

NorthTown Plaza Carson City, Nevada



Offered by
John Mulder, Premier Realty, Inc.
775.745.1199

NorthTown Plaza Carson City, Nevada

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from John Mulder, Premier Realty, Inc. and it should not be made available to any other person or entity without the written consent of John Mulder, Premier Realty, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to John Mulder, Premier Realty, Inc.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. John Mulder, Premier Realty, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, John Mulder, Premier Realty, Inc. has not verified, and will not verify, any of the information contained herein, nor has John Mulder, Premier Realty, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT JOHN MULDER FOR MORE DETAILS.

The information contained herein is intended to form the basis for the evaluation of the Subject Property. The information has been compiled from a variety of sources, which are considered reliable. While we believe it to be correct as of this date (April 2013), it is not guaranteed as to completeness or accuracy.

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NorthTown Plaza Carson City, Nevada

For Lease

**Available
Former Super K**

170,000sf +/-

**3456 N Carson St
Carson City, NV 89706**

Premier retail location

**Over 1,100 parking
space (6 per 1,000) for
total usable area**

**Multiple dock high and
ground level overhead
doors in shipping area**

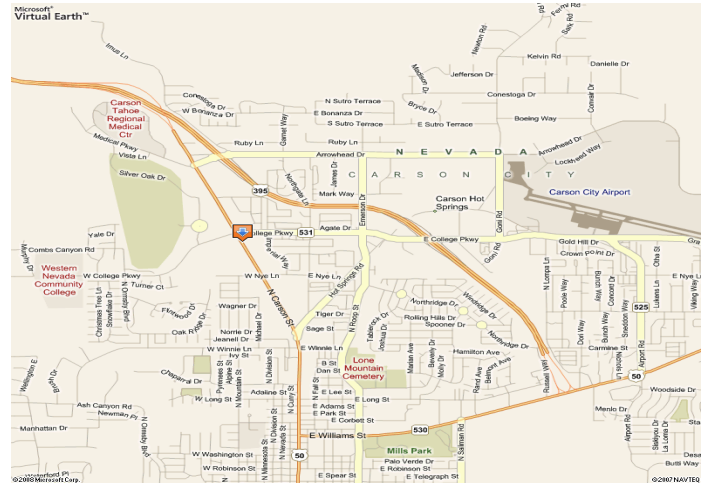
**18.532 Acres
807,239 sf (Land)**

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NorthTown Plaza

- Neighboring tenants include a National Fitness Center, McDonald's, Starbuck's Coffee, Quiznos, Cingular Wireless, Bully's Sports Bar and Grill, and 80,000 square feet of separately owned inline space



- Neighborhood tenants include Carson Tahoe Regional Medical Center, Western Nevada College, Silver Oak Golf Club, Save Mart Supermarket, Harbor Freight Tools, Dollar Tree, Denny's, Big 5 Sporting Goods, Wal-Mart, Home Depot and Round Table Pizza

Demographics 2011

Hwy 395 and College Pkwy	1 Mile	3 Mile	5 Mile
Population	10,075	51,773	68,245
Daytime Work Population	5,311	32,792	41,146
Average HH Income	\$58,334	\$60,330	\$64,987

