

 55,145+ VEHICLE
Average Daily Traffic



| SHAYDEN SUMMIT | | |
|----------------|---------------|-----------------|
| TRADER JOE'S | Apple | DAVE & BUSTERS |
| CINEMARK | lululemon | Dillard's |
| J.CREW | OLD NAVY | WILLIAMS-SONOMA |
| BJ's | ANTHROPOLOGIE | PATTERYHANA |
| HANDELS | ULTA | SEPHORA |



**STEAMBOAT
CREEK
COMMONS**



 40,246+ VEHICLE
Average Daily Traffic

580 SOUTH
INDUSTRIAL
840,000 SF

STEAMBOAT CREEK COMMONS

Wholesale-Anchored Shopping Center For Lease
offering Premier Visibility in South Reno, NV,
just off Interstate 80



**LEWIS
RETAIL CENTERS**

WHOLESALE-ANCHORED RETAIL CENTER

Planned as a wholesale-anchored retail shopping center on the northeast corner of S. Virginia Street and Geiger Grade, this development captures one of South Reno's most active retail intersections.

The site delivers immediate visibility to strong arterial traffic, excellent regional access, and growing residential density – creating a high-velocity trade area ideal for Class A retail, service tenants, and restaurant concepts.

THREE

RETAIL PAD
OPPORTUNITIES

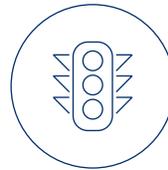
FLEXIBLE

FLOOR PLATES
AVAILABLE

AMPLE

RETAIL
PARKING

AVAILABLE FOR LEASE



HIGH-FREQUENCY TRAFFIC

The Wholesale anchor will provide consistent, high-frequency traffic throughout the center, with convenient access to three major I-80 on-and-off ramps.



PROMINENT CORNER LOCATION & VISIBILITY

NEC placement provides two-way exposure to one of South Reno's primary commercial corridors and easy ingress/egress for both local and regional shoppers.



EXCELLENT REGIONAL CONNECTIVITY

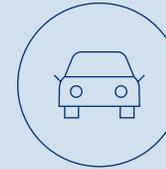
The site sits along a major south Reno arterial that links neighborhoods, employment nodes, and regional highways – making it a convenient shopping destination for residents across south and central Reno.



LEWIS
RETAIL CENTERS



INVESTMENT & USER BENEFITS



STABLE ANCHOR TRAFFIC REDUCES VOLATILITY

Tenant sales tend to be less volatile in wholesale anchored centers, improving occupancy stability and long-term valuation.



ATTRACTIVE FOR SERVICE BUSINESSES & NATIONAL CHAINS

Predictable draw and strong daytime/weekend trade make the center appealing to both regional operators and national franchisors.



