

ROBB DRIVE DEVELOPMENT

INTERSTATE 80 & ROBB DRIVE

RENO, NEVADA

85 ACRES



p r e s e n t e d e x c l u s i v e l y b y

COMMERCIAL PARTNERS
OF NEVADA

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OFFERING SUMMARY

Commercial Partners of Nevada is proud to offer 85 Acres of prime development land in West Reno. This offering contains the most pertinent information regarding the property.

About Reno

With a population of over 218,000, Reno is the largest city in Northern Nevada. It is located in the southern part of Washoe County, nestled on the eastern slope of the Sierra Nevada Mountains in an area called the Truckee Meadows.



Reno is America's Adventure Place! The Truckee Meadows and surrounding area provide unlimited indoor and outdoor recreational activities.

Spectacular Lake Tahoe and the largest concentration of ski areas and ski facilities in the world: are all within a fifty-mile radius. Biking, camping, hunting, fishing and mountain climbing are all activities Reno residents and visitors enjoy.

The City of Reno is host to an eight-day 50's nostalgia celebration called Hot August Nights; the Great Reno Balloon Races; the Reno Rodeo, one of the largest rodeos in the west; the month long "Artown" festival in July, and various special events hosted by the Parks, Recreation and Community Services Department.

About the Location

West and Northwest Reno, or the McQueen Development District, is a bustling suburb of Reno. The Property is located on the Robb Drive Interstate 80 exchange which provides the main access to Northwest Reno including Somerset, a 3,000-acre master planned golf community. Research indicates this area is underserved by retail, except for grocery.

APN

039-161-10

Offering Price

MAKE OFFER!

Property

85.219 Acres

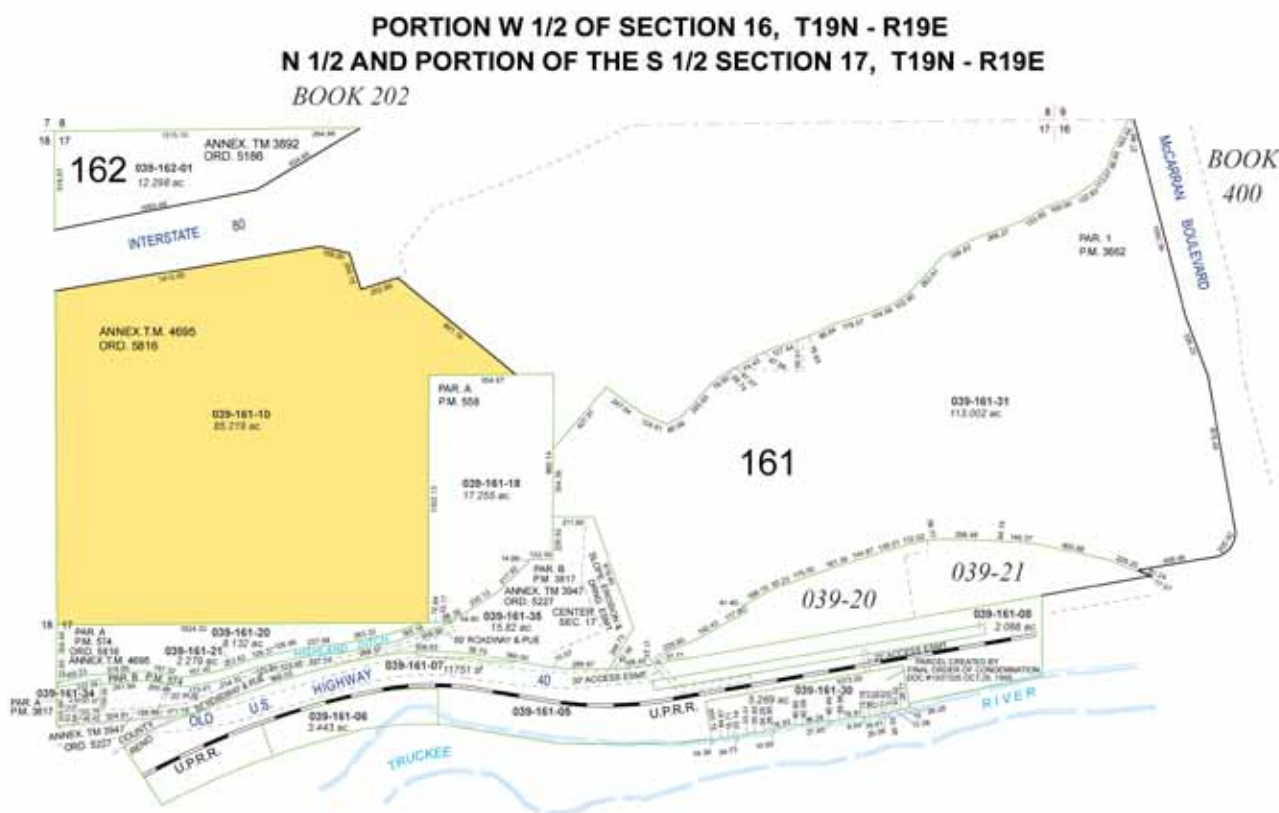
All information contained in this memorandum has been deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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AERIALS & MAPS



