



FOR LEASE > PRIME RETAIL | PAD SPACE

Legends at Sparks Marina

Sparks Boulevard and I-80 | Sparks, Nevada



MOST RECENT NEW TENANTS AT LEGENDS INCLUDE VERIZON, CHICK-FIL-A, CHARLOTTE RUSSE AND H&M

The Legends at Sparks Marina and the Outlets at Sparks combine to form the single most comprehensive retail center in Northern Nevada. Anchor tenants Scheel's Sporting Goods, Target, Lowe's, Best Buy, Galaxy IMAX Theaters, Old Navy, H&M and brand name outlet stores draw customers from all over Northern Nevada and rural cities in Northern California. Excellent freeway visibility and access from Interstate 80 via Sparks Boulevard result in a combined 95,000± ADT.

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PROPERTY HIGHLIGHTS

- Dominant 1.3± million square foot destination retail center anchored by Scheel's, the world's largest all-sports store, Target, Lowe's and the only IMAX Theatre in Northern Nevada
- Outstanding mix of retailers, outlet stores and everyday uses including TJ Maxx, Old Navy Outlet, Off Broadway Shoes, F21 Red, Nike Factory Store, H&M, Banana Republic Factory Store, Volcom, Loft Outlet, Gap Outlet, Petco and Payless Shoes
- Quality restaurants are comprised of BJ's Brewhouse, Olive Garden, Buffalo Wild Wings, Chipotle, Jimmy John's, Dunkin Donuts, Popeye's, Taco Bell, Fuddruckers, and Grimaldi's Pizza. Chik Fil A, Habit Burger, and Jersey Mike's are opening soon.
- Expanded trade area from the rich tenant diversity and lineup with comprehensive cross-shopping

1440 EAST LINCOLN WAY PROPOSED PAD – 5,000± SF NNN

1565 EAST LINCOLN WAY SUITE R-103 – 1,000± SF



- Positioned on the junction of Interstate 80 and Sparks Boulevard, Legends at Sparks Marina is easily accessible and highly visible to over 95,000 cars daily
- Located 13 miles from the 107,000 acre Reno-Tahoe Industrial Center which is the home of the planned 6,500 employee Tesla Gigafactory and other notable tenants like Apple, e-Bay, Zulily, PetsMart, Switch, Tire Rack, Walmart, and recently announced Google.
- Resurgent Reno/Sparks trade area with an expanding job market and substantial new home development
- Hampton Inn & Suites along with Residence Inn by Marriott are under construction and a casino is proposed for the adjacent parcel
- Under new ownership with retail, restaurant and pad space available

1345 SCHEELS DRIVE – 2,524± SF





LEGEND

1. Legends at Sparks Marina
(Subject Properties)
2. Redfield Promenade
- Kimco Realty
3. Target
4. Olive Garden
5. 1575 East Lincoln Way
- Fitness For 10
6. Shell Gas Station
7. Vacant Agricultural Land (500 AC)
- University of Nevada Reno
8. Outback Steakhouse
9. Wild Island Family Adventure Park
10. Popeyes
11. Taco Bell
12. Discount Tire
13. Lowes Home Improvement
14. The Outlets at Sparks Marina
- RED Development
15. 325 Harbour Cove Drive
- LandCap Investment Partners
16. Hampton Inn & Suites
Residence Inn by Marriott (UC)
17. The Point at Marina, 920 units approved
- 17A. Lyfe, 280 units under construction
- 17B. Waterfront at the Marina, 209 units
under construction
18. Sparks Marina RV Park
19. Emigrant Storage
20. Silver State Plaza
- Walton Street Capital
21. Iron Horse Shopping Center
- Shopoff
22. Western Village Inn & Casino
23. The Nugget
24. Grand Sierra Resort & Casino
25. 240-250 South Stanford Way
- EE Technologies
26. 251-259 South McCarran Boulevard
- Kimball Midwest
27. Nugget Industry Center
- Lindsay Austin
28. K-Mart Distribution Center Available
- Colliers International
29. 550 Spice Islands Drive
- Myers Industries Inc
30. West Spice Industrial Park
- Global Logistic Properties
31. 960 United Circle
- Westcore
32. Sierra Commerce Park
- LBA Realty
33. 1055 East Greg Street
- Ralcorp Holdings Inc
34. Meredith Kleppe Business Center
- Brennan Investments
35. 960 East Glendale Avenue
- Summit Racing Equipment





