



SKY VISTA VILLAGE

FULLY LEASED | 200 VISTA KNOLL PKWY | RENO, NV 89506



SUBJECT PROPERTY



15,400 ADT

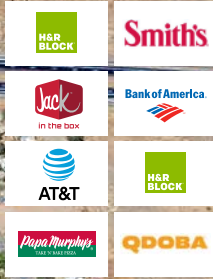


SKY VISTA PKWY

BUCK DR



52,000 ADT



69,000 ADT



Kidder Mathews

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Property Highlights

100% leased

RAPIDLY growing demographics

EASY ingress/egress

IMMEDIATELY adjacent to high volume Super Walmart

DIVERSIFIED and expanding group of demand generators

ONGOING commercial & residential development will continue to drive activity to this area

TRAFFIC COUNTS

US 395 N 0.1 mi of N/B on-ramp of Golden Valley Intch	69,000 ADT
US 395 N 200ft of the Stead Intch	52,000 ADT
Lemmon Dr E of Lemon Valley Dr Intch	28,900 ADT
Sky Vista Pk 200ft W of Lemmon Dr	15,400 ADT

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Making Headlines

ARTICLE LINKS

MYNEWS4.COM Zoning Change for 1800 Unit Development in North Valleys Approved

KTVN.COM North Valleys Residents Want More Food Options with Major Growth

MYNEWS4.COM Developers Plan Hundreds of New Homes in North Valleys

RENO.GOV Growth in the North Valleys: Development Fact Sheet

THISISRENO.COM North Valleys ReZoning a Step Toward More Growth

MYNEWS4.COM Higher Density House Development Coming to North Valley

THISISRENO.COM North Valleys Development Gets City and County Approval to Proceed



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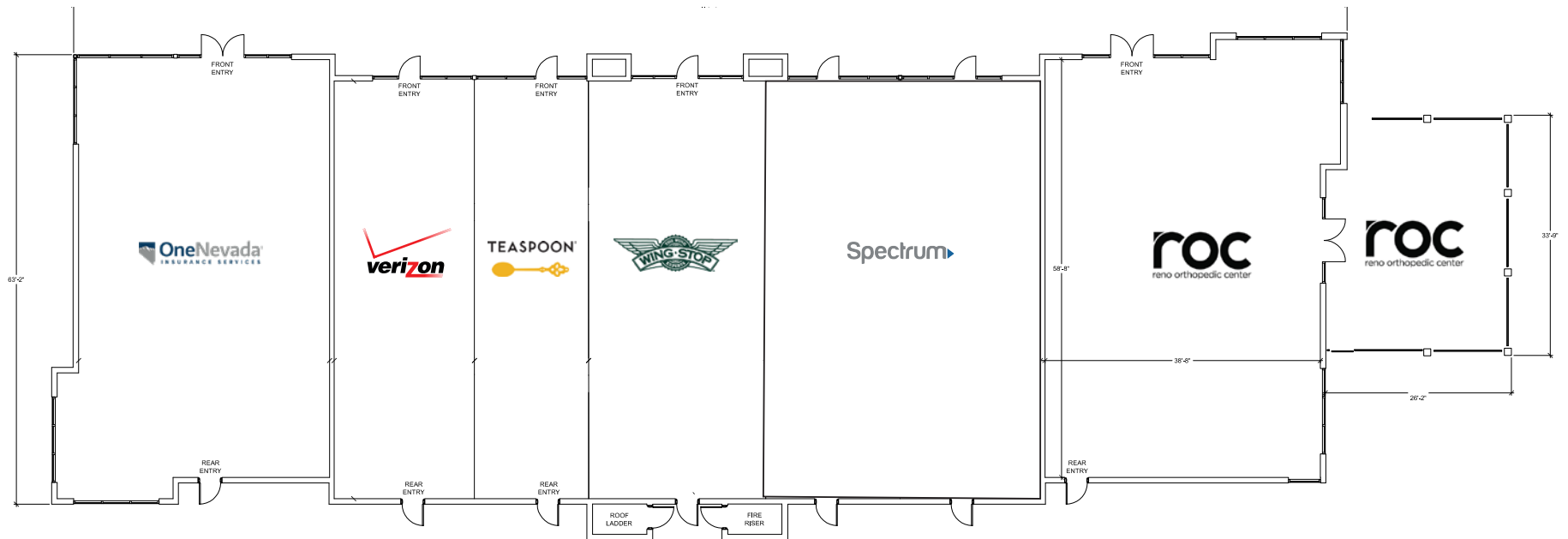
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Site Plan



