

Galena Crossing Shopping Center

OFFERING PROSPECTUS



Pre-Leasing Now for Approximately 28,000 Sq. Ft.

- **Restaurant**
- **Retail**
- **Professional Office**

Mt. Rose Highway (SR 431) at Thomas Creek, Reno, Nevada

Dickson
R E A L T Y
C O M M E R C I A L

Galena Crossing Shopping Center

LEASING PROSPECTUS

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INTRODUCTION

The Dickson Realty Commercial Group respectfully offers for lease approximately 28,000 sq. ft. of upscale retail, professional office and a free standing building for a restaurant at the Galena Crossing Shopping Center in Southwest Reno.

This property is truly unique. The site is situated beneath majestic Mt. Rose towering into the clouds at 10,776 feet. Located on the Mt. Rose Highway (SR 431) at Thomas Creek Road it offers stunning views of Mt. Rose, the Sierra's, the Valley and City below. A traffic signal is located on the Mt. Rose Highway and Thomas Creek Road. Within minutes of Montreux Golf and Country Club, Arrowcreek Golf and Country Club, Wolf Run Golf Course, Mt. Rose Ski Area, the Galena Forest, St. James Village and the gateway to Incline Village at beautiful Lake Tahoe the Galena Crossing project offers an unparalleled business opportunity.



PROPERTY SUMMARY

Location:	Mr. Rose Highway (SR 431) at Thomas Creek Rd., Reno, Nevada, 89511
Parcel #'s:	150-012-04-06
Year Built:	Expected completion 2008
Acreage:	2.96
Number of Buildings:	4
Approximate Square Footage:	28,000
Zoned:	Neighborhood Commercial

A traffic signal is located at the Mt. Rose Highway and Thomas Creek Road.

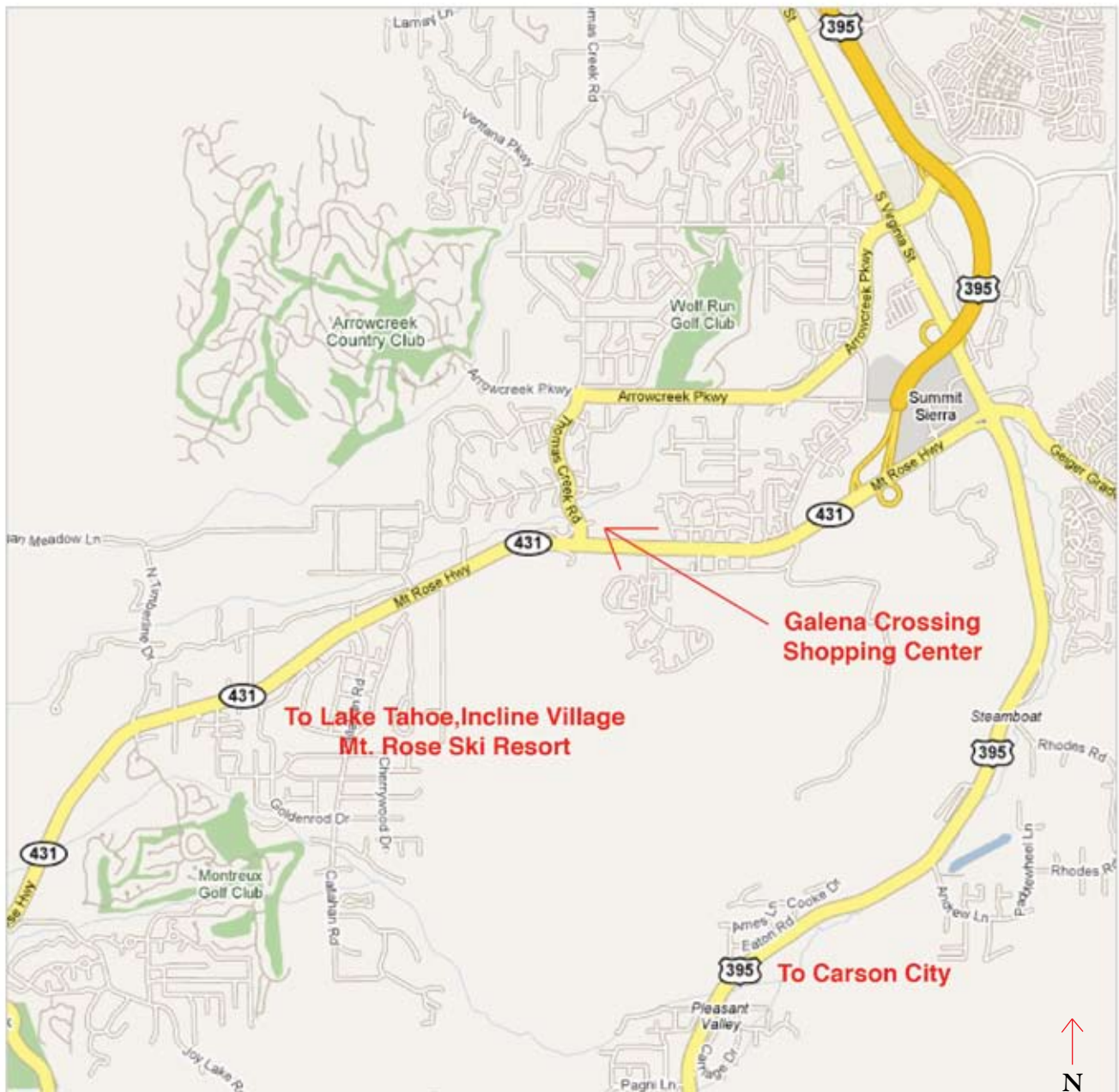
Existing Chevron Gas Station/Convenience Store and a New State of the Art Car Wash that also accommodates RV's.