MARKET OVERVIEW

Located just east of the Sierra Nevada Mountains and a four hour drive from San Francisco, Reno and Sparks Nevada occupy a valley known locally as the Truckee Meadows. The area is undergoing rapid and sustained growth in terms of population, income, and new home construction. Sparks is the nearest major city to the Tahoe Reno Industrial Complex (TRIC) consisting of over 30,000 developable acres of industrial land. The largest tenant to date is the \$5 Billion Tesla Gigafactory which is expected to create over 6,500 permanent jobs. At over 6.4 million square feet, the SWITCH Networks data center under construction at TRIC will be the largest data center in the world. Legends is the closest retail center to the TRIC, putting it in an excellent position to capitalize on this new job growth.

SURROUNDING AREA



TOURISM

Tourists contribute more than \$4 billion to the economy of the Reno market each year. Approximately half of the visitors to the area reported shopping as one of their activities. Many of these visitors live in Northern Nevada and are welcomed to the market by the six 65-foot monument signs on Interstate 80 at the Legends.

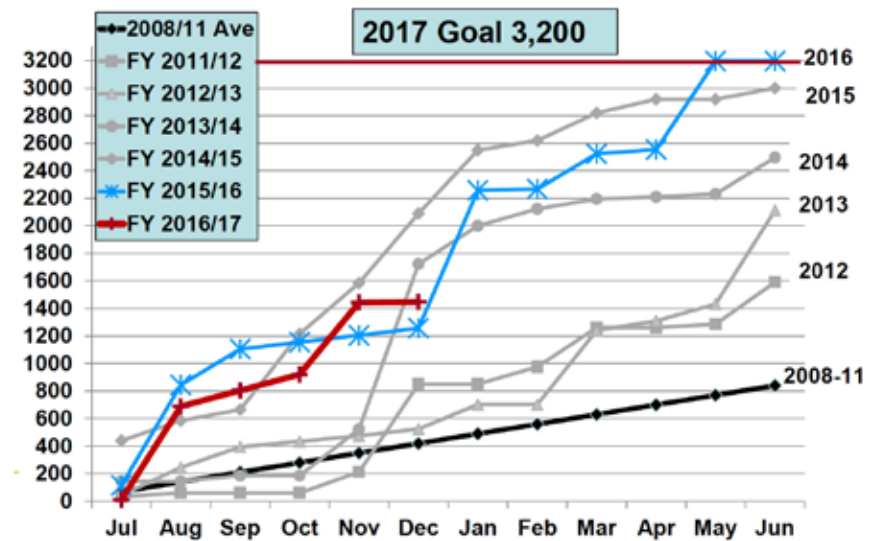
Estimated Regional Event Attendees

Hot August Nights	800,000
Best in West Nugget Rib Cook-off	500,000
Artown	350,000
National Championship Air Races	200,000
The Great Balloon Races	140,000
Reno Rodeo	140,000
US Bowling Championships	100,000
Reno Tahoe Open	50,000
Reno River Festival	44,000

EMPLOYMENT GROWTH

The Economic Development Authority of Western Nevada (EDAWN) continues to foster the growth of employment in the area. The technology, distribution, warehousing, manufacturing and transportation sectors continue to add jobs at a record pace.

EDAWN JOBS ANNOUNCED – CONTINUED GROWTH



INCREASED CONSUMER SPENDING

The Washoe County population exceeds 450,000 with the majority concentrated in the Truckee Meadows. The city of Sparks adjoins the east side of Reno and is home to over 91,000 residents. The location, affordability, and economic growth in Sparks has resulted in steady population growth, which is expected to top 133,000 residents in the next fifteen years. Excellent freeway coverage and minimal area traffic allows consumers from all corners of the region access to the Legends at Sparks Marina. This regional center is home to the area's only Scheels, IMAX, Dunkin Donuts, Menchie's, and a 550,000± square foot outlet center.

RESIDENTIAL GROWTH

Median home prices have risen 11% in both Reno and Sparks over the past year and are up 99% since 2012, providing homeowners with increased equity and consumer confidence. New residential construction has also increased with new home starts up nearly 25% year over year.



