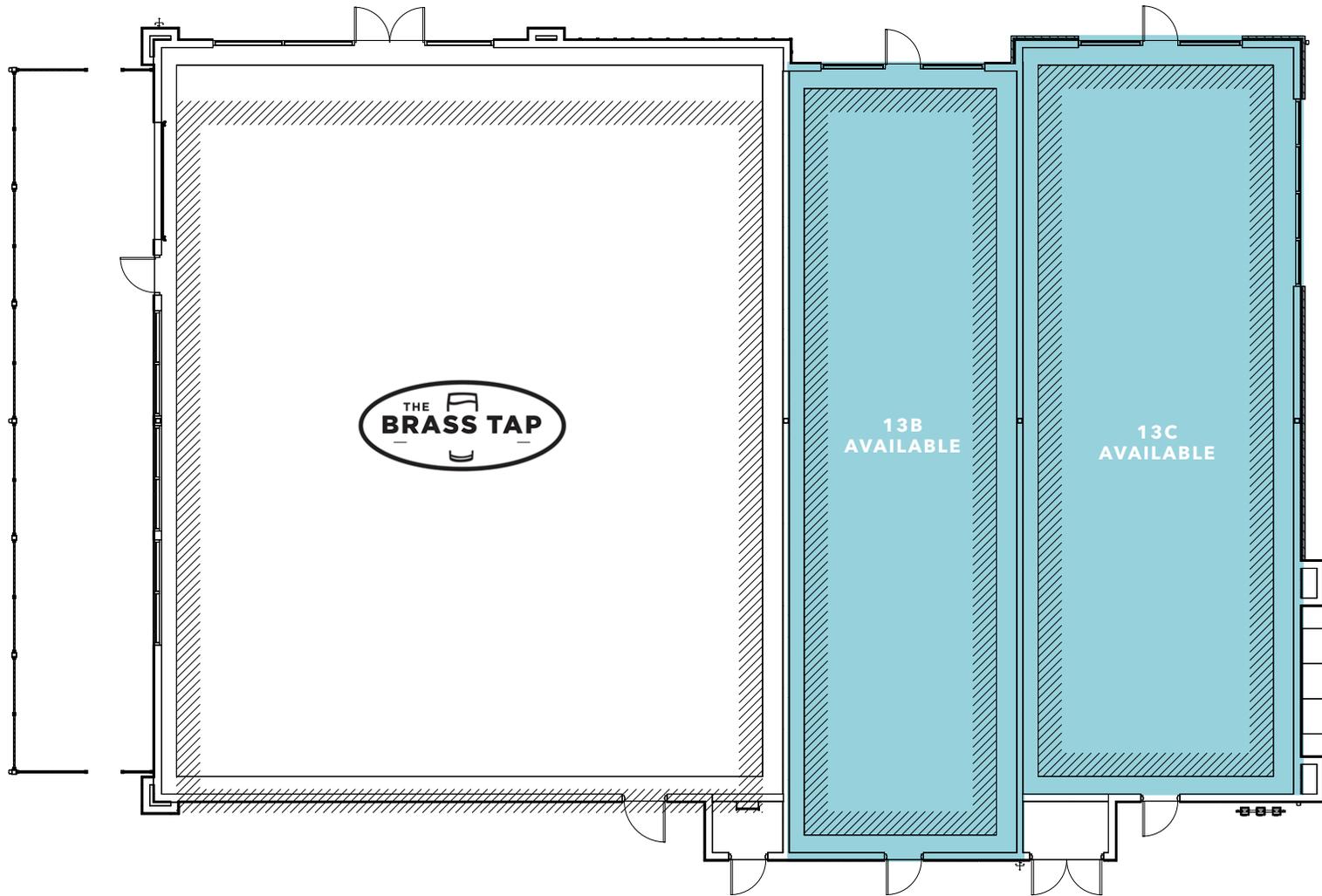
Space #	Tenant	SF
10B	High Sierra Cycling	2,562
10C	Lamppost Pizza	4,998
11	Mattress Firm	5,104
12	US Bank	2,609
13A	The Brass Tap	3,510
<b>13B</b>	<b>Available</b>	<b>1,360</b>
<b>13C</b>	<b>Available</b>	<b>1,560</b>
14	Mountain America Credit Union	3,738
15	Twisted Fork	6,626
17	Office Depot	18,358
19	Safeway	62,996
20	ER at Damonte Ranch	10,456
18A	Northern Nevada Medical Group Family Medicine	7,998
18B	Creative Hot Tub Designs	2,624
18C	Tofu House	1,307
18D	Poke N Go	1,334

