

Paradise Plaza: VALUE ADD - 16% Pro Forma Cap Rate

2125-2285 Oddie Blvd, Sparks, NV 89431



Subject Property

WF

PANDA EXPRESS
CHINESE KITCHEN

usbank

H&R
BLOCK

JACK
IN THE
BOX

Walgreens

EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$11,300,000



Lot Size
9.39 Acre(s)



Price Per Square Foot
\$85.37

FINANCIAL

Listing Price	\$11,300,000
Rentable SF	132,364 SF
Lot Size	9.39 Acre(s)
# of Suites	19 (+ 2 Food Truck Leases)
Price/SF	\$85.37
Current Occupancy	27.00%
Current NOI	\$216,914
Pro-Forma NOI (Year 5)	\$1,814,036
Pro-Forma Cap Rate	16.05%
Year Built / Renovated	1968 / 1988
Zoning	MUD - Mixed Use Development
Ingress & Egress	Oddie Blvd, El Rancho Dr., Sullivan Ln



PARADISE PLAZA

2125-2285 Oddie Blvd, Sparks, NV 89431

INVESTMENT OVERVIEW

The subject property is a 132,364 square-foot multi-tenant retail center known as Paradise Plaza, in Sparks, Nevada. This offering includes the anchor space, along with the attached in-line retail spaces. The anchor space is currently vacant, creating an excellent value-add opportunity for an investor, or an owner/user.

Including all outparcels (some of which are not a part of this offering), Paradise Plaza is an approximately 190,000 square-foot regional shopping center. The existing tenants include Wells Fargo, Walgreens, Jack-In-The Box, US Bank, Family Dollar, Octopharma Plasma, Pizza Plus, H&R Block, and more. In addition, Panda Express just purchased a building within the center, and intends to open a location immediately adjacent to the subject property.

Paradise Plaza is located at the intersection of Oddie Boulevard and El Rancho Drive, which collectively see over 30,000+ cars per day (NDOT Estimates). The subject property enjoys excellent frontage along Oddie Boulevard, and has great ingress & egress. Because of the desirable location of this intersection, the immediate surrounding area has received significant interest from developers. 288 new apartment units were constructed directly across the street in 2020, and an estimated \$30-million dollar redevelopment project known as the "Oddie District" is nearly completed on the northwest corner of the intersection. These projects intend to accommodate the existing 260,000+ residents who live within a 5-mile radius.

Offered at \$11,300,000, this property offers investors and owner/users a true value-add opportunity. Even after factoring in tenant improvements and leasing commissions, this is a property that offers double digit unlevered returns through lease-up of existing vacancies.

