

IN FILL MULTI-FAMILY OPPORTUNITY

Mixed Use Development Site

I-80 AND KEYSTONE AVENUE | RENO, NEVADA



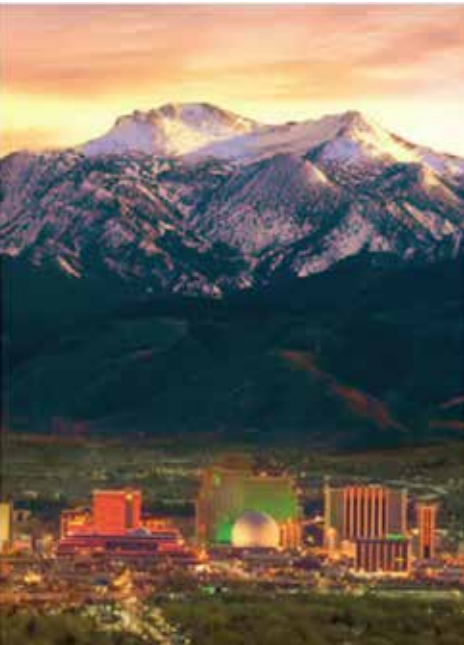
AREA DEVELOPMENT



The Greater Reno-Tahoe’s business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada’s low tax on businesses - and a satisfying quality of life, it’s a wonder why a business or developer would choose anywhere else. The region’s optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day’s drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch and Apple. Google recently purchased 1,210 acres of land in the Tahoe Reno Industrial Center, making them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world’s largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint. This \$5 billion lithium battery plant is projected to employ 6,500 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened it’s doors and became the world’s largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the data center and warehouse, on top of the current 717 established employees in Nevada.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. Electric vehicle manufacturer, Cenntro Automotive also opened their new headquarter in an 80,000 square foot building in Sparks. While Amazon and Cenntro have become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand.



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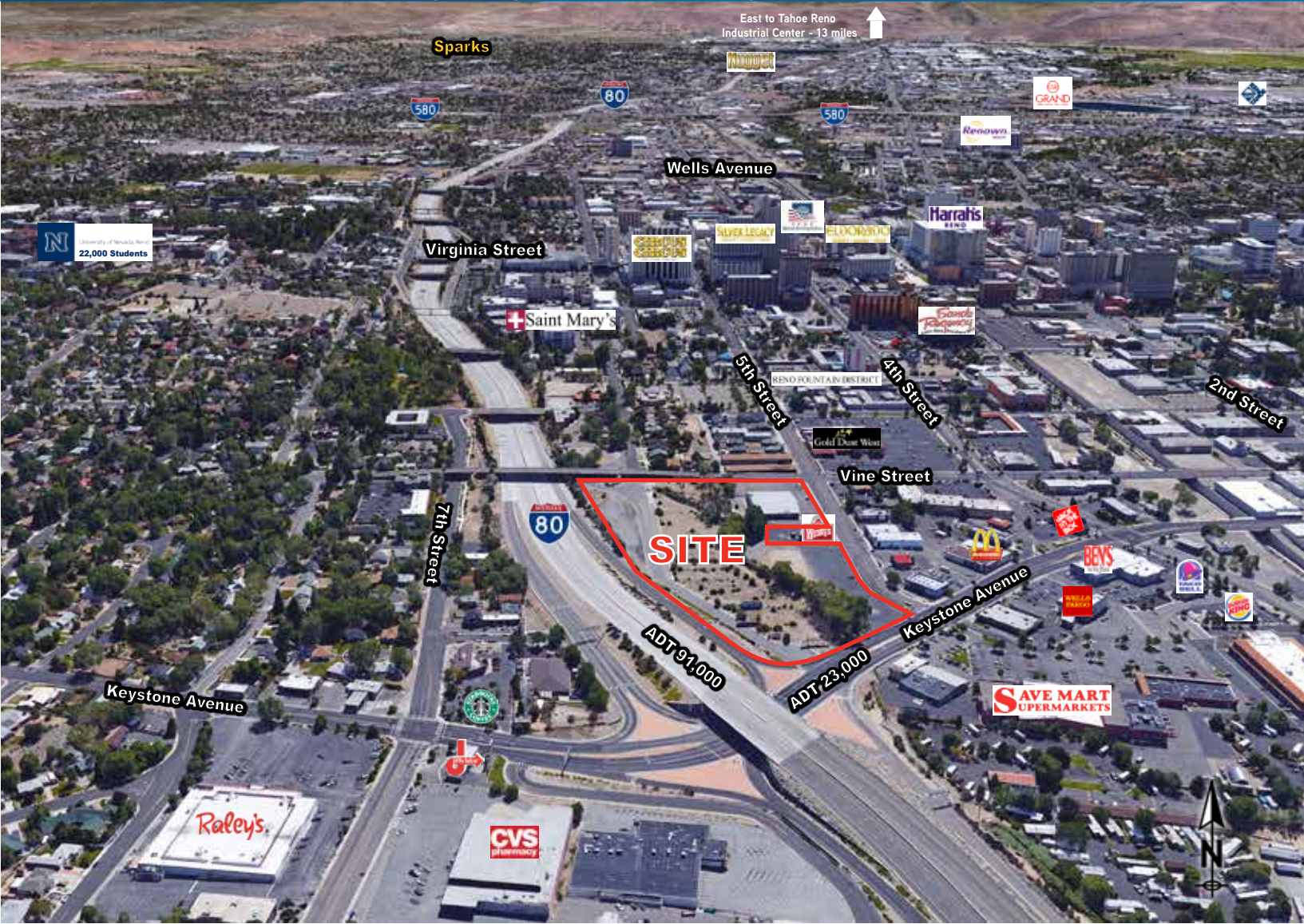
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IN FILL MULTI-FAMILY OPPORTUNITY

Mixed Use Development Site

I-80 AND KEYSTONE AVENUE | RENO, NEVADA



Desirable freeway mixed-use development opportunity that is located at the gateway to Reno within the Downtown Reno Regional Center Plan. The project is in close proximity to the University of Nevada Reno (22,000 students), Saint Mary’s Health Campus, Downtown Reno and densely populated residential areas.