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## Building 13 - Suites B & C



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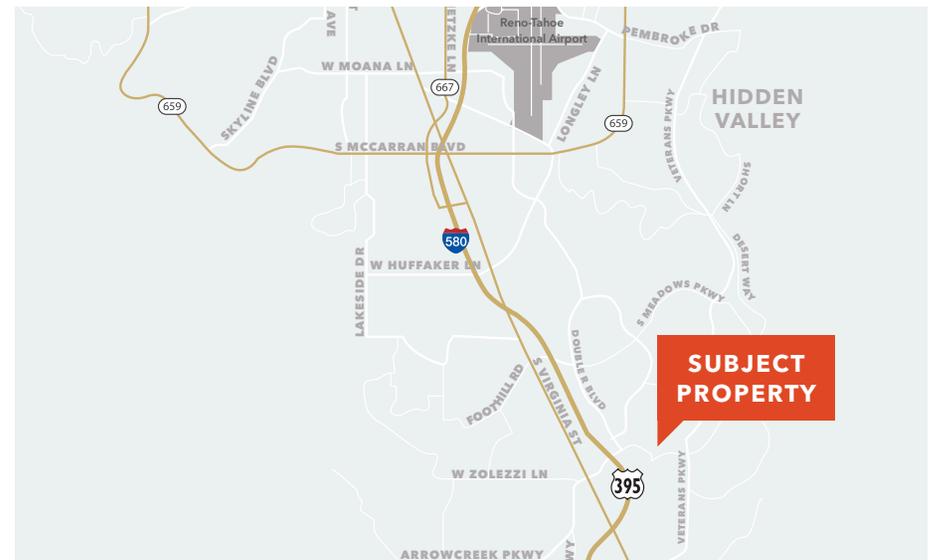
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### 2023 DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2010	5,421	35,191	65,536
2023	9,724	52,863	86,525
2028	10,135	55,232	90,104
Total Households	1 Mile	3 Miles	5 Miles
2010	2,141	14,214	26,011
2023	4,034	22,264	35,770
2028	4,255	23,511	37,663
Average HH Income	1 Mile	3 Miles	5 Miles
2010	\$90,536	\$89,657	\$87,548
2023	\$128,781	\$149,310	\$147,827
2028	\$128,665	\$149,762	\$148,893
Consumer Expenditure	1 Mile	3 Miles	5 Miles
Total Annual	\$335.97 M	\$2.09 B	\$3.33 B
Retail Annual	\$157.68 M	\$977.63 M	\$1.56 B
Total Monthly	\$6,941	\$7,808	\$7,765
Retail Monthly	\$3,258	\$3,659	\$3,640

\*Source: Sites USA



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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2023