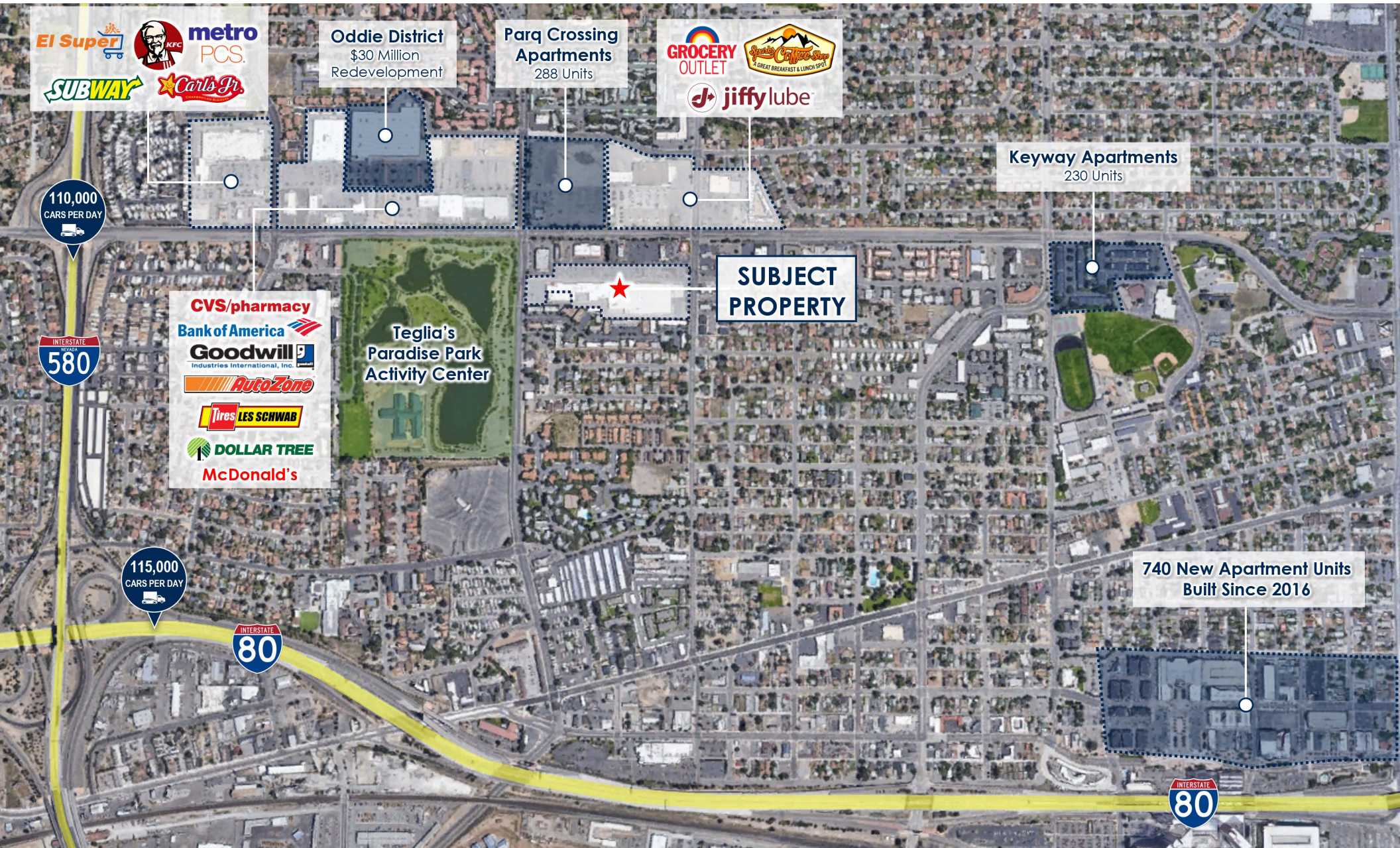
INVESTMENT HIGHLIGHTS

- True Value-Add Opportunity

- Situated Near the Signalized Intersection of Oddie Boulevard and El Rancho Drive, Which Collectively See 30,000+ Cars Per Day (NDOT Estimate)

- Excellent Ingress & Egress from Three Major Thoroughfares

- Located In a Densely Populated Trade Area - Over 263,000 Residents in a 5-Mile Radius



110,000
CARS PER DAY

INTERSTATE
580

115,000
CARS PER DAY

INTERSTATE
80

INTERSTATE
80

El Super
KFC
metro PCS
SUBWAY
Carls Jr.

Oddie District
\$30 Million
Redevelopment

Parq Crossing
Apartments
288 Units

GROCERY
OUTLET
jiffy lube
Starbucks Coffee Shop
A GREAT BREAKFAST & LUNCH SPOT

Keyway Apartments
230 Units

SUBJECT
PROPERTY

CVS/pharmacy
Bank of America
Goodwill
Industries International, Inc.
AutoZone
Tires LES SCHWAB
DOLLAR TREE
McDonald's