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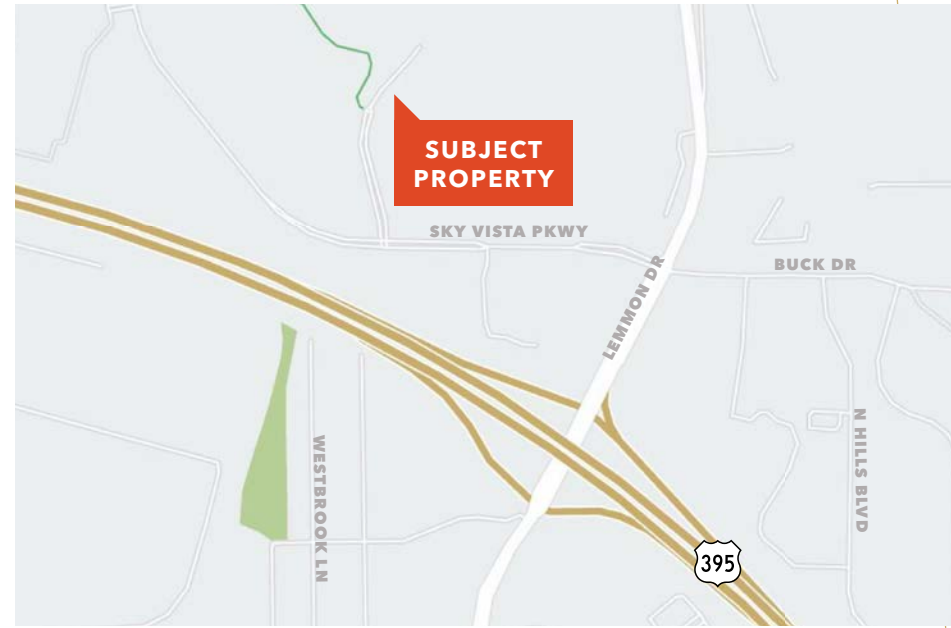
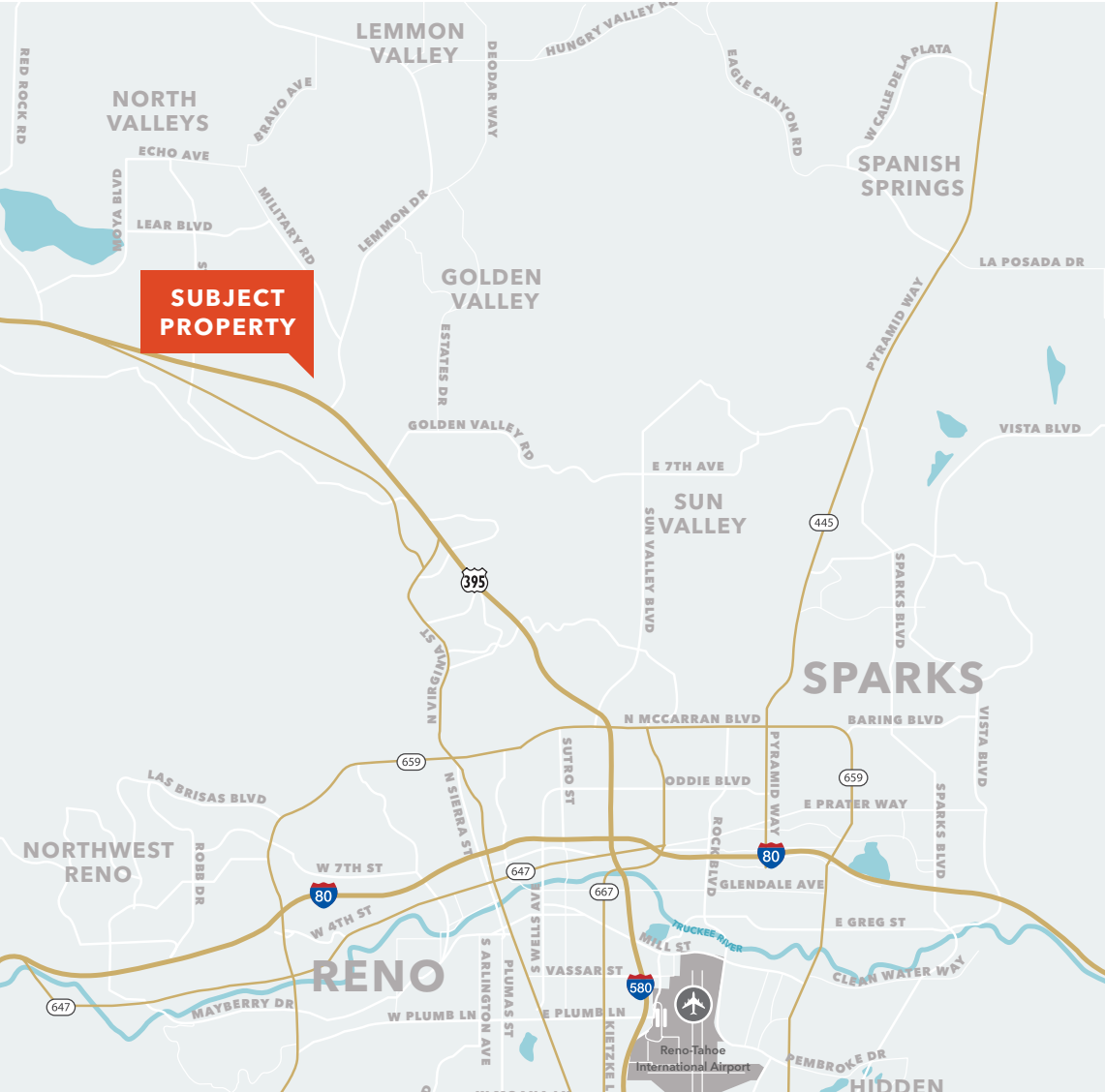
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RESIDENTIAL PROJECTS