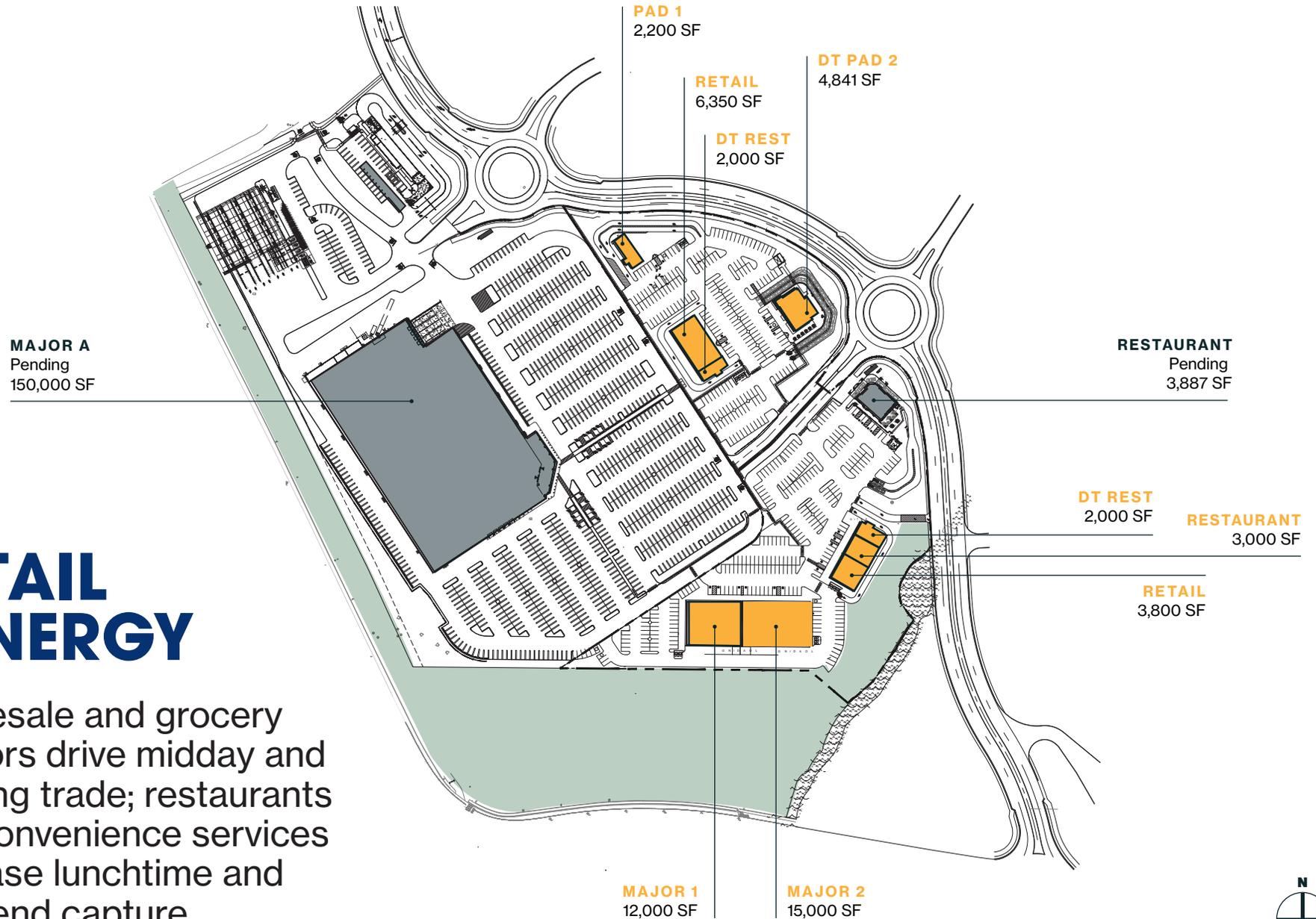
HIGH DAILY TRAFFIC EXPOSURE

S. Virginia Street is one of South Reno’s busiest retail corridors. This corner location offers strong drive-by visibility and convenient access for both commuters and local shoppers, with proximity to three major I-580 on-and-off ramps.

CONVENIENT INGRESS/EGRESS & PARKING

The layout planned around a major corner intersection allows efficient traffic circulation and ample parking – crucial for big-box anchored shopping centers and QSR/fast casual demand.

STEAMBOAT CREEK COMMONS



RETAIL SYNERGY

Wholesale and grocery anchors drive midday and evening trade; restaurants and convenience services increase lunchtime and weekend capture.

AVAILABLE FOR LEASE



LEWIS
RETAIL CENTERS



STEAMBOAT CREEK COMMONS

DAMONTE RANCH

CURTI RANCH

VIRGINIA HIGHLANDS

STEAMBOAT CREEK COMMONS



40,246+ VEHICLE
Average Daily Traffic

55,145+ VEHICLE
Average Daily Traffic



S VIRGINIA ST

SHAYDEN SUMMIT



MARKET & DEMOGRAPHIC STRENGTHS

GROWING RESIDENTIAL BASE

South Reno has seen notable housing development and new subdivisions in recent years, increasing the core customer base within the primary trade area. This growth supports grocery and value-retail demand and strengthens weekday and weekend traffic flows.