Teglia's
Paradise Park
Activity Center

740 New Apartment Units
Built Since 2016



Outlets
at LEGENDS
Sparks Nevada

Buckle

adidas
NikeFactoryStore

LEGENDS
BAY
CASINO
SCHEELS

Victorian Square
5 min / 1.5 miles
GALAXY THEATRES.
740+
Apartment
Units

star market
AMERICAN JEWELRY and LOAN
EL FORASTERO
MEXICAN FOOD

Sparks High School

Alpine Haven Apartments
41 Units

Aspen Village Apartments
43 Units

8,000+
Cars per Day

GROcery OUTLET bargain market
Greater China Buffet

Sullivan Ln

Subject Property

Oddie Blvd

16,000
Cars per Day



lake tahoe



Mt. Rose
SKI TAHOE

50 min / 37.5 mi 36 min / 25.7 mi

Nugget™
CASINO RESORT

RENO TAHOE
Reno-Tahoe
Airport Authority

GSR GRAND
SIERRA RESORT AND CASINO

Atlantis
CASINO RESORT SPA • RENO

PEPPERMILL
RESORT • SPA • CASINO

122,000+
Cars per Day



14,000+
Cars per Day



West Wind
ALL DIGITAL
DRIVE-IN

Aspen Village
Apartments

43 Units

8,000+
Cars per Day



Subject Property

Teglia's Paradise Park

Sullivan Ln

El Rancho Dr

WF



Jack in the Box

Walgreens

Oddie Blvd

16,000+
Cars per Day



PARQ
crossing

288 Units



The Oddie District



Downtown Reno



University of Nevada, Reno

125,800+ Cars per Day

14,000+ Cars per Day

16,000+ Cars per Day



Teglia's Paradise Park

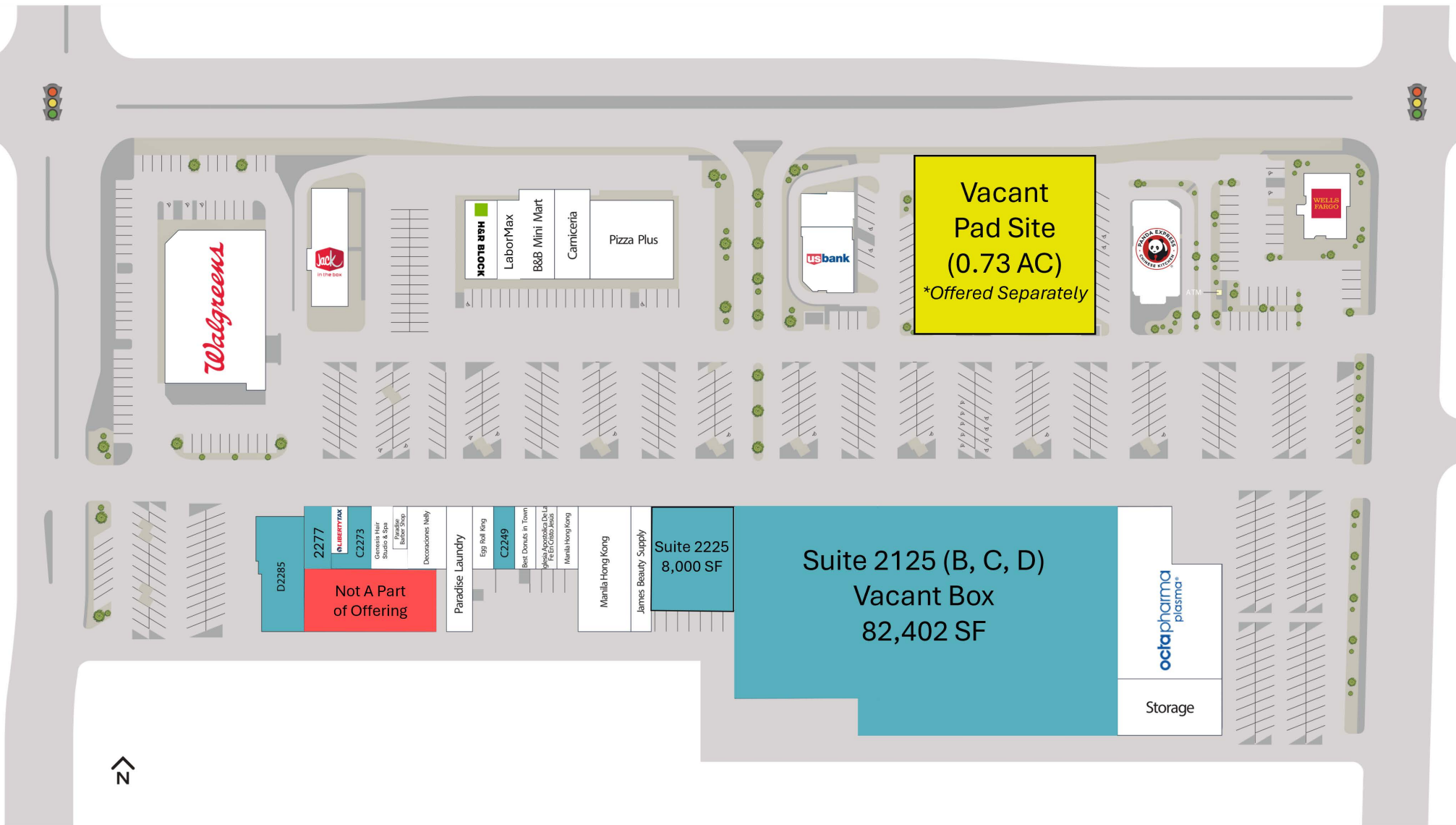
El Rancho Dr

Subject Property

PARQ crossing
288 Units

Oddie Blvd





Paradise Plaza // RENT ROLL

Occupied Suites

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
				COMM.	EXP.								
Best Donuts in Town	2245	1,320	1.0%	7/10/17	03/31/28	\$2.06	\$2,719.20	\$32,630	4/1/27	\$33,609	NNN	\$4,962	None
Decoraciones Nelly	2265	1,927	1.5%	6/21/11	M-T-M	\$0.57	\$1,100	\$13,200	N/A	N/A	Gross	\$0	None
Egg Roll King	2253	930	0.7%	7/3/24	7/31/29	\$2.05	\$1,911	\$22,932	3% Annually	\$23,620	NNN	\$9,668	None
Genesis Hair Studio and Spa	2271	1,245	0.9%	2/5/25	1/31/28	\$1.50	\$1,868	\$22,410	3% Annually	\$23,082	NNN	\$6,958	None
James Beauty	2229	2,983	2.3%	3/21/25	6/30/28	\$1.25	\$3,728	\$44,736	3% Annually	\$46,078	NNN	\$19,815	(1) Five-Year At FMV