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For Lease

**Available
Former Super K**

170,000sf +/-

**3456 N Carson St
Carson City, NV 89706**

Located on major traffic
arterials with signalized
intersection

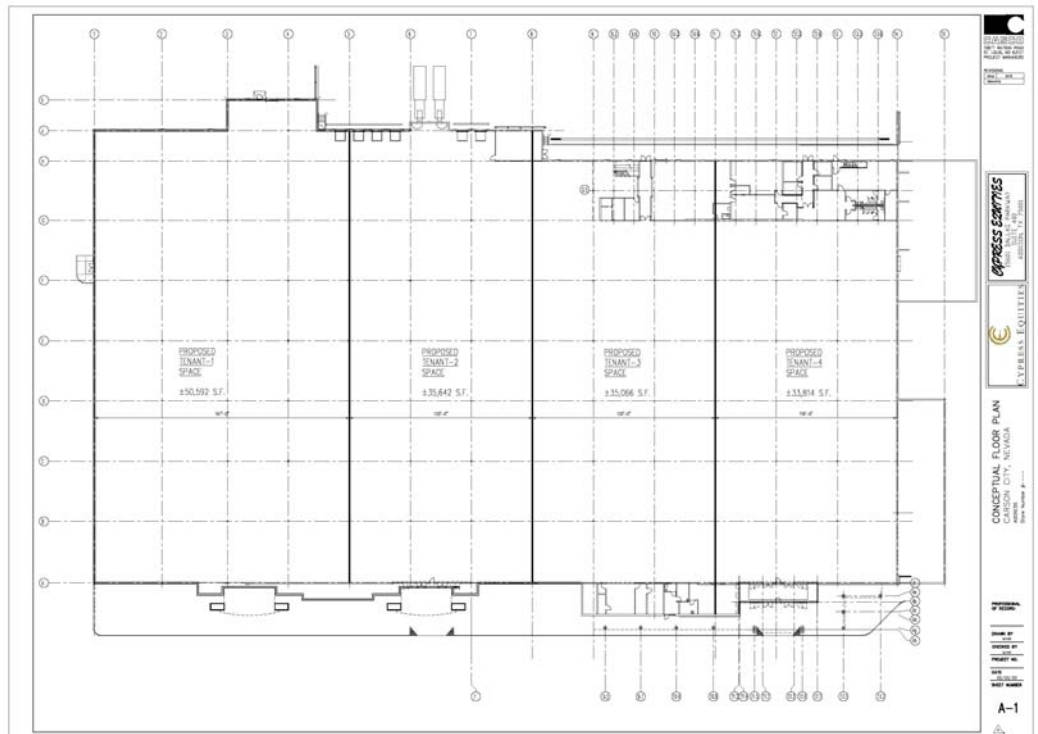
**Hwy 395 &
W. College Parkway**

**41,700 ADT
*NDOT 2006**

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Proposed Floor Plan



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For Lease

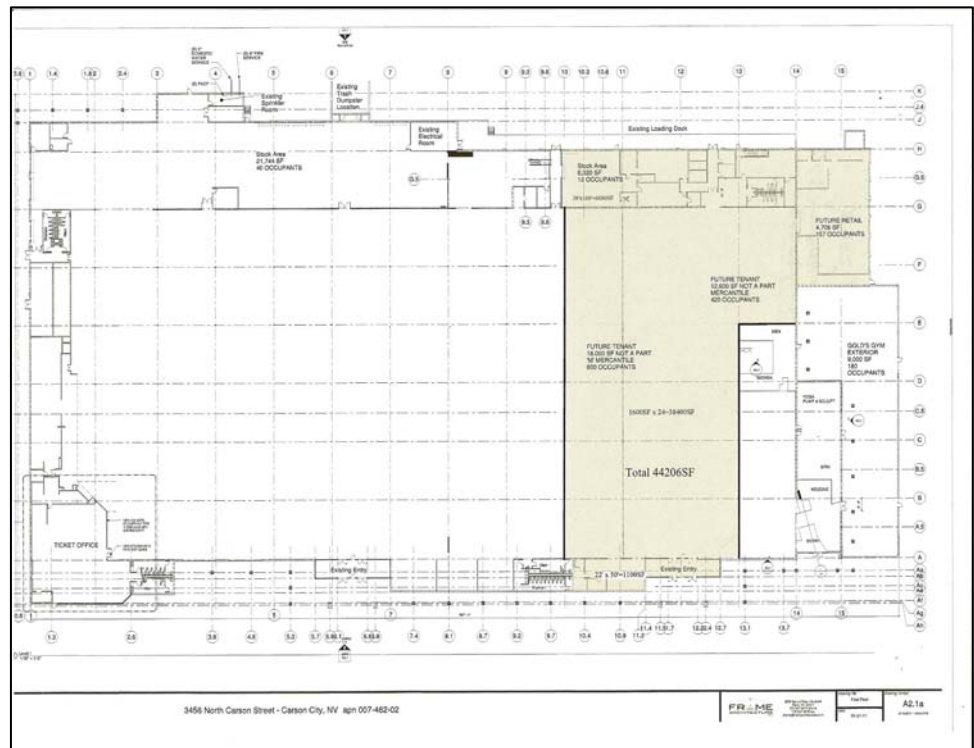
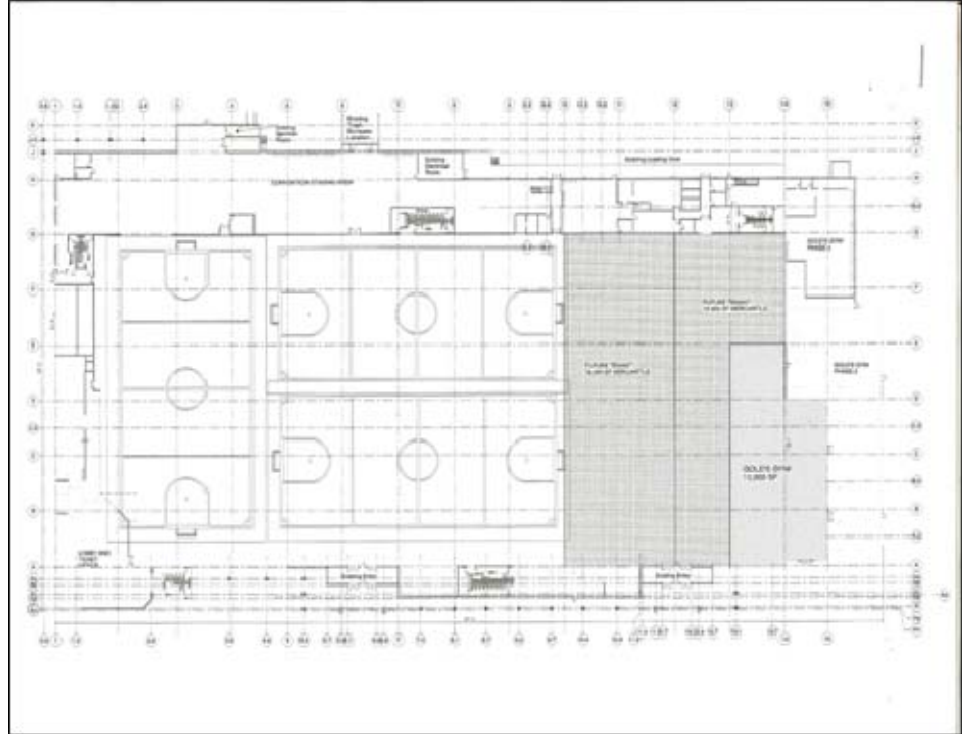
**Available
Former Super K**

170,000sf +/-

**Multiple tenant
building**

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Alternative Floor Plans



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For Lease

**Available
Former Super K**

170,000sf +/-



Site Details

- STREET ADDRESS:** 3456 N Carson Street
- CITY, STATE COUNTY:** Carson City, NV 89706, Washoe County
- **AVAILABLE:** 170,000+/- sf (divisible)
 - **DIMENSIONS:** 600' x 300' +/-
 - **USE:** Retail/Commercial or rezoned for appropriate users
 - **LEASE TERM:** As negotiated
 - **OPTIONS:** Additional optional terms available
 - **IMPROVEMENTS:** To be negotiated per use
 - **SIGNAGE:** Available various building, pylon and monument signs on the property
 - **TAXES, INSURANCE AND COMMON AREA MAINTENANCE:** Tenant shall be responsible for its pro rata share of all triple net charges including assessment and insurance and all repair, replacement, maintenance and management costs based upon square footage