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Assessor's Map Number

039-16

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1011 East North Street
 Building D
 Baton Rouge, LA 70803
 504/388-2222



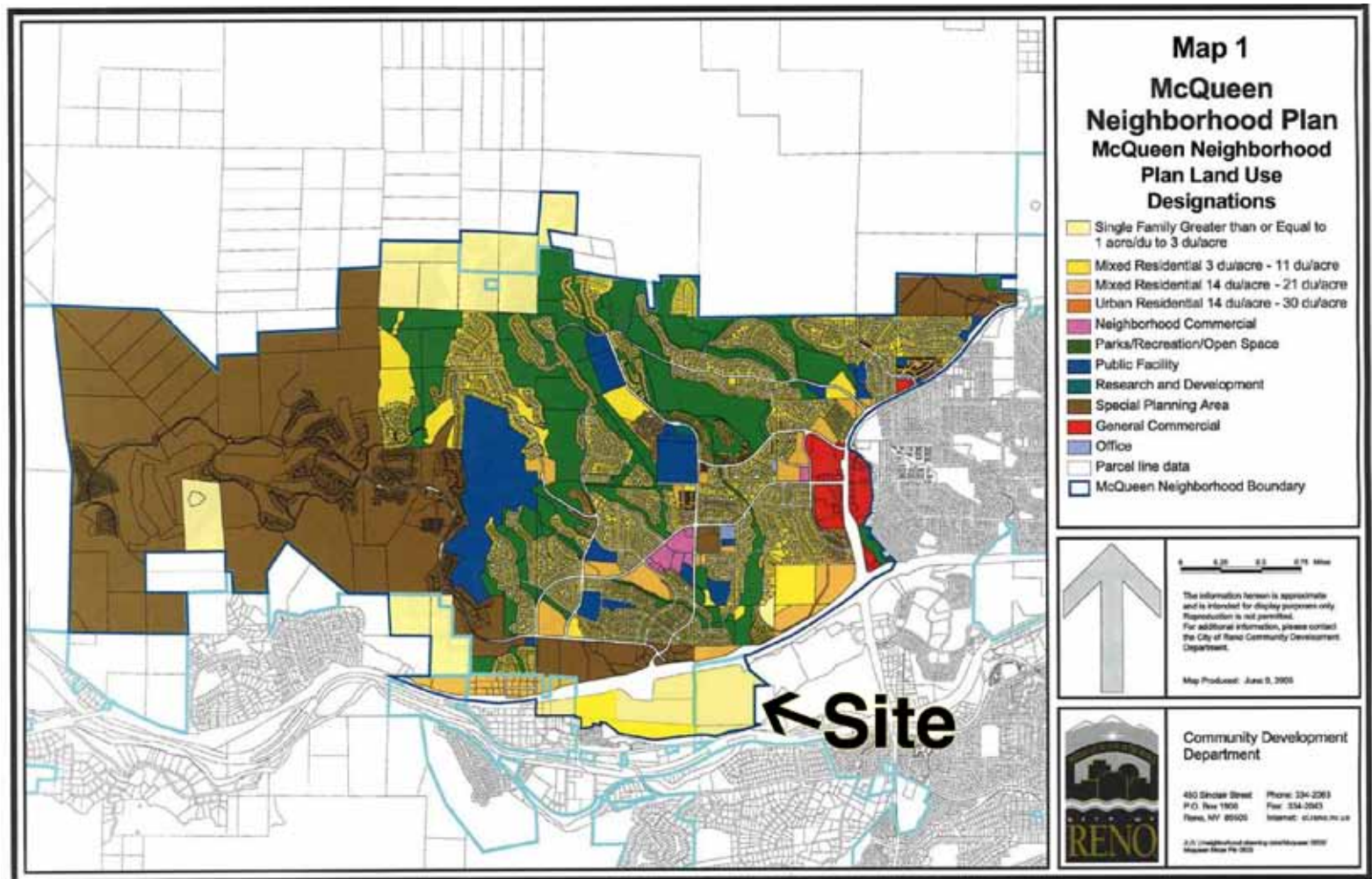
0 100 200 300 400
feet
1 inch = 400 feet