Development Name	Built	Future	Total
Lennar Communities - Sage Meadow, Dry Creek & Chantenay (Village 1 & 2)	510	0	510
Lewis Apartment Communities - Harvest at Damonte Ranch (Village 3)	720	0	720
Toll Brothers - Presidio & Regency (Village 3C, 3D, 4, 5, & 6)	594	0	594
Di Loreto Homes - La Casata (Villages 7 & 8)	205	0	205
Di Loreto Homes - Ivesia (Village 9)	115	0	115
Toll Brothers - Saddle Ridge, Dorado Hills, Willow Bend, & Estates (Villages 10 & 11)	531	0	531
Bailey & Dutton Homes - Brittany Meadows, Hampton Park, & Kentfield Place (Villages 12 & 13)	345	0	345
Reynen & Bardis Communities - Gem Stone (Village 14)	125	0	125
Lennar Communities - Willow Creek (Village 15)	185	0	185
Centex Homes - Copper Creek (Village 16)	113	0	113
Lennar Communities - Silverleaf (Village 17)	162	0	162
Centex Homes - Copper Creek (Village 18)	107	0	107
Lennar Communities - Casa Bella (Village 19)	374	0	374
Di Loreto Homes - New Edition (Village 20)	168	0	168
Di Loreto Homes - TeReno (Village 21)	161	36	197
Toll Brothers - Dorado (Village 22)	94	0	94
Lennar Communities - Kentfield Park (Village 23)	228	0	228
DR Horton- Esplanade (Village 24)	180	0	180
Jenuane Communities - The Village at Esplanade (Village 24)	231	0	231
Integra Peaks - Damonte Ranch Apartments	300	0	300
The Wolff Company - Palomino Apartments	32	450	482
Di Loreto Homes - Stepping Stone Place (Village 26)	51	44	95
Damonte Ranch - Downtown Damonte Apartments	0	600	600
<b>Damonte Ranch Total</b>	<b>5,531</b>	<b>1,130</b>	<b>6,661</b>

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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2023 CONTINUED

Development Name	Built	Future	Total
Lewis Apartment Communities - Esprit Townhome Apartments	126	0	126
Lewis Apartment Communities - Indigo Apartments	260	0	260
KB Home- Caramella, Calabria & Ravenna at Monte Sereno	703	0	703
Artisan Communities - Stagecoach 7 Remuda	174	0	174
Lennar Communities - Golden Hills	143	0	143
Lennar Communities - Viewmont at Palisades	260	0	260
Lennar Communities - Curti Ranch	573	0	573
DR Horton - Cyan Aurora (Village A0)	141	0	141
DR Horton - Cyan Heritage (Village B)	294	0	294
Centex - Cyan (Village A)	211	0	211
Centex - Cyan Heritage (Village B)	121	0	121
Silverado Homes - Cyan Silver Vista	51	0	51
Toll - Bella Vista (Village C & D) - Diamond Crest, Mason Ridge, Sierra Creek, Sorrento Trail	508	0	508
Toll Brothers - Caramella Ranch (Cooper View, Ridgeline and Regency)	612	322	934
<b>Damonte Ranch Adjacent Total</b>	<b>4,177</b>	<b>322</b>	<b>4,499</b>
Lewis Apartments Communities - Latitude 39 at South Meadows	148	0	148
Double R Living Apartments	436	0	436
Double Diamond - Single Family Homes	4,357	0	4,357
Double Diamond - Apartments	1,432	0	1,432
Virginia Foothills - Single Family Homes	1,708	0	1,708
<b>Trade Area Total</b>	<b>17,789</b>	<b>1,452</b>	<b>19,241</b>

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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2023 CONTINUED

#### PROPOSED RESIDENTIAL DEVELOPMENTS

Development Name	Built	Future	Total
Bella Vista Phase 2	0	300	300
Curti Ranch Mixed Use	0	600	600
Talus Valley	0	3,995	3,995
Sunny Hills	0	1,500	1,500
<b>Proposed Development Total</b>	<b>0</b>	<b>6,395</b>	<b>6,395</b>
<b>Trade Area Total</b>	<b>17,789</b>	<b>1,452</b>	<b>19,241</b>
<b>Future Project Total</b>		<b>6,395</b>	<b>6,395</b>
<b>Grand Total</b>	<b>17,789</b>	<b>7,847</b>	<b>25,636</b>

