

Outlets at LEGENDS

Sparks Nevada



OUTLETS AT LEGENDS Sparks, NV

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PROPERTY & AREA OVERVIEW

PROPERTY SUMMARY

Located adjacent to the Sparks Marina, The Outlets at Legends is a open-air shopping and dining destination in Sparks, Nevada.

1310 Scheels Dr. Sparks, NV 89434

Total SF: ±887,700

Annual Property Visits: ±3,000,000

DEMOGRAPHICS

MILEAGE	1 Mile	3 Mile	5 Mile	10 Mile
Estimated Population (2023)	7,899	64,056	175,469	415,220
Projected Population (2028)	7,912	61,537	175,054	430,055
Median Age	37.4	38.7	36.8	38.7
Estimated Average Income (2023)	\$74,406	\$113,048	\$98,106	\$121,912
Estimated Total Households	3,493	25,172	69,263	167,360
Median Home Value	\$430,028	\$428,704	\$420,056	\$469,066
Total Annual Consumer Expenditure	\$199.46 M	\$1.91 B	\$4.75 B	\$13.47 B
Total Annual Retail Expenditure	\$94.12 M	\$904.13 M	\$2.24 B	\$6.33 B



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HIGH TRAFFIC TENANTS

±1.4M Visits

±178K Visits

±162K Visits

±121K Visits

±120K Visits

±98K Visits

±94K Visits

±87K Visits

±83K Visits

±70K Visits

CONSUMER SUMMARY

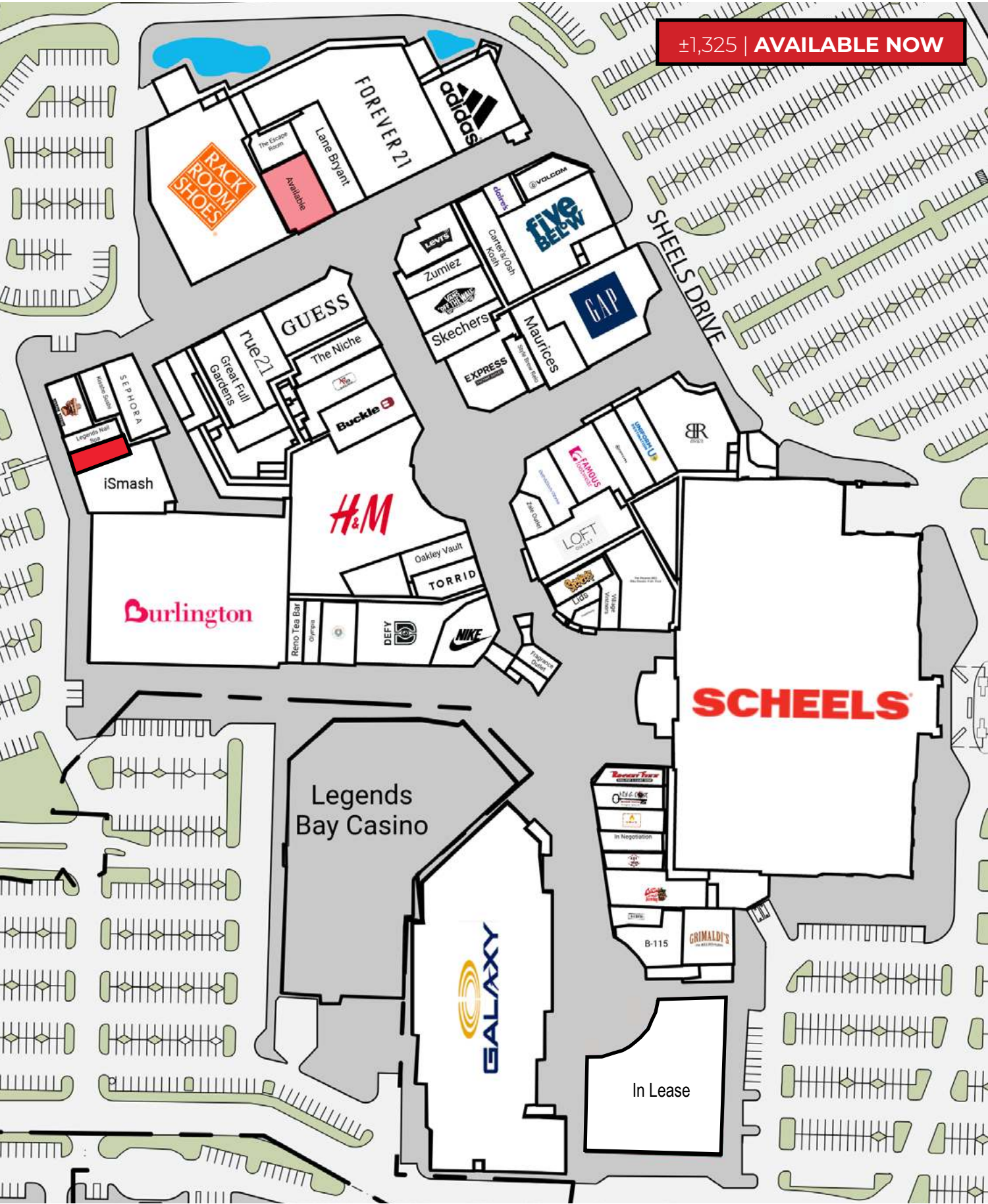
In 2023, the property saw over three million visitors with their work trade area shown within the red line and their home locations shown in the heat map with the majority of visitors living less than 2 miles north of the property.