Location

SOUTHWEST LOCATION

The property is located on the northeast side of Highway 431, the Mt. Rose Highway, and Thomas Creek Rd. A traffic signal is located on the corner of the Mr. Rose Highway and Thomas Creek Road.

Highway 431 leads to Incline Village and Lake Tahoe. Situated below Mt. Rose with spectacular views of the mountains to splendid views of the city and valley to the east.



SOUTHWEST LOCATION

Free Standing Restaurant with outdoor patio area

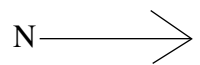
Building "A"

Building "B"



Building "D"

Building "C"



AERIAL



Traffic Signal is located at Mt. Rose Highway and Thomas Creek Road

PROPERTY DESCRIPTION

Galena Crossing Shopping Center

SPECIFICATIONS

UNIT SQUARE FOOTAGE

Building "A"	Building "B"	Building "C"	Building "D"
#1 - 1,550	3,500	#1 - 1,400	#1 - 1,400
#2 - 1,550		#2 - 1,650	#2 - 1,350
#3 - 1,350		#3 - 1,550	#3 - 1,550
#4 - 1,350		#4 - 1,550	#4 - 1,350
#5 - 1,550		#5 - 1,550	#5 - 1,400
#6 - 1,550		#6 - 1,400	

CONSTRUCTION

Roof:	Concrete Tile
Exterior:	Stucco/Masonry/Lodgepole Pine
Foundation:	Concrete Slab

MECHANICAL SYSTEMS

Heat:	Natural Gas
Hot Water:	Natural Gas

UTILITIES

Electricity:	Individually Metered
Gas:	Natural Gas
Water:	City Water
Sewer:	City Sewer

PROPERTY VISITATION

All property visitations must be arranged with one of the Dickson Realty Commercial Group listing agents below. Prospective parties are encouraged to “Drive By” the property and contact the listing agents for further information.

Please do not contact the on site management or staff without prior written approval.

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LEASING SUMMARY

This property offers high visibility on the Mt. Rose Highway. Traffic counts are approximately 15,600 vehicles per day.



Lease Rates

\$2.10 sq. ft.

0.35¢ CAM

On Site Management

-
- Superb Southwest Location
 - Excellent Visibility
 - Neighborhood Commercial
 - Growing Economy
 - Owner Management On-Site
-

Potential Tenant Mix:

- Family Style Restaurant; Breakfast, Lunch, Dinner
- Coffee Shop
- Bakery
- Dentist
- Optometrist
- Clothing
- Florist/Gifts
- Drop Off Dry Cleaners
- Beauty Salon
- Bicycle Shop
- Ski/Snowboard Shop
- Travel Agency
- Bank
- Art Gallery
- Jeweler
- Home Decor
- Health and Fitness
- Architect
- Financial Services
- Interior Design
- Insurance
- Law Office
- Real Estate
- Title Company



AREA DEMOGRAPHICS

- Median Household Income
 - \$107,368 within a 1 mile radius
 - \$100,707 within a 3 mile radius
 - \$78,324 within a 5 mile radius
- Median Home Value
 - \$622,283 within a 1 mile radius
 - \$574,268 within a 3 mile radius
 - \$463,405 within a 5 mile radius
- Median Age
 - 43.4 within a 1 mile radius
 - 44.9 within a 3 mile radius
 - 40.6 within a 5 mile radius
- Total Population
 - 2,484 within a 1 mile radius
 - 14,864 within a 3 mile radius
 - 40,966 within a 5 mile radius

A full market profile regarding consumer spending is available upon request.