PROPOSED & UNDER CONSTRUCTION		UNITS
1	Arroyo Crossing	237
2	Cabernet @ the Highlands	425
3	Estancia	202
4	Evans Ranch	5,679
5	Heinz Ranch	4,200
6	North Valley Estates	252
7	Regency Park	207
8	Sierra Vista Village	194
9	Silver Hills	680
10	Silver Star Ranch	1,600
11	Stonefield Horizons	470
12	Lansing/North Park Apts	112/320
13	Senior Housing Project	100
14	Sky Vista South	72
15	Sierra Grande	157
16	Prado Ranch	1,500
17	Stonegate	1,500

EMPLOYERS

RECENTLY RELOCATED & EXPANDED

1	Amazon
2	Cascade Designs
3	Exxcel Outdoors
4	Quality Bicycle Products
5	Lasco Valves
6	Mary's Gone Crackers
7	Marmot
8	Petco
9	Urban Outfitters
10	Tactical Air Support
11	Prado Ranch Industrial (proposed)

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North Valleys Demographics

POPULATION

2022 Population	91,373
2022 Daytime Population	18,035
2027 Projected Population	94,985
2010 Census Population	76,149
2022 Median Age	35.2
% Some College or Higher	54.8%

HOUSEHOLDS

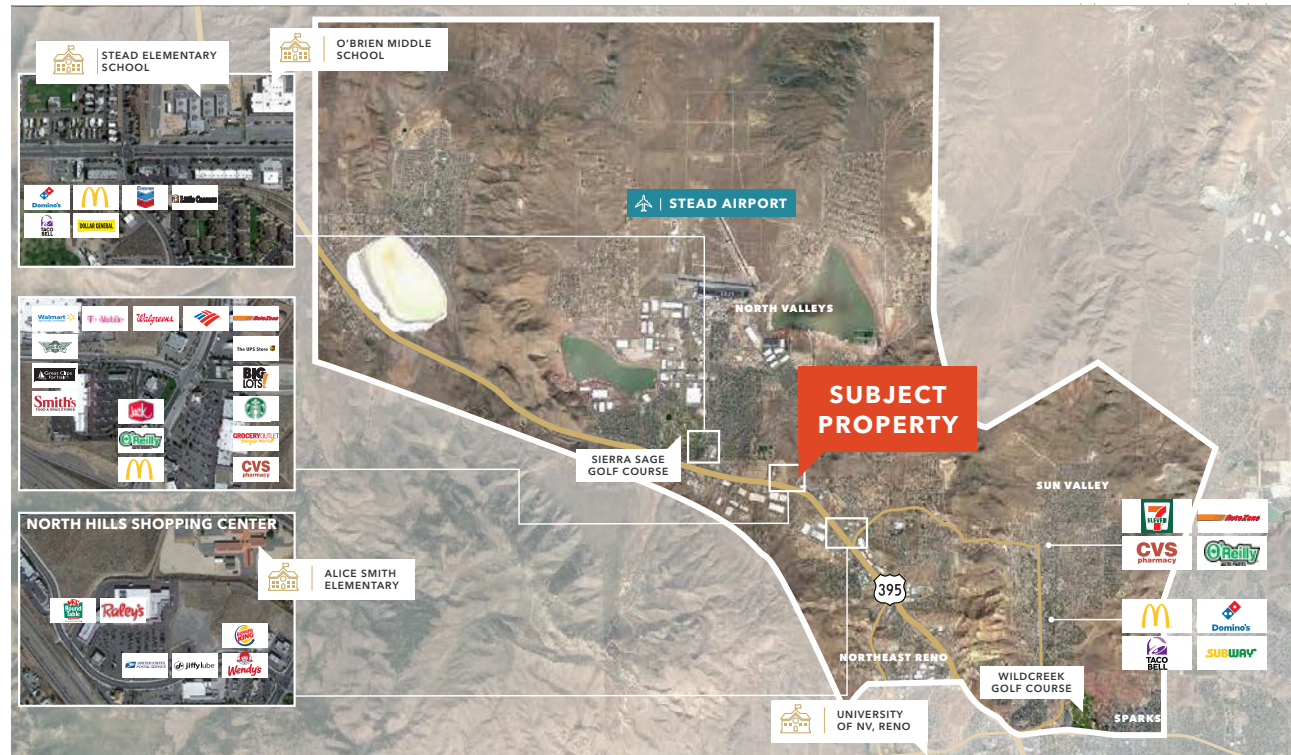
2022 Households	30,956
2010 Census Households	25,424
2022-2027 Projected Annual Growth Rate	10.86%
2022 Average Household Size	3.31

INCOME

2022 Median Household Income	\$74,205
2027 Projected Median Household Income	\$85,784
2022 Average Household Income	\$92,474