Inglesia Apostolica - Juan Reyes	2241	1,507	1.1%	3/7/22	6/30/27	\$1.37	\$2,058	\$24,701	3% Annually	\$25,442	NNN	\$8,703	None
La Carreta	0	0	0.0%		M-T-M	\$0.00	\$300	\$3,600	N/A	N/A	Gross	\$0	None
Liberty Tax Service	2275	620	0.5%	7/12/07	8/31/26	\$2.68	\$1,661	\$19,930	3% Annually	\$20,528	NNN	\$2,704	None
Manilla Hong Kong	2233	6,935	5.2%	8/13/21	3/31/32	\$1.03	\$7,135	\$85,615	Year 6-10: \$93,936.96	\$93,937	NNN	\$36,724	Two 5-Year Options
Octapharma Plasma	2125A	15,000	11.3%	9/21/18	10/31/29	\$1.33	\$19,888	\$238,650	10% Every 5-Years	N/A	NNN	\$58,000	Two 5-Year Options
Paradise Barber Shop	2267	671	0.4%	10/4/23	9/30/28	\$2.52	\$1,481	\$17,769	3% Annually	\$18,302	NNN	\$2,618	One 5-Year Option
Paradise Laundry	2255	2,688	2.0%	3/18/19	10/31/29	\$1.26	\$3,388	\$40,650	2% Annually	\$41,463	NNN	\$10,486	One 5-Year Option
Tacos El Rengo	0	0	0.0%		M-T-M	\$0.00	\$300	\$3,600	N/A	N/A	Gross	\$0	None

[Rent Roll continued on next page]

RENT ROLL // Paradise Plaza

Vacant Suites & NAP

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS		
				COMM.	EXP.										
Vacant	2125B*	37,928	28.7%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2249	1,200	0.9%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2273	1,678	1.3%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2277	1,179	0.9%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2125C*	22,383	16.9%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2125D*	22,091	16.7%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2225	8,000	6.0%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Vacant	2285	2,079	1.6%			\$0.00	\$0	\$0	N/A	N/A		\$0			
Jack-In-The-Box (NAP)	NAP	0	0.0%			\$0.00	\$0	\$0	N/A	N/A		\$7,161			
Walgreens (NAP)	NAP	0	0.0%			\$0.00	\$0	\$0	N/A	N/A		\$21,232			
Pizza Plus Building (NAP)	NAP	0	0.0%			\$0.00	\$0	\$0	N/A	N/A		\$34,543			
US Bank Building (NAP)	NAP	0	0.0%			\$0.00	\$0	\$0	N/A	N/A		\$8,793			
Total		132,364													
Occupied Tenants: 13				Unoccupied Tenants: 12				Occupied GLA: 27.00%				Unoccupied GLA: 73.00%			