- High Score of Home Visitors
- Moderate to High Score of Home Visitors
- Moderate Score of Home Visitors
- Low to Moderate Score of Home Visitors
- Low Score of Home Visitors
- Visitors' Work Trade Area Boundary

Population within the work trade area:

- Attended "Some College" or Higher: 63.4%
- Total Businesses: 14,019
- Total Employees: 166,229
- White Collar Workers: 56.3%
- Blue Collar Workers: 43.7%

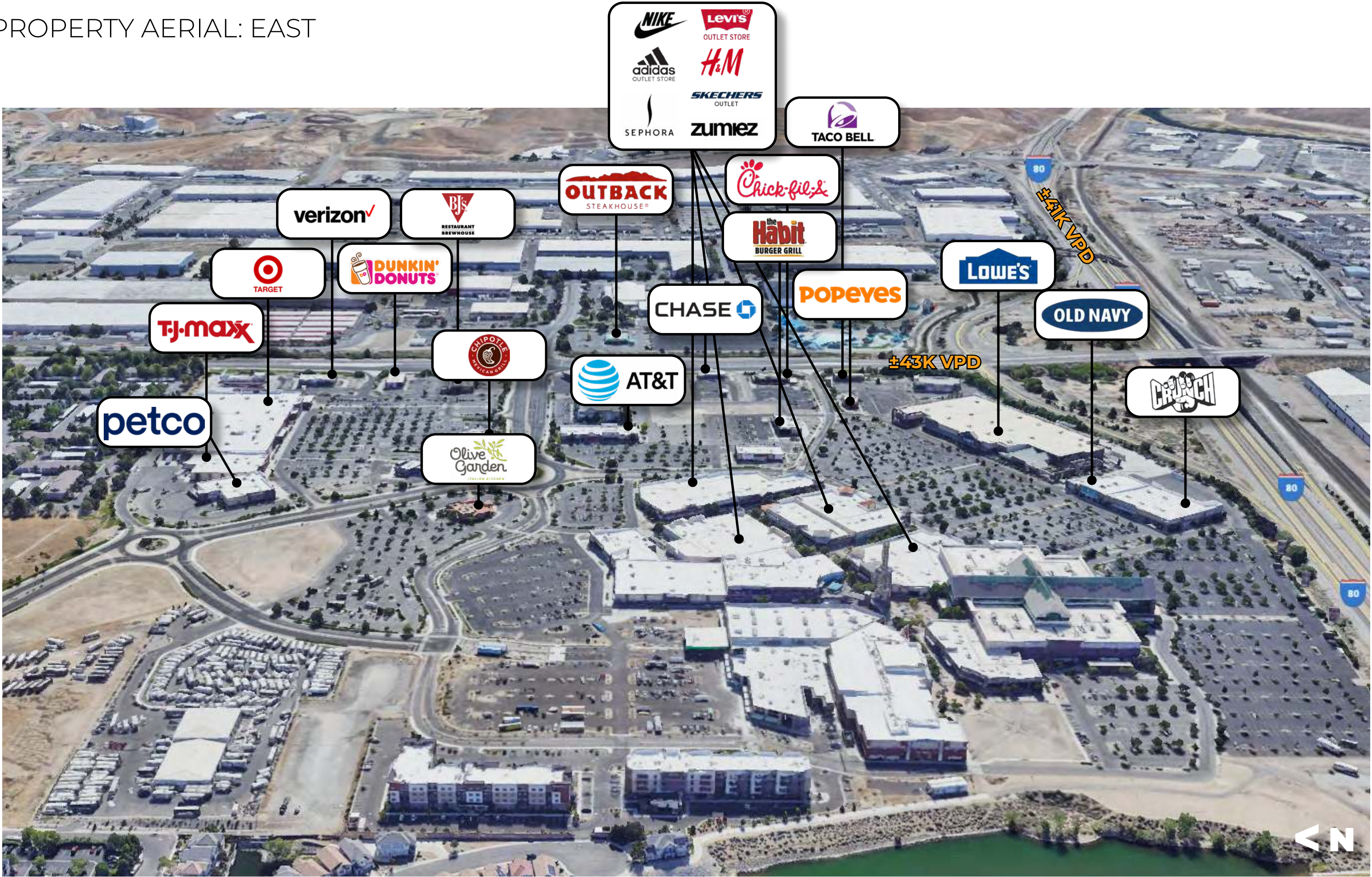
PRIMARY SITE PLAN





OVERALL
SITE PLAN

PROPERTY AERIAL: EAST



PROPERTY AERIAL: WEST



RENO-SPARKS MSA

Map via RenoTahoe, VisitRenoTahoe.com

HOTELS

- Aloft Reno-Tahoe Airport 40
- America's Best Travel Inn 12
- Atlantis Casino Resort Spa 44
- Baymont Inn & Suites 31
- Best Western Plus 20
- Circus Circus Reno at THE ROW 50
- Comfort Inn & Suites 39
- Courtyard by Marriott 49
- Courtyard Reno/Riverfront 65
- Econo Lodge 37
- Eldorado at THE ROW 57
- Fairfield Inn & Suites by Marriott 27
- Grand Sierra Resort & Casino 29
- Hampton Inn Reno/Sparks 22
- Holiday Inn Express 32
- Home 2 Suites 45
- Homewood Suites by Hilton 48
- Hyatt Place Reno-Tahoe Airport 41
- Kramer's Midtown Motel 36
- The Jesse 9
- La Quinta Inn 34
- Morris Burner Hotel 10
- Motel 6 Reno Livestock Events Center 11
- Motel 6 Reno Virginia Plumb 38
- Motel 6 Reno West 8
- Motel 6 Sparks 14
- Nugget Casino Resort 15
- Peppermill Resort Spa Casino 42
- Plaza Resort Club 63
- Quality Inn 30
- Ramada Reno Hotel & Casino 13
- Renaissance Reno Downtown 73
- Reno Suites 51
- Residence Inn Sparks 23
- Sands Regency Casino Hotel 54
- Seasons Inn 52
- Silver Legacy at THE ROW 53
- Sunrise Motel 19
- Super 8 Motel Sparks 26
- Super 8 by Wyndham Meadow Wood Courtyard 46
- Surestay Plus Hotel 35