HOUSEHOLD COMPOSITION

The household composition and spending patterns in the area (strong family and multi-person household representation) typically favor bulk-buy formats, grocery anchors, and mid-priced dining.

RELIABLE CUSTOMER BASE

The combination of stable household incomes and expanding population creates a reliable customer base with disposable income for both essentials and discretionary purchases.

STEAMBOAT CREEK COMMONS



SHAYDEN SUMMIT

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |

40,246+ VEHICLE
Average Daily Traffic

580 South Industrial
840,000 SF

VIRGINIA
HIGHLANDS

CURTI
RANCH

STEAMBOAT
CREEK
COMMONS

S VIRGINIA ST

INTERSTATE
580

55,145+ VEHICLE
Average Daily Traffic

STEAMBOAT CREEK COMMONS

DEMOGRAPHICS

POPULATION

| | 3 Miles | 5 Miles | 7 Miles |
|-----------------------|----------------|----------------|----------------|
| 2025 Est. Population | 48,192 | 69,097 | 112,523 |
| 2030 Proj. Population | 51,327 | 72,589 | 116,522 |
| 2025 Med. Age | 43.5 | 43.4 | 42.5 |
| Daytime Population | 32,853 | 57,765 | 98,892 |

HOUSEHOLD INCOME

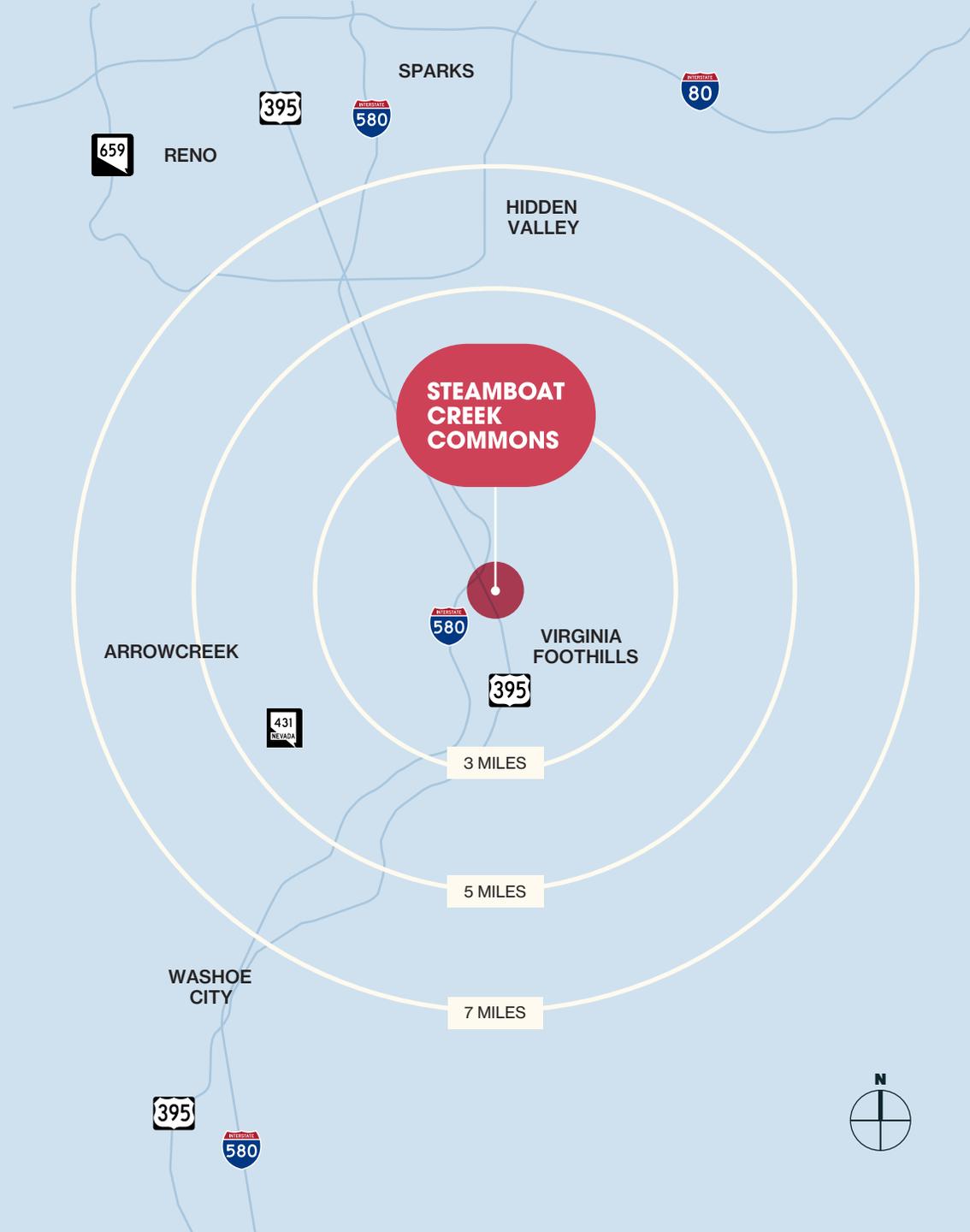
| | 3 Miles | 5 Miles | 7 Miles |
|-----------------------------|----------------|----------------|----------------|
| 2025 Est. Avg. HH Income | \$162,681 | \$170,222 | \$151,763 |
| 2030 Proj. Avg. HH Income | \$160,441 | \$167,296 | \$149,265 |
| 2025 Est. Med. HH Income | \$127,308 | \$126,912 | \$112,645 |
| 2030 Proj. Med. HH Income | \$126,159 | \$125,596 | \$111,560 |
| 2025 Est. Per Capita Income | \$67,401 | \$71,587 | \$64,331 |