*Suites 2125A, 2125B, 2125C, 2125D were formerly a single suite. Suite 2125A (Octopharma Plasma) has been demised, but the other suites have not. The cashflow analysis includes \$50/SF of TI Allowance for these suites to compensate for costs of demising the space.

Paradise Plaza // 10-YEAR CASHFLOW SUMMARY

For the Years Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030	Year 6 Dec-2031	Year 7 Dec-2032	Year 8 Dec-2033	Year 9 Dec-2034	Year 10 Dec-2035	Year 11 Dec-2036	Total
RENTAL REVENUE												
Potential Base Rent	\$1,738,640	\$1,807,852	\$1,851,457	\$1,870,512	\$1,900,940	\$1,913,204	\$1,934,063	\$2,055,350	\$2,081,491	\$2,149,062	\$2,167,889	\$21,470,460
Absorption & Turnover Vacancy	\$(1,178,451)	\$(1,094,617)	\$(17,016)	\$(4,065)	\$-	\$(9,715)	\$(29,983)	\$(22,090)	\$(20,458)	\$-	\$(7,096)	\$(2,383,490)
Free Rent	\$(6,285)	\$(76,916)	\$(606,450)	\$(4,447)	\$-	\$(4,591)	\$(27,473)	\$(16,148)	\$(5,544)	\$(14,042)	\$(5,322)	\$(767,218)
Total Expense Recoveries	\$239,567	\$273,827	\$627,965	\$660,625	\$676,643	\$693,926	\$707,790	\$733,450	\$756,439	\$783,449	\$804,645	\$6,958,326
Vacancy Allowance	\$-	\$-	\$(76,633)	\$(122,270)	\$(128,879)	\$(120,412)	\$(100,736)	\$(116,542)	\$(121,162)	\$(145,923)	\$(141,265)	\$(1,073,822)
Total Revenue	\$793,471	\$910,146	\$1,779,323	\$2,400,355	\$2,448,704	\$2,472,412	\$2,483,661	\$2,634,020	\$2,690,766	\$2,772,546	\$2,818,851	\$24,204,256
OPERATING EXPENSES												
CAM	\$375,207	\$385,724	\$387,867	\$399,433	\$411,397	\$423,777	\$436,617	\$449,663	\$463,114	\$476,921	\$491,258	\$4,700,980
Insurance	\$64,408	\$66,340	\$68,330	\$70,380	\$72,492	\$74,667	\$76,907	\$79,214	\$81,590	\$84,038	\$86,559	\$824,925
Management Fee	\$32,571	\$36,799	\$67,368	\$89,257	\$91,107	\$92,099	\$92,659	\$98,094	\$100,257	\$103,302	\$105,111	\$908,625
Real Estate Taxes	\$53,017	\$54,608	\$56,246	\$57,933	\$59,671	\$61,461	\$63,305	\$65,204	\$67,160	\$69,175	\$71,250	\$679,032
Total Operating Expenses	\$525,203	\$543,471	\$579,811	\$617,003	\$634,667	\$652,004	\$669,488	\$692,175	\$712,121	\$733,436	\$754,178	\$7,113,562
NET OPERATING INCOME	\$268,268	\$366,675	\$1,199,512	\$1,783,352	\$1,814,037	\$1,820,408	\$1,814,173	\$1,941,845	\$1,978,645	\$2,039,110	\$2,064,673	\$17,090,694
LEASING COSTS												
Tenant Improvements	\$8,488	\$231,115	\$4,406,483	\$4,446	\$-	\$6,695	\$46,964	\$29,206	\$8,873	\$15,344	\$7,761	\$4,765,375
Leasing Commissions	\$9,775	\$110,068	\$624,844	\$4,722	\$-	\$7,140	\$39,207	\$23,318	\$10,432	\$16,298	\$8,277	\$854,081
Total Leasing Costs	\$18,263	\$341,183	\$5,031,327	\$9,168	\$-	\$13,835	\$86,171	\$52,524	\$19,305	\$31,642	\$16,038	\$5,619,456
CAPITAL EXPENDITURES												
Capital Reserves	\$33,091	\$34,084	\$35,106	\$36,159	\$37,244	\$38,362	\$39,512	\$40,698	\$41,919	\$43,176	\$44,472	\$423,823
CASH FLOW BEFORE DEBT SERVICE	\$216,914	\$(8,592)	\$(3,866,921)	\$1,738,025	\$1,776,793	\$1,768,211	\$1,688,490	\$1,848,623	\$1,917,421	\$1,964,292	\$2,004,163	\$11,047,415