- Vagabond Inn 43
- Western Village Inn & Casino 21
- Whitney Peak Hotel 59
- WoodSpring Suites Sparks 28
- WorldMark Reno 58

ATTRACTIONS

- Basecamp Climbing Wall 60
- Bundox Bocce 72
- City Plaza 64
- The Discovery 79
- The Depot Gallery 16
- The Eddy 68
- Fleischmann Planetarium 3
- Great Basin Co-op 77
- Greater Nevada Field 62
- Historic Reno Arch 74
- Lake Mansion 76
- Lawlor Events Center 4
- The Lilley 6
- Mackay Stadium 7
- McKinley Arts & Culture Center 66
- Meadowood Mall 47
- National Automobile Museum 75
- Nevada Historical Society Museum 2
- Nevada Museum of Art 78
- Outlets at Legends 24
- Pioneer Center for the Performing Arts 71
- Reno Arch 61
- Reno Little Theater 33
- Reno Neon Line 55
- Sierra Arts Gallery 69
- Sparks Heritage Museum 18
- Urban Market 56
- Victorian Square 17
- Virginia Street Bridge 70
- Wilbur D. May Museum & Arboretum 1
- Wild Island Family Adventure Park 25
- Wingfield Park & Amphitheater 67
- W.M. Keck Earth Science and Mineral Mining Museum 5



RENO-SPARKS-TAHOE BUSINESS GROWTH

OVERVIEW ⁽¹⁾

ECONOMIC DEVELOPMENT AUTHORITY OF WESTERN NEVADA: The Greater Reno-Sparks-Tahoe area is one of the fastest growing regions in the U.S. and is rated among the top MSA's in a recent Milken Institute report. The Milken Report (2019) ranked Reno, Nevada #11 Best Performing Cities and the Reno area experienced the highest job growth from the 50 metros that were measured. Tech industry giants like Tesla, Google, Apple, Switch, and Microsoft now call the Greater Reno-Sparks-Tahoe their home. Tech-related companies from Northern California like rfxcel, Alchemy, and Figure Technologies landed here in recent years and have continued to grow and thrive.