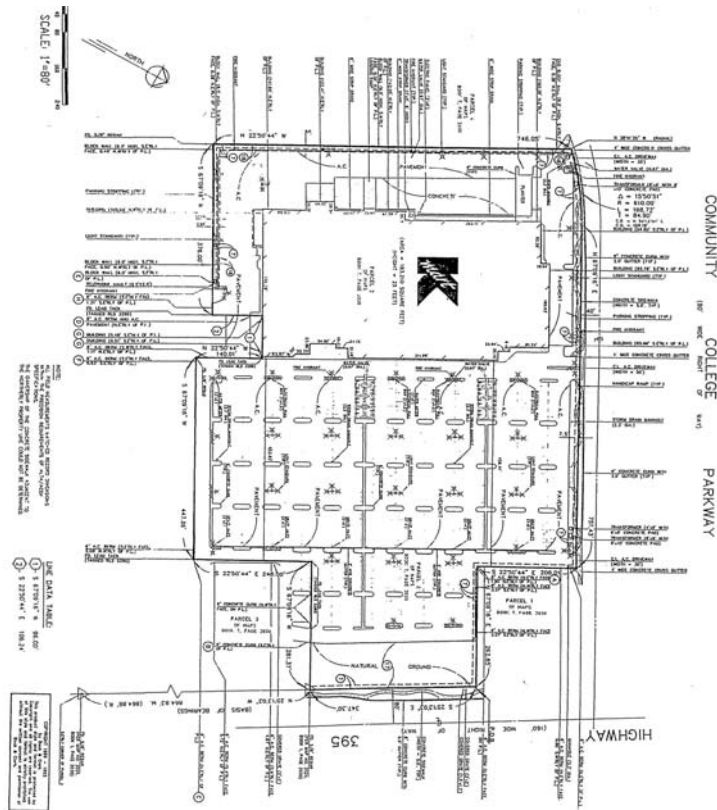
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Carson City Nevada's Capital

Over 10,000 educated and well-paid government employees work and live in Carson City. The bi-annual state legislature brings an influx of thousands of politicians, lobbyists and reporters to town.

Carson City is a boutique community with higher than average income levels across all age groups, and a capital city with year round visitors. In the next few years the city will invest millions of dollars into downtown, making it one of the most significant investment periods in Carson City history. This investment will cause a dramatic transformation, both aesthetically and economically, affecting the entire community.

The city of Carson City offers tax incentives, relocation incentives and has a pro business attitude.



Carson Tahoe Regional Healthcare, completed in 2005, the state-of-the-art 326,000 square foot facility is a part of a fully master planned medical campus and offers an unprecedented continuum of care for the entire northern Nevada region.

Western Nevada College, adjacent to the subject property, is an accredited four-year school whose transformation in the last few years has been dramatic and now serves more than 3,500 students on the Carson City campus.

Business Week ranks Carson City #3 in top 10 hot real estate markets

Women's Wear Daily Lists ranks Carson City #4 in top 10 emerging retail markets



NorthTown Plaza Carson City, Nevada

Introduction

John Mulder with Premier Realty, Inc. has been retained to act as the Exclusive Agent for the marketing of the 170,000 +/- square foot former Kmart building (collectively "subject property") located at the intersection of US Highway 395 and West College Parkway in Carson City, Nevada. The subject property is the anchor of NorthTown Plaza, a 250,000 square foot community shopping center.

Surrounding out-parcels are occupied by Starbucks, Quizno's, Cingular Wireless, McDonald's and Bully's Sports Bar. The shopping center's inline shop space is occupied by a variety of retail and service oriented tenants. This offering represents a unique opportunity for an investor or retail user to acquire a well-located property in a desirable high growth market that presents high barriers to entry. The subject property is being offered for sale on a non-priced basis.



Western Nevada College

Investment Highlights

- Premier Retail Location
- Market Presents High Barriers to Entry
- Tremendous Highway Visibility and Access
- Limited Competition in Market
- Prime Redevelopment Opportunity
- 10,000 square foot National Tenant
- Existing pads tenants include Starbucks, Quizno's, Cingular Wireless, McDonald's, as well as 80,000 square feet of separately owned contiguous inline space

Financial Summary

The size of the building offers an array of Tenant positioning, all which may be economically feasible. The improvements necessary for any given occupancy may vary by a Tenant's requirements. Rental rates are based on size, term and Tenant's financial strength.

