

**OPEN &
PAYING RENT**

**BRAND NEW FLAGSHIP LOCATION
15-YEAR SINGLE TENANT NET LEASED INVESTMENT**



®

**AT SMITHRIDGE CENTER
5000 SMITHRIDGE DRIVE
RENO, NEVADA**



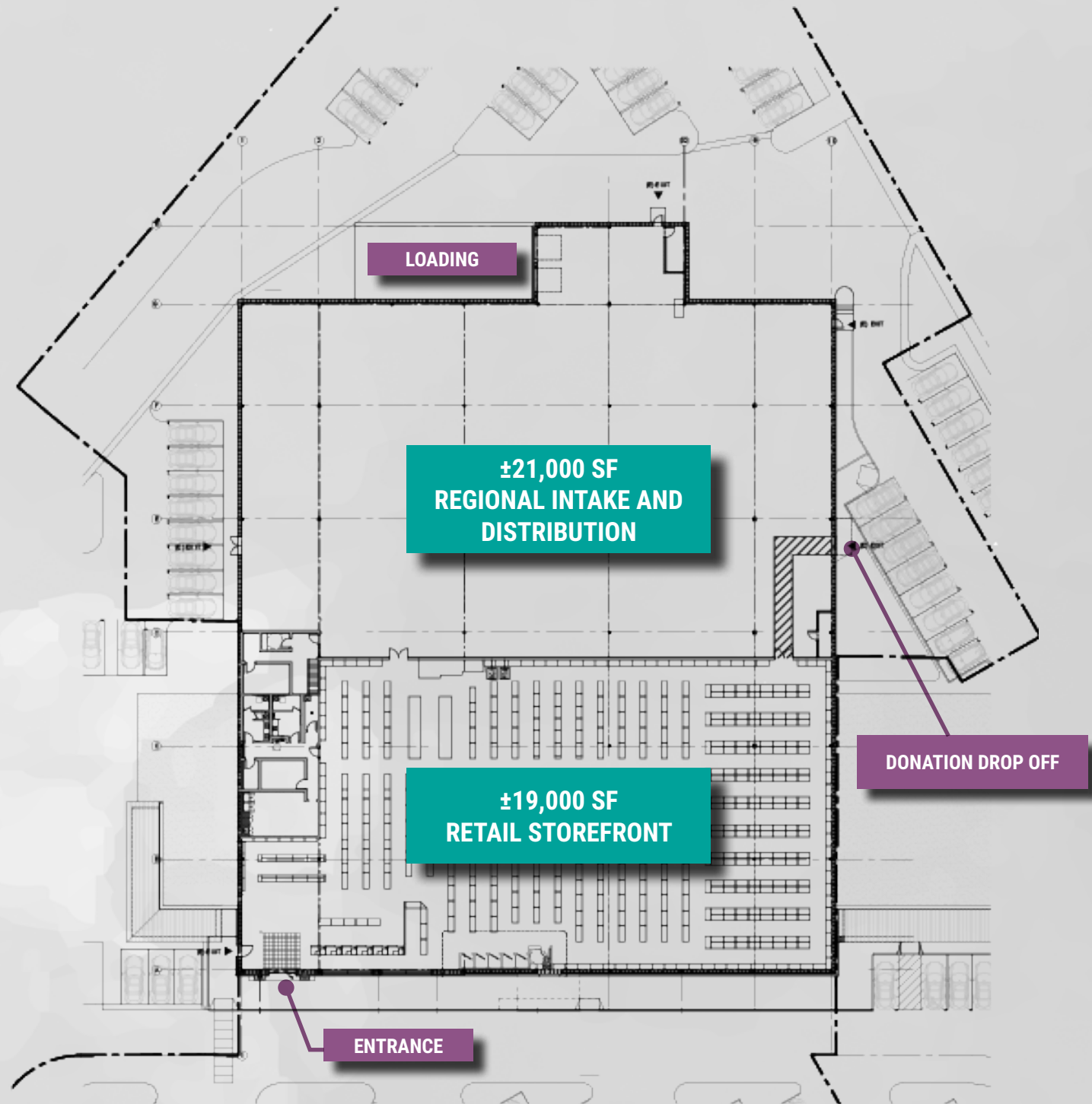
**Click here to sign the
Confidentiality Agreement**



IN THE NEWS



Floor Plan



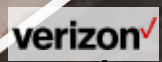
580 395
(139,000 AADT)



025-022-02



025-022-07



025-022-06



025-022-09



025-022-08



025-022-04

S. VIRGINIA STREET (23,700 AADT)

S. MCGARRAN BOULEVARD (22,300 AADT)



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Parcel Map

APN	Acres	Square Feet
025-022-02	3.7055	161,412 SF





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Executive Summary

Newmark Knight Frank (NKF) Retail Capital Markets is pleased to present the opportunity to purchase a brand new, 15-year net-leased Goodwill in Reno, Nevada. The offering includes the freestanding 43,012 square foot, completely renovated Goodwill facility now anchoring Smithridge Center, a 117,396 square foot neighborhood shopping center strategically positioned at the northeast corner of the single most trafficked intersection ($\pm 45,400$ AADT) in the entire submarket – McCarran Boulevard and Virginia Street.

This single tenant Goodwill facility within Smithridge Center offers a reliable, long-term income stream from a national brand tenant in the primary arterial of an explosive Reno market. NKF invites you to review the content of this Offering Memorandum for a detailed description of all that this investment opportunity offers.

Highlights

- Open & Paying Rent
- Brand New Flagship Location
- 15 Year Lease
- Net Lease Structure
- Rental Escalations
- Brand New Roof & HVAC
- Income Tax Free State

Offering Terms

\$10,500,000
Asking Price

5.33%
Cap Rate - Year 1

5.51%
Cap Rate - Year 5

8.11%
COC - Year 10
(Leveraged)

TBD
Call for Offers

The Seller reserves the right to sell the property at any time without prior notices. The property will be sold on an as-is basis.

For more information please contact:

INVESTMENT ADVISOR

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank that broker shall not look to Newmark Knight Frank for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Knight Frank and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Knight Frank's client.

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