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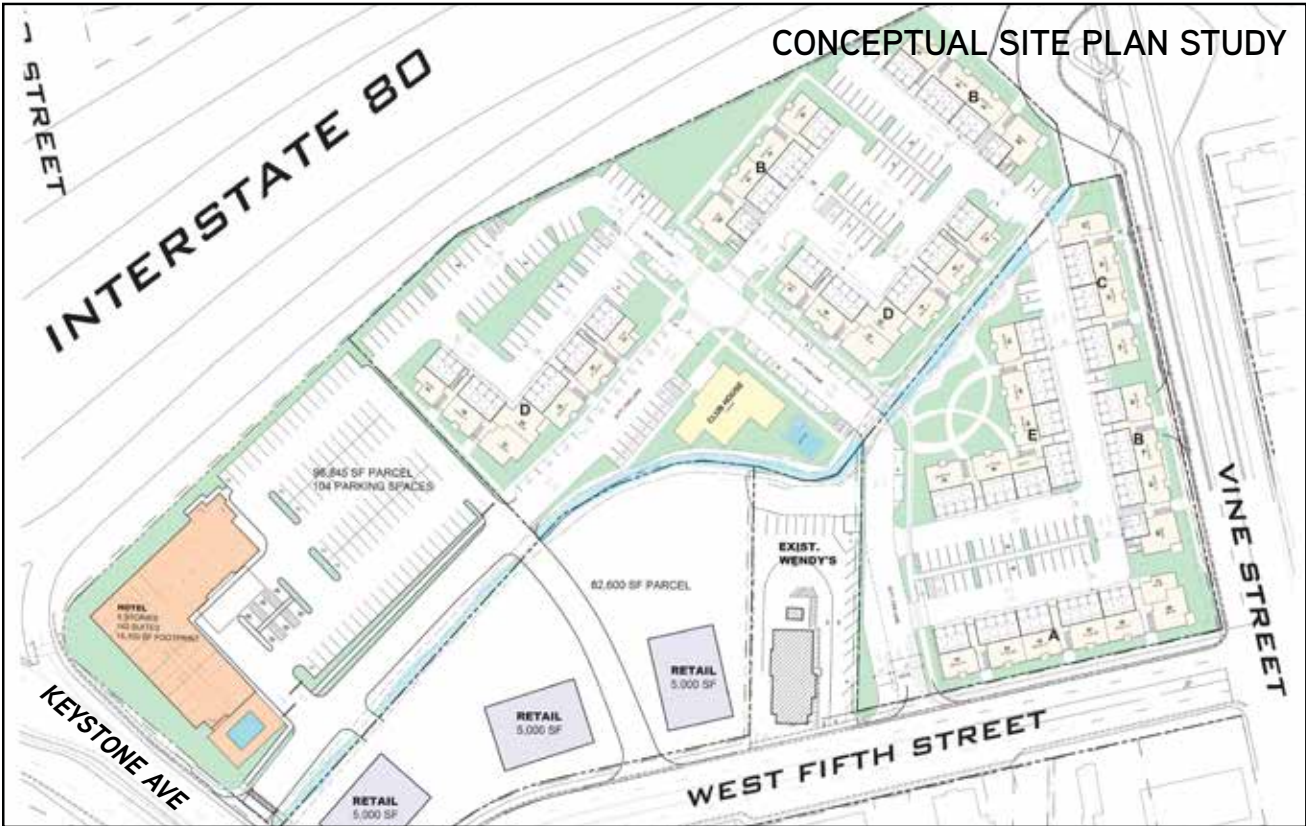
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In Fill Multi-Family Opportunity
Mixed Use Development Site

Reno | Nevada

PROPERTY FEATURES

- USES:High density multi-family/senior housing/hotel/retail/restaurant
- OFFERING:Joint venture, ground lease, build-to-suit and sale opportunities
- SITE AREA:Approximately 10.476 acres
- APN'S:006-126-04; 006-183-02, 03, 06, 07, 10, 17, 18, 23, 30, 31, 32, 33, 34, 35, 36, 37, 38, 41 and 42
- LOCATION:Over 1,195 feet of freeway frontage at the conflux of I-80, Keystone Avenue, 5th and Vine Streets
- ZONING:MUDR (Mixed Use DOWNTOWN RENO REGIONAL CENTER PLAN)
- ACCESS:Directly off I-80 on-ramp with access off Keystone, 5th Street & Vine Street
- WATER:Some water rights may be included
- UTILITIES:All Utilities to Site
- TRAFFIC:ADT of 103,000 on I-80 and 23,000 on Keystone Avenue
- DEMOGRAPHICS:Over 122,897 people and 98,382 employees within a three mile radius with an average Household income of \$56,839
- POPULATION & JOB GROWTH:EDAWN projects over 52,400 new jobs and 64,700 new residents to the area within the next five years



Traffic Counts			
I-80: 103,000			
Keystone Avenue: 23,000			
2015- NDOT			

Demographics			
2017	1 MILE	3 MILE	5 MILE
POPULATION:	19,580	122,897	218,864
HOUSEHOLDS:	9,873	54,480	91,582
DAYTIME POPULATION	21,702	98,382	165,075
AVERAGE HOUSEHOLD INCOME:	\$50,556	\$56,839	\$61,357
Source: ESRI			