Location

Carson City, Nevada's State Capitol is nestled along the majestic Sierra Nevada Mountains between Reno and South Lake Tahoe. The subject property is situated on the southwest corner of U.S. Highway 395, the key transportation corridor in Northern Nevada, and West College Parkway, the positioning is a strategic location. The abundance of residential communities in the immediate area, high traffic flow, and the presence of Western Nevada Community College, now a 4 year college boasting approximately 4,000 students on the Carson City Campus ensures the success of this retail location.



NorthTown Plaza Carson City, Nevada

Market Overview

The most notable investment sale occurred in North Douglas County in August of 2004. AIG Baker sold its trophy Carson Valley Plaza Shopping Center for \$56,876,000 and a 6.73% CAP rate. The center has 265,997 square feet and is fully leased to such tenants as Best Buy, Bed Bath & Beyond, Borders, Michael's, Cost Plus World Market, Old Navy, etc. The property was developed by AIG Baker in late 2003.



Hwy 395 Bypass

In 2004 all the major development in Carson City has occurred in North Carson. The highly anticipated Highway 395 Bypass has taken shape and is scheduled for completion to Fairway Avenue by the end of 2012. North Carson Crossing, a 50-acre development anchored by Wal-Mart Super Center has been completed and has finished the construction of a new Home Depot, all located on East College Parkway next to the new highway Bypass. The center offers 450,000 square feet of retail space and has the highest retail rental rates in Carson City.

Carson Tahoe Hospital has completed its 300,000 square foot state of the art Regional Medical Center Campus. The new facility is approximately 2.5 times the size of the current hospital and includes a new acclaimed Cancer Center. This Cancer Center will be the only free-standing, accredited Cancer Center in the state of Nevada and will incorporate all current and future cancer services.

Harley-Davidson Financial Services has finished construction of its new campus, also in North Carson. The new campus totals 100,000 square feet and will employ 500 workers.

Northgate Plaza also at the North end of Carson City is currently under renovation and has successfully leased space to Harbor Freight Tools.

The construction activity, which has been steadily increasing since 2003, increased 25% in 2004 and continues to grow. In comparison, the total size of the entire market is 1,762,624 square feet. Carson City is a more aggressive performer of the two local markets with a proactive solution to the vacancy rate of 18% in its big box segment. The former Wal-Mart in the center of Carson City has been renovated in 2010 to house a Big 5 Sporting Goods, Big Lots and Burlington Coat Factory.



The subject building has recently been renovated from a single Tenant building to a multi-Tenant building. The major services, mechanical, electrical, plumbing, etc. have been retrofitted to accommodate multiple Tenants. There is a 10,000 sf National Fitness center which has been installed in the North end of the building. There are multiple Tenants which are under consideration. There is also a 100,000 sf events center under consideration for a portion of the building.

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Memorandum

The information contained within has been prepared solely for informational purposes and does not constitute any part of a Lease offering. The information is designed to assist a potential Tenant in determining if the building is suitable for their intended use. The building is well positioned within the Carson City metropolitan area for an athletic events center, call center or any organization that has a large body of active employees. This building has more than ample utilities which serve the building.

John Mulder, Premier Realty, Inc. makes no representation concerning the condition of the subject property and advises prospective investors to obtain professional assistance in this regard. Moreover, no representation or warranty of any kind with respect to the property or information contained herein by or on behalf of the Owner or any party affiliated with the Owner shall be made or implied hereby. John Mulder and Premier Realty, Inc. strongly recommend that each potential Tenant review the information contained in this Memorandum with its accountants, attorney and tax advisors.

While the information contained herein is from sources deemed reliable, the information has not been independently verified by John Mulder or Premier Realty, Inc. Therefore, we make no representation or warranties, expressed or implied, with respect to the information. Any projections contained herein represent best estimates based on assumptions, which are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party with prior written consent of John Mulder, Premier Realty, Inc. or the Owner.

Please contact John Mulder, Premier Realty, Inc. for a more detailed financial offering.

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