



# VETERANS PARKWAY & GEIGER GRADE

RETAIL/COMMERCIAL FOR SALE, GROUND LEASE OR BUILD-TO-SUIT  
NE CORNER VETERANS PARKWAY AND SR 341/GEIGER GRADE | RENO, NV

Lewis Retail Centers  
A Member of the Lewis Group of Companies

km Kidder Mathews

FOR SALE, GROUND LEASE OR BTS

# Veterans Pkwy & Geiger Grade

NE CORNER VETERANS PKWY & SR 341/GEIGER GRADE | RENO, NV 89521



**PADS FROM** ±0.47 to ±0.87 acre

**ADJACENT TO** Maverik convenience store

**MASONRY WALL** built adjacent to residential neighborhood

**ROUGH GRADED** and all utilities available to site

**WATER RIGHTS** available for purchase through TMWA

**TRAFFIC IMPACT** fee credits available

**PUD ZONING** allows for retail and commercial uses without additional entitlements

±7,000 proposed residential units within 6 miles

**LOCATION SERVES** South Reno, Washoe Valley, Incline Village, and Virginia City communities

**EXCELLENT FREEWAY** access to I-580, US-395 and SR 431 via signalized interchange

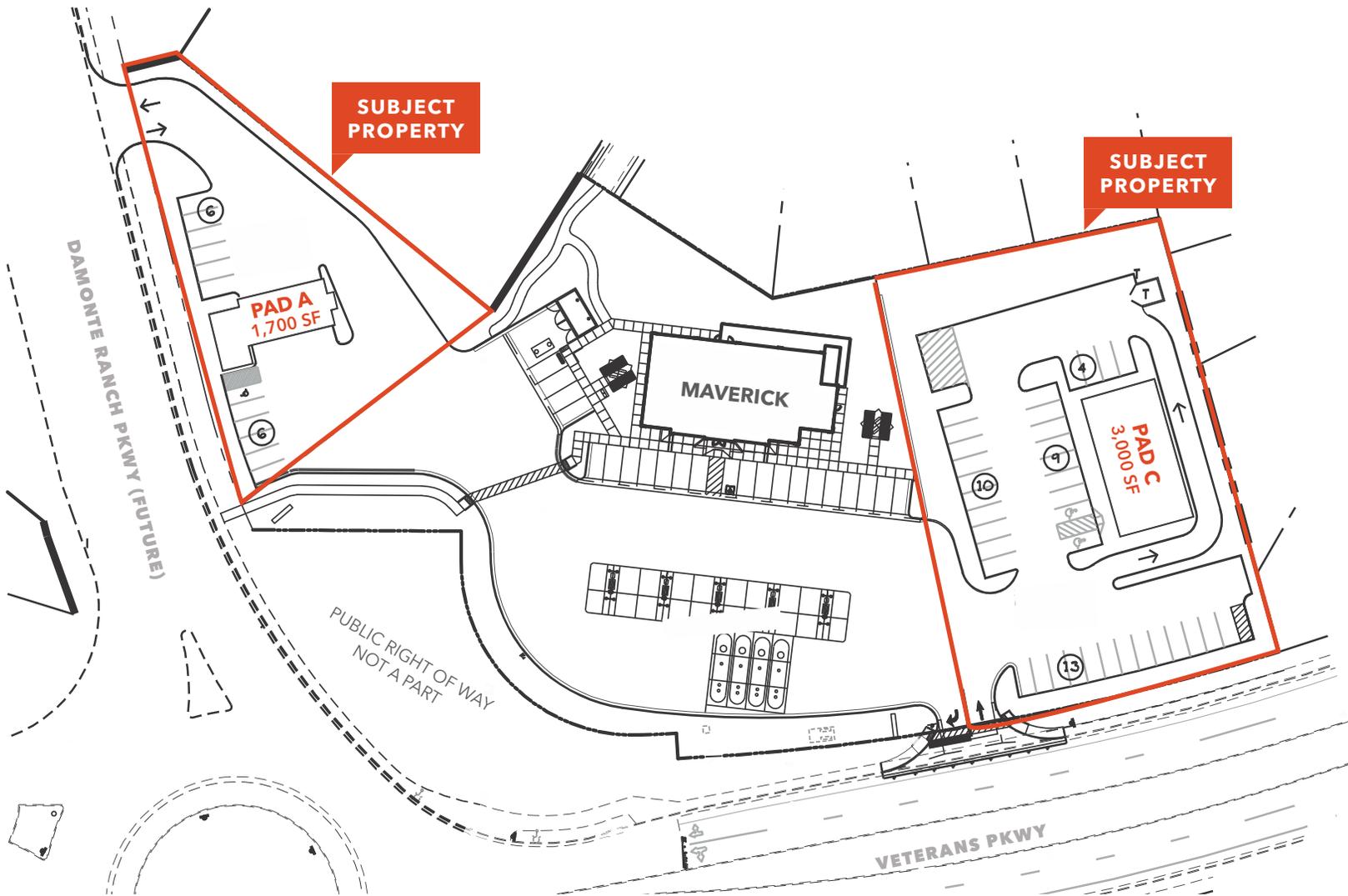
**SOUTHERN TERMINUS** of the SE Connector, a new 9.5 mi road that has linked S. Reno to Sparks Blvd & I-80, completed in 2018