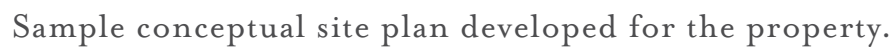

 created by TWT 10/12/2009
 last updated
 www.industry.demon.co.uk

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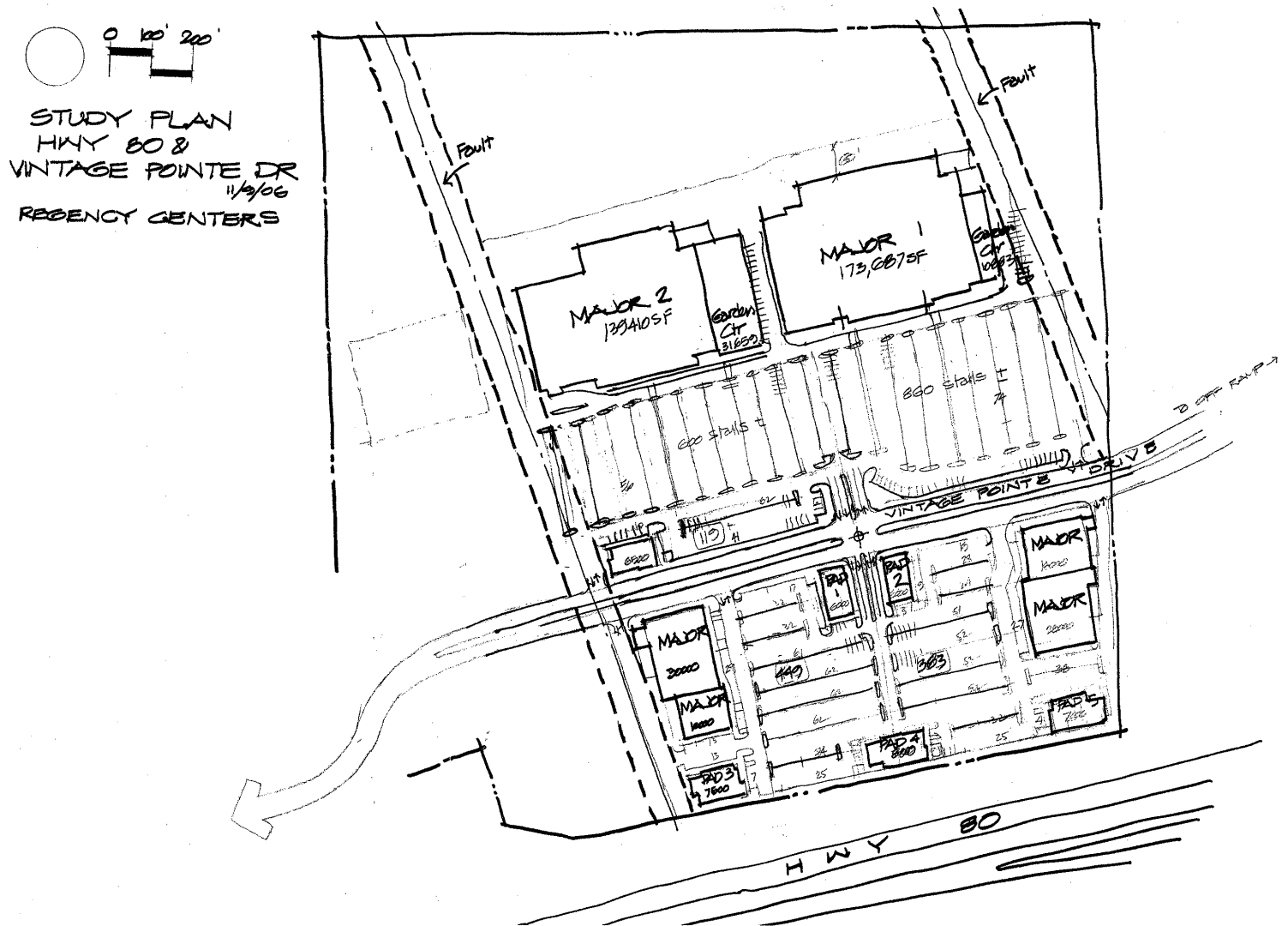
AERIALS & MAPS (CONTINUED)