HOUSEHOLD

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------------------|----------------|----------------|----------------|
| 2025 Est. HH | 19,964 | 29,043 | 47,660 |
| 2030 Proj. HH | 21,437 | 30,823 | 49,919 |
| Proj. Annual Growth (2025-2030) | 1,473 | 1,781 | 2,258 |
| Avg. HH Size | 2.4 | 2.4 | 2.4 |

CONSUMER EXPENDITURE

| | 3 Miles | 5 Miles | 7 Miles |
|----------------------------|----------------|----------------|----------------|
| Annual HH Expenditure | \$2.58B | \$3.73B | \$5.68B |
| Annual Retail Expenditure | \$1.24B | \$1.79B | \$2.75B |
| Monthly HH Expenditure | \$10,783 | \$10,699 | \$9,938 |
| Monthly Retail Expenditure | \$5,196 | \$5,140 | \$4,811 |



RENO-SPARKS MSA SNAPSHOT

581,543
POPULATION

2.48
AVG HH SIZE

\$115,031
AVG HH INCOME

39.3
MEDIAN AGE

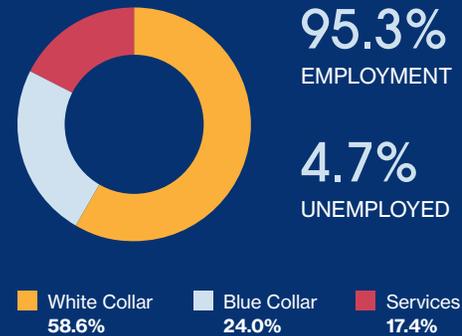
HOME OWNERSHIP



EDUCATION



EMPLOYMENT



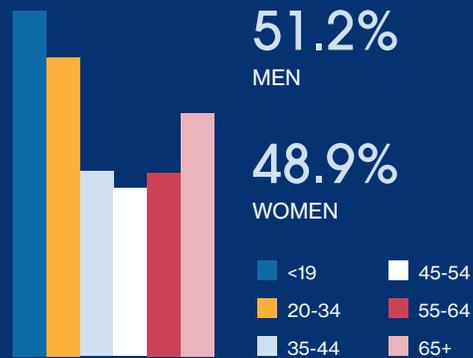
HOUSEHOLD SPENDING



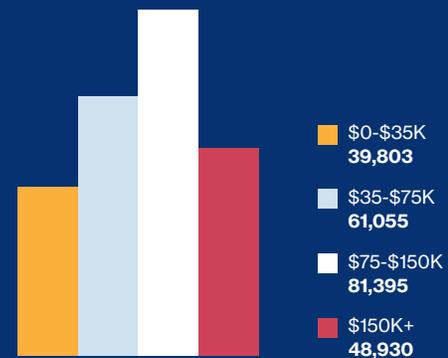
RACE & ETHNICITY

| | |
|-------------------|-------|
| WHITE | 63.4% |
| ASIAN | 6.0% |
| PACIFIC ISLANDER | 0.7% |
| AFRICAN-AMERICAN | 2.5% |
| HISPANIC | 25.6% |
| TWO OR MORE RACES | 13.6% |

GENDER & AGE



INCOME BY HOUSEHOLD



Source: ESRI

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

APPROVED SINGLE-FAMILY PROJECTS

■ Approved
 ■ Under Construction
 ■ Stopped Construction

| PROJECT | DEVELOPER/ OWNER | LOCATION | STATUS | Units Approved | Units Recorded | Units Completed (Sold or Leased) | Remaining Units (Unsold or Unleased) | Units Fully Constructed | Avg Sale Price of New Homes 2Q25 | No. of New Sales (2Q25) | No. of Finished/ Partially Finished Lots |