RADIAL DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	8,053	61,127	175,103
2016 Population	8,081	63,029	162,055
2021 Population	8,260	65,633	170,855
2010-2016 Annual Rate	0.06%	0.49%	0.82%
2016-2021 Annual Rate	0.44%	0.81%	1.06%
HOUSEHOLDS			
2010 Households	3,474	23,354	58,623
2016 Total Households	3,450	23,822	60,849
2021 Total Households	3,508	24,675	63,719
2010-2016 Annual Rate	-0.11%	0.32%	0.60%
2016-2021 Annual Rate	0.33%	0.71%	0.93%
AVERAGE HOUSEHOLD INCOME			
2016 Average Household Income	\$50,850	\$57,903	\$53,173
2021 Average Household Income	\$54,546	\$62,947	\$57,604
2016-2021 Annual Rate	1.41%	1.68%	1.61%
BUSINESS			
Total Business	615	3,419	8,474
Total Employees	11,988	46,262	123,602

DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
2010 Population	15,481	108,188	250,819
2016 Population	15,701	112,125	263,551
2021 Population	16,157	117,083	277,512
2010-2016 Annual Rate	0.23%	0.57%	0.80%
2016-2021 Annual Rate	0.57%	0.87%	1.04%
HOUSEHOLDS			
2010 Households	6,428	40,950	99,547
2016 Total Households	6,456	42,005	103,372
2021 Total Households	6,610	43,661	108,265
2010-2016 Annual Rate	0.07%	0.41%	0.61%
2016-2021 Annual Rate	0.47%	0.78%	0.93%
AVERAGE HOUSEHOLD INCOME			
2016 Average Household Income	\$50,417	\$53,043	\$56,170
2021 Average Household Income	\$53,988	\$57,508	\$61,047
2016-2021 Annual Rate	1.38%	1.63%	1.68%
BUSINESS			
Total Business	817	5,935	14,264
Total Employees	13,502	96,208	200,463

AREA OVERVIEW

Reno, “The Biggest Little City in The World”, is the third largest city in the state of Nevada and features:

- Washoe county population exceeds 450,000
- Located at the center of one of the fastest growing commercial areas in the United States
- Ranked in the top 10 of the “Most Livable Cities in America” by Livability.com
- The Economic Development Authority of Western Nevada (EDAWN) predicts 64,000 new residents will move to the area requiring an additional 45,000 new residential units by 2019.

EXPLOSIVE GROWTH IN TECHNOLOGY AND E-COMMERCE

In partnership with Panasonic, the \$5 billion Tesla Gigafactory, under construction in the Tahoe Reno Industrial Complex (TRIC), will be the second largest structure in the world when completed.

The nearby 1,000 acre Switch data center will be the largest data center in the world when completed at nearly 6.4 million square feet. Once completed, the center will be a key part of the Switch SUPERNAP that will connect Reno to San Francisco, Los Angeles, and Las Vegas with a 12 millisecond data speed.

Apple and Rackspace also operate data centers in the area and are planning significant growth.

Amazon.com’s newest fulfillment center just north of Reno is the state-of-the-art model for future centers and ships several hundred thousand items per day.

QUALITY OF LIFE

Reno is a 24 hour town that, while known for gambling and nightlife, offers an excellent experience for visitors and residents alike.

Lake Tahoe is a short 40 minute drive away and offers everything from solitary beaches, to hotel/casino nightlife, to Olympic quality ski resorts.

The city of Reno is undergoing rapid and positive change with the growth of MidTown, the Brewery, and the Distillery Districts as well as a national quality baseball facility located downtown.

Home buyers can choose from the affordability of the North Valleys to the luxury of the west foothills, to the privacy of Hidden Valley. Exquisite luxury homes dot the south suburban neighborhoods as well as the northwest foothills.

New developments include the 141 acre master planned Rancharrah development which will feature 25 acres of commercial space and a 25,000 SF clubhouse with equestrian facility.

The tourism industry contributes heavily to the tax base allowing Nevada to remain one of the few states without state income tax.

Air service is frequent, affordable, and offers non-stop flights to most large cities served by major and regional air carriers.

With urban, suburban, and rural living areas, a top-notch business climate, world-class recreation, and quality educational institutions, it is no surprise that Reno-Sparks is one of the nation’s best places to live, work and play.

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