2027 Projected Average Household Income	\$110,630
2022 Per Capita Income	\$37,669

HOUSING

2022 Housing Units	32,509	2022 Owner Occupied Units	65.8%
2022 Occupied Units	95.2%	2022 Renter Occupied Units	29.5%
2022 Vacant Units	4.8%	2022 Median Housing Value	\$333,449



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Reno, Nevada Facts & Demographics

259,618

POPULATION

2.3

AVG HH SIZE

\$93,668

AVG HH INCOME

36.4

MEDIAN AGE



HOME OWNERSHIP



55.9K
RENTERS

54.2K
OWNERS



RACE & ETHNICITY

White	72.0%
Asian	6.8%
Pacific Islander	0.7%
African-American	3.4%
Hispanic	40.5%
Two or More Races	4.8%



EDUCATION

22.7%	24.9%
HS GRAD	SOME COLLEGE
8.3%	21.0%
ASSOCIATES	BACHELORS



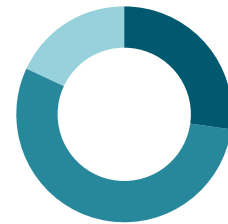
GENDER & AGE

50.7%	49.3%
MEN	WOMEN

<19	45-54
20-34	55-64
35-44	65+



EMPLOYMENT



- Blue Collar 43.8%
- White Collar 56.2%
- Services 19.8%

79.5%	3.4%
EMPLOYED	UNEMPLOYED



INCOME BY HOUSEHOLD

0-35k	22%
35-50k	10.7%
50-100k	37.1%
100-200k	25.3%
200K+	4.8%



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1.17K	\$817
HOUSING	FOOD
\$1.0K	\$313
TRAVEL	ENTERTAINMENT
\$74	\$195
PERSONAL CARE	APPAREL
\$192	\$1.0K
FURNITURE	VEHICLE

DATA SOURCE: SITES USA

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