|---|---------------------------------|-------------------------------|----------------------|-------------------|-------------------|---|--|----------------------------|--|-------------------------------|---|
| ■ Pecetti Ranch Townhomes | Avison Development Partners LLC | 9300 Gateway Dr | Approved | 179 | 0 | 0 | 179 | 0 | - | 0 | 0 |
| ■ DP11 | Dolan Properties II LLC | Claimjumper/Palladium Mine Dr | Approved | 18 | 0 | 0 | 18 | 0 | - | 0 | 0 |
| ■ Damonte Ranch Village 26 | Nevada Tri Partners | Rio Wrangler Parkway | Under Construction | 95 | 95 | 77 | 18 | 6 | \$463,552 | 8 | 12 |
| Approved Single-Family Attached Subtotal | | | | 292 | 95 | 77 | 215 | 6 | | 8 | 12 |
| ■ Daybreak Plan Area 23 | Lennar Homes | Veterans & S Meadows Pkys | Approved | 160 | 0 | 0 | 160 | 0 | - | 0 | 0 |
| ■ Daybreak Plan Area 24N/25 | Lennar Homes | Veterans & S Meadows Pkys | Approved | 124 | 75 | 0 | 124 | 0 | - | 0 | 75 |
| ■ Talus Valley Village 22 | Toll Brothers | S Meadows & Echo Valley Pkys | Approved | 144 | 0 | 0 | 144 | 0 | - | 0 | 0 |
| ■ Daybreak Plan Area 24S/26 | Lennar Homes | Veterans & S Meadows Pkys | Approved | 174 | 135 | 0 | 174 | 0 | - | 0 | 135 |
| ■ Palisades | Lennar Homes | McCauley Ranch & Gold Mine Dr | Stopped Construction | 260 | 260 | 260 | 0 | 0 | \$1,069,975 | 2 | 0 |
| ■ Damonte Ranch Village 21 | Terreno Development LLC | Veterans & S Meadows Pkys | Under Construction | 214 | 196 | 185 | 29 | 1 | \$776,522 | 5 | 10 |
| ■ Caramella Ranch Estates | Toll Brothers | South of Rio Wrangler/Western | Under Construction | 935 | 929 | 815 | 120 | 34 | \$900,370 | 26 | 80 |
| Approved Single-Family Detached Subtotal | | | | 2,011 | 1,595 | 1,260 | 751 | 35 | | 33 | 300 |
| Grand Total of Approved Units | | | | 2,303 | 1,690 | 1,337 | 966 | 41 | | 41 | 312 |