With an expansive network of transportation services, warehousing, and fulfillment outsourcing, businesses large and small have established themselves in Greater Reno-Sparks-Tahoe to take advantage of these services and gain quick, affordable access to the 11 western states that include over 60 million customers reachable in one day's truck drive. With multiple air cargo options from Reno-Tahoe International Airport provide daily service and handles more than 140 million pounds annually of air cargo. Two of the largest railroads (Union Pacific and Burlington Northern Santa Fe) provide an international gateway to Mexico and Canada. Reno-Sparks-Tahoe is home to ITS Logistics, OnTrac, UPS, NOW Foods, Urban Outfitters, Amazon, Thrive Market, Petco, Polaris, Zazzle, and Zulily.

TESLA ⁽²⁾

In 2014, Tesla invested \$3.5 billion into Nevada with their first Gigafactory Nevada,. The 5.4 million SF Gigafactory is “one of the world's highest volume plants for electric motors, energy storage products, vehicle powertrains and batteries—producing billions of cells per year.” Tesla reported that “the buildout alone provided 17,000 local construction jobs, and to date, the team at Gigafactory Nevada has successfully produced: 7.3 billion battery cells (37 GWh+ annually), 1.5 million battery packs, 3.6 million drive units, [and] 1 million energy modules (14 GWh+ total).”

Their growth in the state continues as Tesla announced in January 2023, “We will be investing over \$3.6 billion more to continue growing Gigafactory Nevada, adding 3,000 new team members and two new factories: a 100 GWh 4680 cell factory (with capacity to produce enough batteries for 1.5 million light duty vehicles annually), as well as our first high-volume Semi factory. Semi is our fully electric combination truck, with 500 miles of range and energy consumption of less than 2 KWh per mile.”

MICROSOFT ⁽³⁾

In Q4 2023, Microsoft purchased nearly 274 AC of land for just over \$16.4 million off of Highway 50 in Silver Springs . A Microsoft spokesperson shared with 2News that they expanding their cloud infrastructure. Furthermore, Brian Armon, Senior Vice President at NAI Alliance, told 2News, “we believe there will be a technology center very similar to what Apple and Google have built within the region.”

SWITCH ⁽⁵⁾

The 2,000 AC Switch Citadel Campus—powered by 100% renewable energy—is the largest, most advanced data center campus in the world designed for up to 7.2 million SF of data center space and up to 650 megawatts (MW) of power.

Switch reported “The Switch TAHOE RENO data centers are connected to the Switch SUPERLOOP, a 500-mile, multi-terabyte fiber optic network that provides active/active connectivity to San Francisco and Los Angeles as well as the company's 2.5 million square feet of data center space located in Las Vegas.”