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## Site Plan



## FOR SALE, GROUND LEASE OR BTS

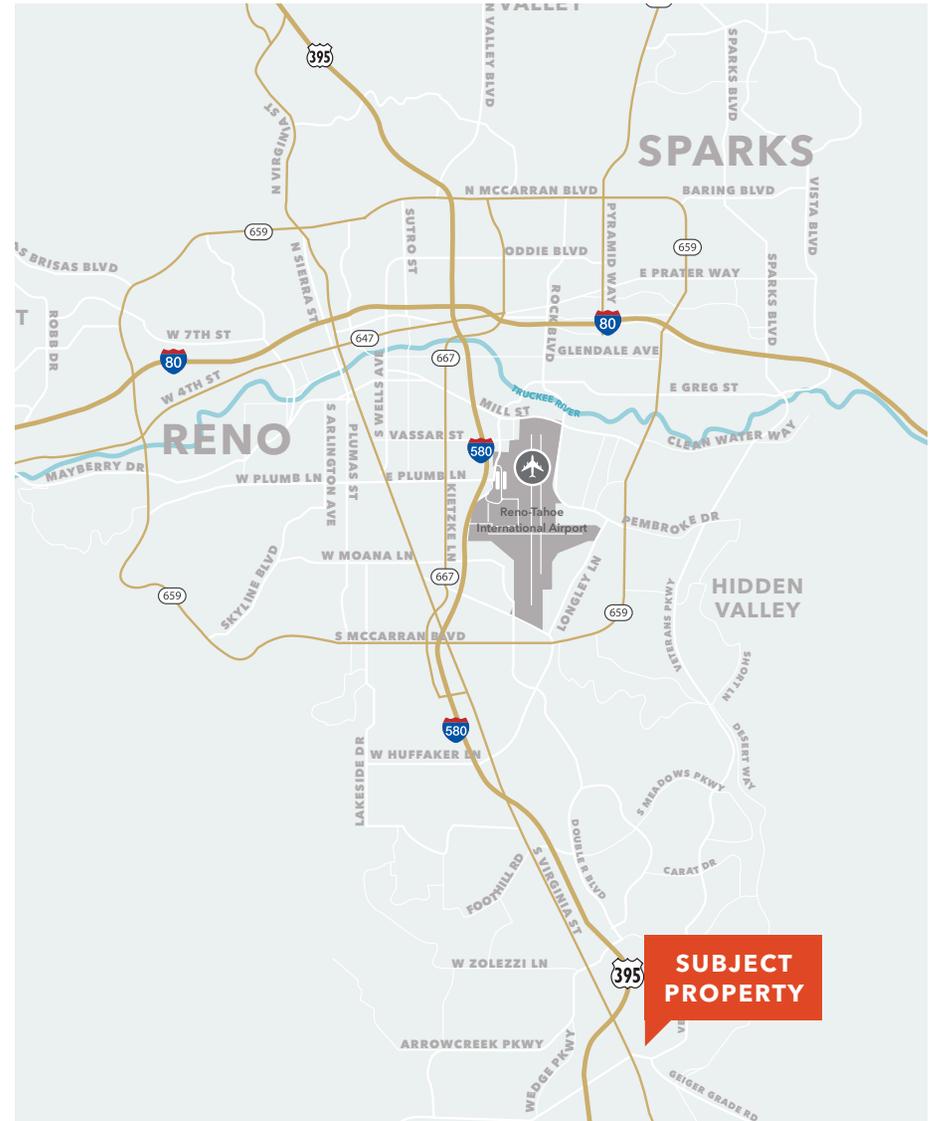
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\*Source: ESRI