Source: Center For Regional Studies - University of Nevada, Reno

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

PROPOSED PROJECTS WITHOUT TENTATIVE/FINAL APPROVALS

| PROJECT | DEVELOPER/OWNER | LOCATION | STATUS | PROPOSED UNITS | TYPE |
|--------------------------------------|---------------------|-------------------------------|---------|----------------|--------|
| Daybreak (PUD balance) | Toll Brothers | Veterans & S Meadows Pkys | Pending | 2,775 | SF |
| Daybreak Plan Area 10/11 | Toll Brothers | S Meadows & Echo Valley Pkys | Pending | 353 | SF |
| Talus Valley Village 17/18/19 | Toll Brothers | Veterans & S Meadows Pkys | Pending | 247 | SF |
| Talus Valley Villages 20/21 | Toll Brothers | Veterans & S Meadows Pkys | Pending | 198 | SF-ATT |
| Bella Vista Ranch Phase II | Sunny Hills Ranchos | S Meadows & Rio Wrangler Pkys | Pending | 609 | SF |
| The Canyons | Jack Dolan | East of McCauley Ranch Blvd | Pending | 110 | SF |
| Valley View Estates | McCauley/Tormey | Claim Jumper & Tellurium Mine | Pending | 39 | SF |
| Grand Total of Approved Units | | | | 4,331 | |

The total number of **approved units on tentative maps** represents the total approved units at build out. The actual number of units upon completion of the development may change due to lot size changes at the final map stage.

The total number of **recorded units on final maps** represents the number of units in approved subdivision “phases” and have obtained the necessary permits to begin construction. The final map units are a subset of the tentative map units. The difference between “approved” and “recorded” units is the number of units remaining to be released in future phases of the development.

Sold single-family units have transferred from the original builder to a private owner, according the county assessor records. Number of leased multifamily units are sourced from the quarterly Johnson-Perkins-Griffin Apartment Survey.

The remaining “**approved-unsold/unleased**” units in each subdivision are the difference between the total number of tentative map units and the number of units that have closed escrow or lease contracts.

Standing inventory units are classified as 100% completed by County Assessor, but are still owned by the original builder. This number may include model homes and homes under contract.

The **average sale price** of new homes lists the average transaction price during the reported quarter for homes within that particular subdivision, according to county assessor records.

Finished/partially finished lots are vacant parcel lots owned by the developer that are part of the final map inventory. These vacant parcel lots may or may not include utilities.

Stopped Construction status indicates all approved construction has been completed or project construction has been paused by owner/developer.