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AERIALS & MAPS (CONTINUED)



Sample conceptual site plan developed for the property.

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DEMOGRAPHIC PROFILE

I-80 Frontage @ Robb Drive		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	6,754	61,415	138,930
	2012 Projected Population	7,670	68,301	151,637
	2000 Census Population	5,625	53,221	124,414
	1990 Census Population	2,418	36,349	96,302
	Historical Annual Growth 1990 to 2007	10.5%	4.1%	2.6%
	Projected Annual Growth 2007 to 2012	2.7%	2.2%	1.8%
HOUSEHOLDS	2007 Est. Households	2,697	25,439	59,124
	2012 Proj. Households	3,064	28,284	64,737
	2000 Census Households	2,231	21,919	52,345
	1990 Census Households	890	14,574	41,532
	Historical Annual Growth 1990 to 2007	12.0%	4.4%	2.5%
	Projected Annual Growth 2007 to 2012	2.7%	2.2%	1.9%
AGE	2007 Est. Population 0 to 9 Years	12.9%	11.5%	11.7%
	2007 Est. Population 10 to 19 Years	14.6%	13.5%	12.8%
	2007 Est. Population 20 to 29 Years	14.2%	13.3%	15.5%
	2007 Est. Population 30 to 44 Years	21.2%	20.1%	19.7%
	2007 Est. Population 45 to 59 Years	21.2%	22.2%	20.6%
	2007 Est. Population 60 to 74 Years	10.7%	13.2%	13.0%
	2007 Est. Population 75 Years Plus	5.3%	6.2%	6.7%
	2007 Est. Median Age	35.7	38.4	37.2
MARITAL STATUS & SEX	2007 Est. Male Population	49.7%	50.1%	51.5%
	2007 Est. Female Population	50.3%	49.9%	48.5%
	2007 Est. Never Married	25.0%	25.8%	28.9%
	2007 Est. Now Married	55.1%	52.1%	44.7%
	2007 Est. Separated or Divorced	16.8%	17.0%	20.7%
	2007 Est. Widowed	3.2%	5.0%	5.7%
INCOME	2007 Est. HH Income \$200,000 or More	6.4%	5.9%	4.8%
	2007 Est. HH Income \$150,000 to 199,999	8.1%	5.7%	4.2%
	2007 Est. HH Income \$100,000 to 149,999	15.7%	16.3%	11.7%
	2007 Est. HH Income \$75,000 to 99,999	17.2%	15.9%	12.3%
	2007 Est. HH Income \$50,000 to 74,999	20.0%	20.4%	18.9%
	2007 Est. HH Income \$35,000 to 49,999	13.6%	12.5%	13.8%
	2007 Est. HH Income \$25,000 to 34,999	7.9%	9.1%	11.5%
	2007 Est. HH Income \$15,000 to 24,999	5.7%	7.4%	11.0%
	2007 Est. HH Income \$0 to 14,999	5.4%	6.7%	11.8%
	2007 Est. Average Household Income	\$ 77,931	\$ 75,053	\$ 63,869
	2007 Est. Median HH Income	\$ 75,398	\$ 71,141	\$ 57,900
	2007 Est. Per Capita Income	\$ 32,649	\$ 31,563	\$ 28,120
	2007 Est. Number of Businesses	110	1,282	6,410
	2007 Est. Total Number of Employees	1,121	11,334	92,878

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