APPLE ⁽⁶⁾

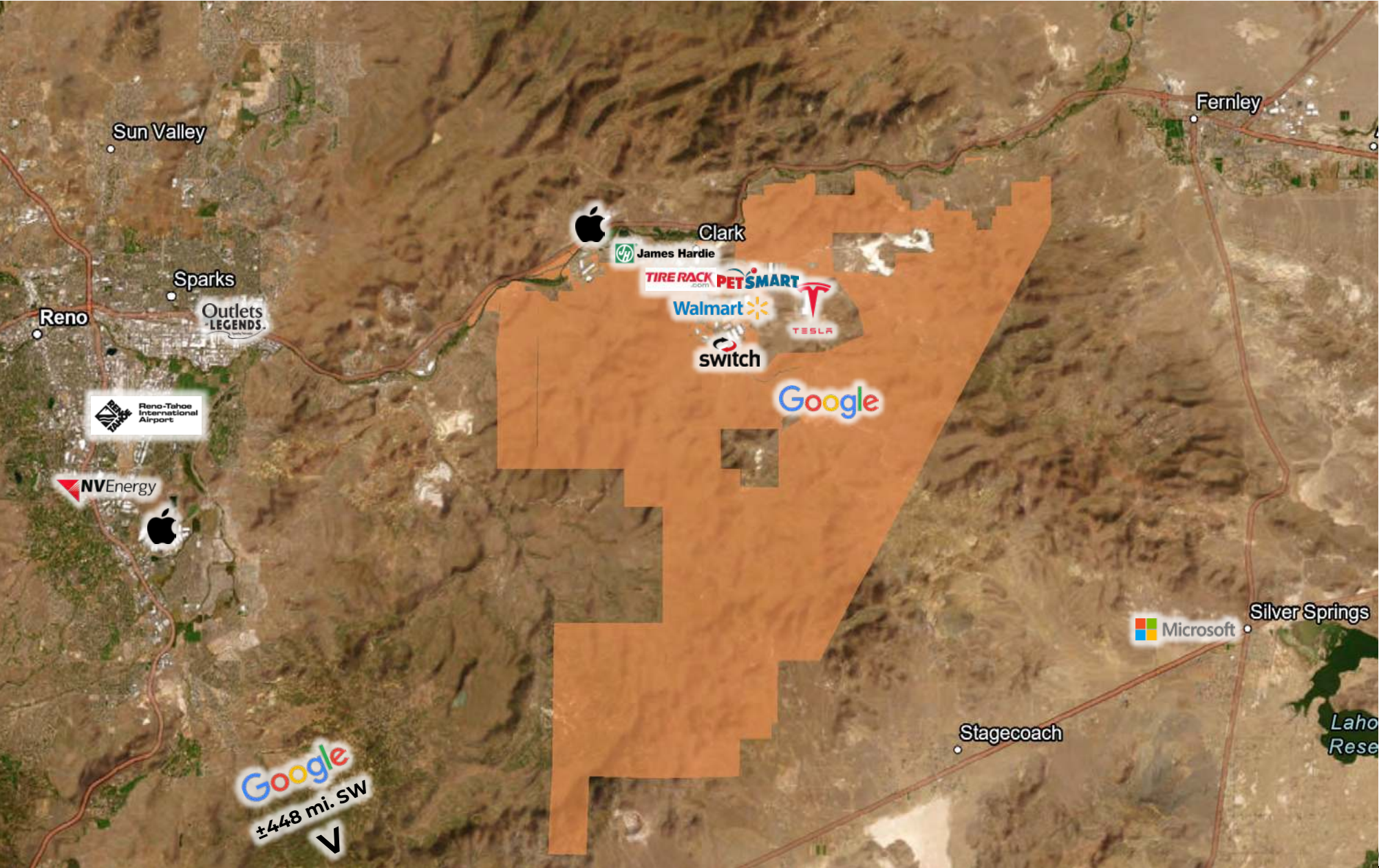
Warehouse in Reno that handles shipments and cargo for Apple's Northern Nevada Data Center located east of Reno-Sparks. Apple announced that it will construct a new West Campus for its data center just outside of Reno. The expansions will bring the total size of its Northern Nevada data center to 1.2 M SF.

GOOGLE ⁽⁷⁾

In 2019 Google broke ground on their first \$600 million data center in Henderson, NV (±450 mi. from Sparks) and the second \$600 million data center in Storey County followed shortly after and became fully operational in 2021. In total, Google has invested \$1.8 billion in Nevada between the two sites.

ADDITIONAL ANCHOR TENANTS AT THE TAHOE RENO INDUSTRIAL CENTER

- | | |
|---|---|
| <ul style="list-style-type: none">• ACH Foam Technologies• Barrick Goldstrike Mines• Battery Systems, Inc• Blockchains• Chewy.com• EdgeCore Internet Real Estate• FedEx Supply Chain, Inc• Fulcrum Sierra Biofuels, LLC• Google• James Hardie Building Products• Jet.com• Kuehne & Nagel | <ul style="list-style-type: none">• Mars Petcare US• Panasonic Energy of North America• Petsmart• PPG Architectural Finishes, Inc.• Schluter Systems, L.P.• Thrive Market, Inc• Tire Rack• US Ordnance, In.• Wal-Mart Distribution Center• Zulily, Inc• 1-800 Flowers.com |
|---|---|



(1) [Economic Development Authority of Western Nevada](#) | (2) [Tesla 2023](#) | (3) [2News Nevada 2023](#) | (4) [Switch](#) | (5) [Reno Gazette Journal](#) | (7) [Google](#)



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