Source: Center For Regional Studies - University of Nevada, Reno

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

APPROVED PROJECTS

■ Approved
 ■ Under Construction
 ■ Stopped Construction

| PROJECT | DEVELOPER/ OWNER | LOCATION | STATUS | Units Approved | Units Recorded | Units Completed (Sold or Leased) | Remaining Units (Unsold or Unleased) | Units Fully Constructed | Avg Sale Price of New Homes 2Q25 | No. of New Sales (2Q25) | No. of Finished/ Partially Finished Lots |
|--|--------------------------------|-----------------------------|----------------------|-------------------|-------------------|---|--|----------------------------|--|-------------------------------|---|
| ■ Lakeridge Apartments | Thompson Thrift | S McCarran Blvd & Plumas St | Approved | 273 | 0 | 0 | 273 | | | | |
| ■ Elysium | Oakmont Properties Development | S Virginia St & S Hills Dr | Under Construction | 270 | 0 | 0 | 270 | | | | |
| ■ Gateway at Galena | Artec Communities LLC | Wedge Pky & Mt Rose Hwy | Approved | 361 | 0 | 0 | 361 | | | | |
| Approved Multifamily Subtotal | | | | 904 | - | - | 904 | | | | |
| ■ Hilltop | Toll Brothers | S McCarran & Plumas (SWC) | Stopped Construction | 39 | 38 | 30 | 9 | 8 | \$748,670 | 8 | 0 |
| ■ Rancharrah Village 4 West | Lyon Living | Termination of Talbot Ln | Under Construction | 66 | 66 | 36 | 30 | 8 | \$1,908,005 | 1 | 22 |
| ■ Rancharrah Village 4 East | Lyon Living | Termination of Talbot Ln | Approved | 8 | 0 | 0 | 8 | 0 | - | 0 | 0 |
| Approved Single-Family Attached Subtotal | | | | 113 | 104 | 66 | 47 | 16 | | 9 | 22 |
| ■ Rancharrah Village 7 | Rancharrah Holdings LLC | Termination of Talbot Ln | Approved | 59 | 0 | 0 | 59 | 0 | - | 0 | 0 |
| ■ Lakeside Custom Lots | Gordon Real Estates LLC | 8900 Lakeside Dr | Approved | 24 | 0 | 0 | 24 | 0 | - | 0 | 0 |
| ■ Braesview Subdivision | Davidson Associates Inc | 1455 Foothill Rd | Under Construction | 24 | 22 | 3 | 21 | 0 | - | 0 | 19 |
| ■ The Village at Arrowcreek | Tim Lewis Communities | Arrowcreek Pky | Under Construction | 124 | 124 | 0 | 124 | 0 | - | 0 | 124 |
| ■ Ascente | Toll Brothers | Terminus of Fawn Ln | Under Construction | 225 | 202 | 0 | 225 | 7 | - | 0 | 195 |
| ■ The Chalets | Ladera Montreux LLC | Montreux Country Club | Stopped Construction | 129 | 128 | 91 | 38 | 2 | - | 0 | 35 |
| Approved Single-Family Detached Subtotal | | | | 585 | 476 | 94 | 491 | 9 | | - | 373 |
| Grand Total of Approved Units | | | | 1,602 | 580 | 160 | 1,442 | 25 | | 9 | 395 |

Source: Center For Regional Studies - University of Nevada, Reno

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

PROPOSED PROJECTS WITHOUT TENTATIVE/FINAL APPROVALS

| PROJECT | DEVELOPER/OWNER | LOCATION | STATUS | PROPOSED UNITS | TYPE |
|-------------------------------------|---------------------------|--------------------------|---------|----------------|------|
| Rancharra Village 8 | Reno Land, Inc. | Terminus of Talbot Ln | Pending | 29 | SF |
| Evans Creek | Evans Creek LLC | S McCarran/Manzanita Ln | Pending | 1,875 | SF |
| Zolezzi Single-Family | Reno Christian Fellowship | Terminus of Zolezzi Lane | Pending | 36 | SF |
| Terrasante | Gateway/Ladera Montreux | End of Callahan Ranch Rd | Pending | 210 | SF |
| Sierra Reflections | World Properties Inc | Pagni Ln/US395 | Pending | 938 | SF |
| Grand Total of Pending Units | | | | 3,088 | |

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Sold single-family units have transferred from the original builder to a private owner, according the county assessor records. Number of leased multifamily units are sourced from the quarterly John-Perkins Apartment Survey.

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The **average sale price** of new homes lists the average transaction price during the reported quarter for homes within that particular subdivision, according to county assessor records.

Finished/partially finished lots are vacant parcel lots owned by the developer that are part of the final map inventory. These vacant parcel lots may or may not include utilities.

Stopped Construction status indicates all approved construction has been completed or project construction has been paused by owner/developer.

Source: Center For Regional Studies - University of Nevada, Reno

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LEWIS
RETAIL CENTERS