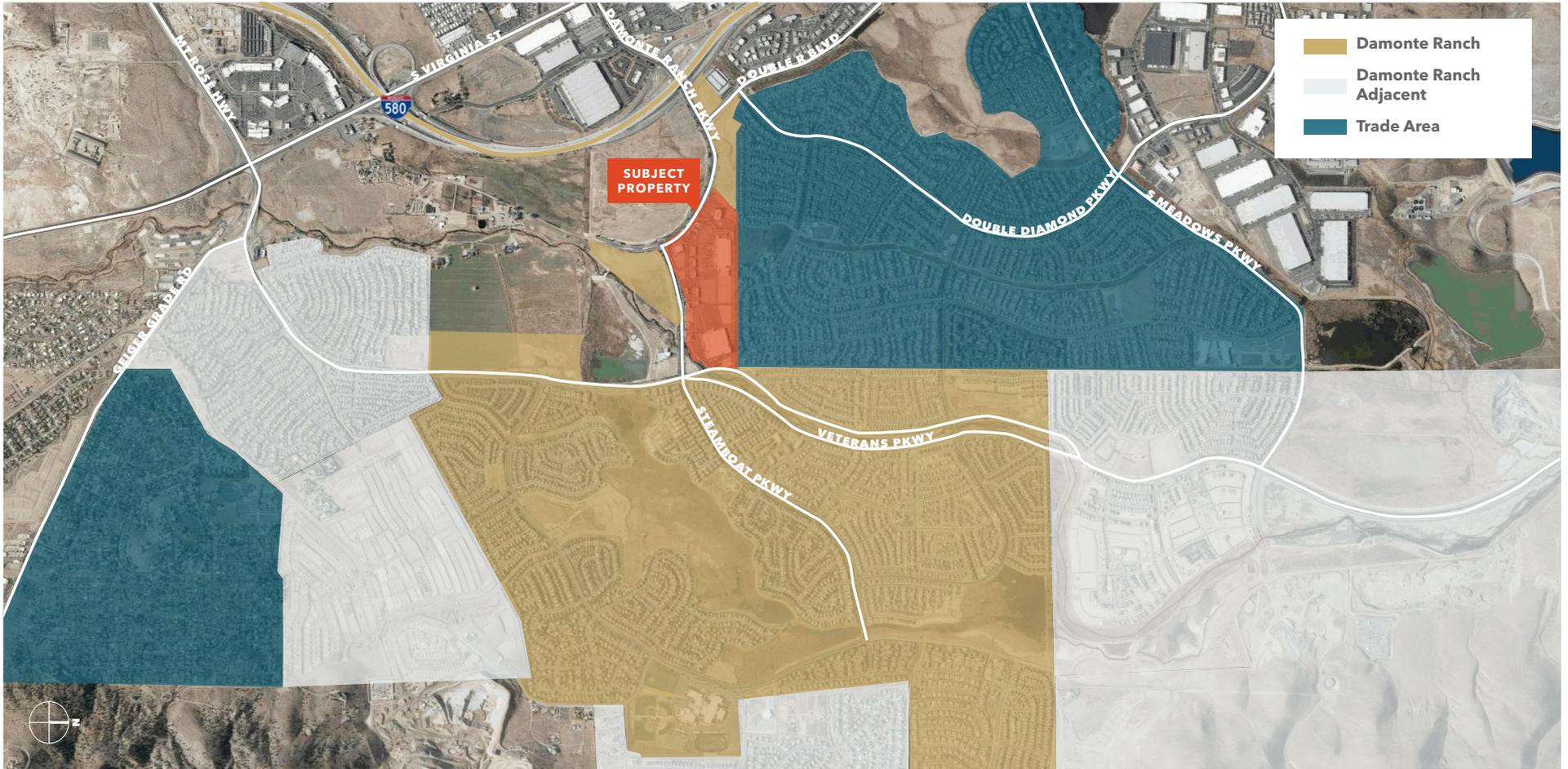
Last Updated 12.1.23

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## Housing Map



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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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