### 2019 DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	5,756	42,367	63,253
Median Age	40.5	40.5	41.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,088	16,622	25,201
# of Persons per HH	2.76	2.55	2.50
Average HH Income	\$106,384	\$124,829	\$122,950
Population by Age	1 Mile	3 Miles	5 Miles
10-14	7.6%	7.2%	6.9%
15-19	6.1%	6.0%	5.9%
20-24	4.6%	4.8%	5.1%
25-34	12.2%	11.2%	11.4%
35-44	17.9%	14.4%	13.7%
45-54	14.1%	14.0%	13.8%
55-64	9.9%	13.7%	14.2%
65-74	6.9%	10.1%	10.8%



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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2020

Development Name	Built	Future	Total
Lennar Communities - Sage Meadow, Dry Creek & Chantenay (Village 1 & 2)	445	65	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 Home - La Casata (Villages 7 & 8)	205	0	205
Di Loreto Home - 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)	169	0	169
Di Loreto Homes (Village 22)	038	176	214
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
The Wolff Company - Damonte Ranch Apartments	0	448	448
<b>Damonte Ranch Total</b>	<b>4,961</b>	<b>689</b>	<b>5,650</b>

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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2020 CONTINUED

Development Name	Built	Future	Total
Lewis Apartment Communities - Esprit Townhome Apartments	0	126	126
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	155	105	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	341	167	508
Toll Brothers - Caramella Ranch (Cooper View, Ridgeline and Regency)	155	779	934
<b>Damonte Ranch Adjacent Total</b>	<b>3,062</b>	<b>1,177</b>	<b>4,239</b>
Steamboat by Vintage Apartments	360	0	360
Inova Apartments at the Summit	88	493	541
Lewis Apartments Communities - Latitude 39 at South Meadows	148	0	148
Double R Apartments	0	450	450
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>16,116</b>	<b>2,809</b>	<b>18,885</b>

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### PROJECTED HOMES DAMONTE RANCH TRADE AREA 2020 CONTINUED

#### PROPOSED RESIDENTIAL DEVELOPMENTS

Development Name	Built	Future	Total
Bella Vista Phase 2	0	300	300
Curti Ranch Mixed Use	0	600	600
Daybreak	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>16,116</b>	<b>2,809</b>	<b>18,885</b>
<b>Future Project Total</b>		<b>6,395</b>	<b>6,395</b>
<b>Grand Total</b>	<b>16,116</b>	<b>9,204</b>	<b>25,280</b>

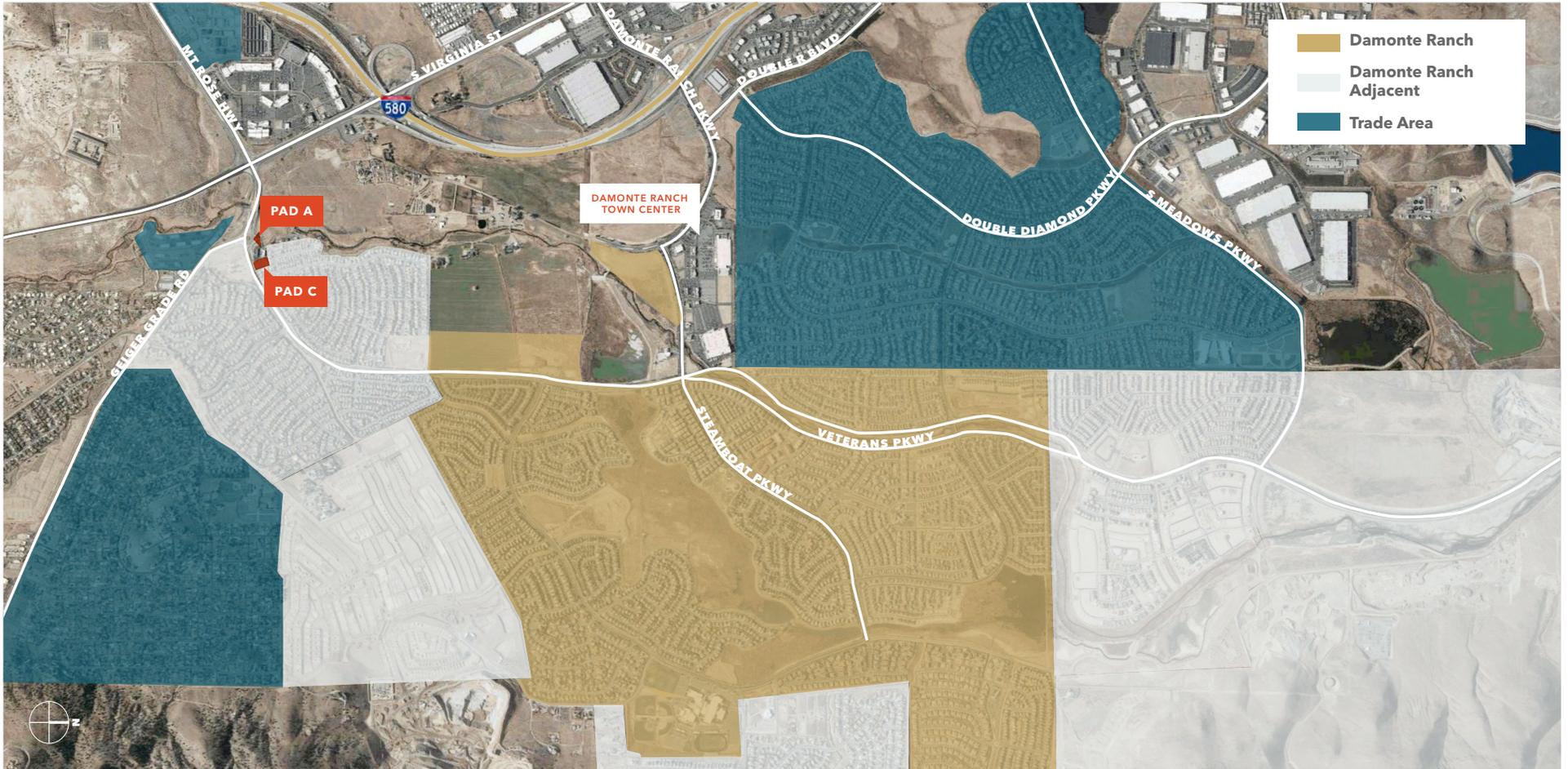
Last Updated 5.21.2020

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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



**T** 775.470.8875

**C** 775.250.0400

**LIC N°** BS.0044999

[mark.keyzers@kidder.com](mailto:mark.keyzers@kidder.com)

50 W Liberty St

Suite 900

Reno, NV 89501

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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



**T** 775.470.8874

**C** 702.835.3398

**LIC N°** S.0183933

[troy.keeney@kidder.com](mailto:troy.keeney@kidder.com)

50 W Liberty St  
Suite 900  
Reno, NV 89501

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**km** Kidder Mathews

# EXCLUSIVELY REPRESENTED BY

**MARK KEYZERS**

775.470.8875

[mark.keyzers@kidder.com](mailto:mark.keyzers@kidder.com)

LIC N° BS.0044999

**TROY KEENEY**

775.470.8874

[troy.keeney@kidder.com](mailto:troy.keeney@kidder.com)

LIC N° S.0183933

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