CASH FLOW ASSUMPTIONS

TIMING

Analysis Start January 1st, 2026

INFLATION

Expense Growth 3.00%

Real Estate Tax Growth 3.00%

LEASING ASSUMPTIONS

Market Rent (\$PSF Annually) \$12.20-18.00/SF

Renewal Probability: 75.00%

Tenant Improvements \$50/SF (Box) / \$10-20/SF (In-Line)

Leasing Commissions 6% of Base Term

Rent Increases: 10% Every 5 Years / 3% Annually

Vacancy: 5.00%

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THE ODDIE DISTRICT

What's Around

The Oddie District in Sparks, Nevada – an urban infill redevelopment of a former Lowe’s – began occupancy in Fall 2022 and has become a new 155,000 square foot innovation hub anchored by The Generator, a makerspace community, The Innovation Collective, a collaborative workplace business accelerator, and boasts a 300+ seat food and beverage biergarten, and a black box theater. Located 10 minutes from Reno-Tahoe International Airport and 7 minutes from the University of Nevada, Reno, the project acts as a catalyst for the community-centric economic and cultural resurgence underway in the Reno/Sparks region.

“Our goal is working with great merchants and great businesspeople, rebuilding infill real estate that has failed into a vibrant place where we’re putting mercantile and businesses next to culture and healing our communities,” said Doug Wiele, Founding Partner and President of Foothill Partners, Inc. “I know that sounds audacious, but one property at a time, that’s what we’re all about.”



PARADISE PLAZA

PARQ
crossing



Parq Crossing Apartments is an upscale apartment community located right in the heart of Sparks and in close proximity to Paradise Plaza. It houses studio, 1-, and 2-bedroom apartments with luxury finishes on stainless steel appliances, wood-style plank flooring, and in-unit washers and dryers.

Boasting 288 units, Parq Crossing’s generous amenity package was constructed to target major institutions like UNR, TMCC, and major employers.

The Oddie/Wells Revitalization Project

This RTC-sponsored multimodal improvement project will revitalize the 3.2-mile corridor by creating a safer corridor on Wells Avenue beginning at the Oddie Boulevard/Pyramid Way intersection in Sparks to the Wells Avenue/I-80 intersection in Reno. This project will **increase safety and mobility options** along this heavily traveled corridor. The project plans include **new lighting, landscaping, ADA improvements, pedestrian ramps, bicycle facilities, and safer traffic operations** to increase mobility and connectivity along this corridor.

Corridor improvements will support economic investment and redevelopment while enhancing the quality of life for area residents by improving accessibility and safety.

RENO-SPARKS-CARSON CITY

Once dominated by government and gambling, the Reno-Sparks-Carson City metro has diversified into an emerging high-tech manufacturing and logistics hub in western Nevada, boosting employment opportunities. Lower cost and higher-quality living, as well as a business-friendly environment, are drawing companies and residents from across the nation, particularly from neighboring California. Across the next five years, nearly 35,000 additional people are expected to enter the metro, which encompasses Washoe and Storey counties, as well as Carson City, home to the state's capital. The eastern shore of Lake Tahoe is included in the market, contributing to an active outdoor recreation segment. A diverse array of activities — including gambling and cultural amenities — sustain the growing tourism industry.

METRO HIGHLIGHTS



LOWER BUSINESS COSTS

More affordable costs and a business-friendly climate attract firms, including Switch Data, Apple, Google and Tesla, to the region.



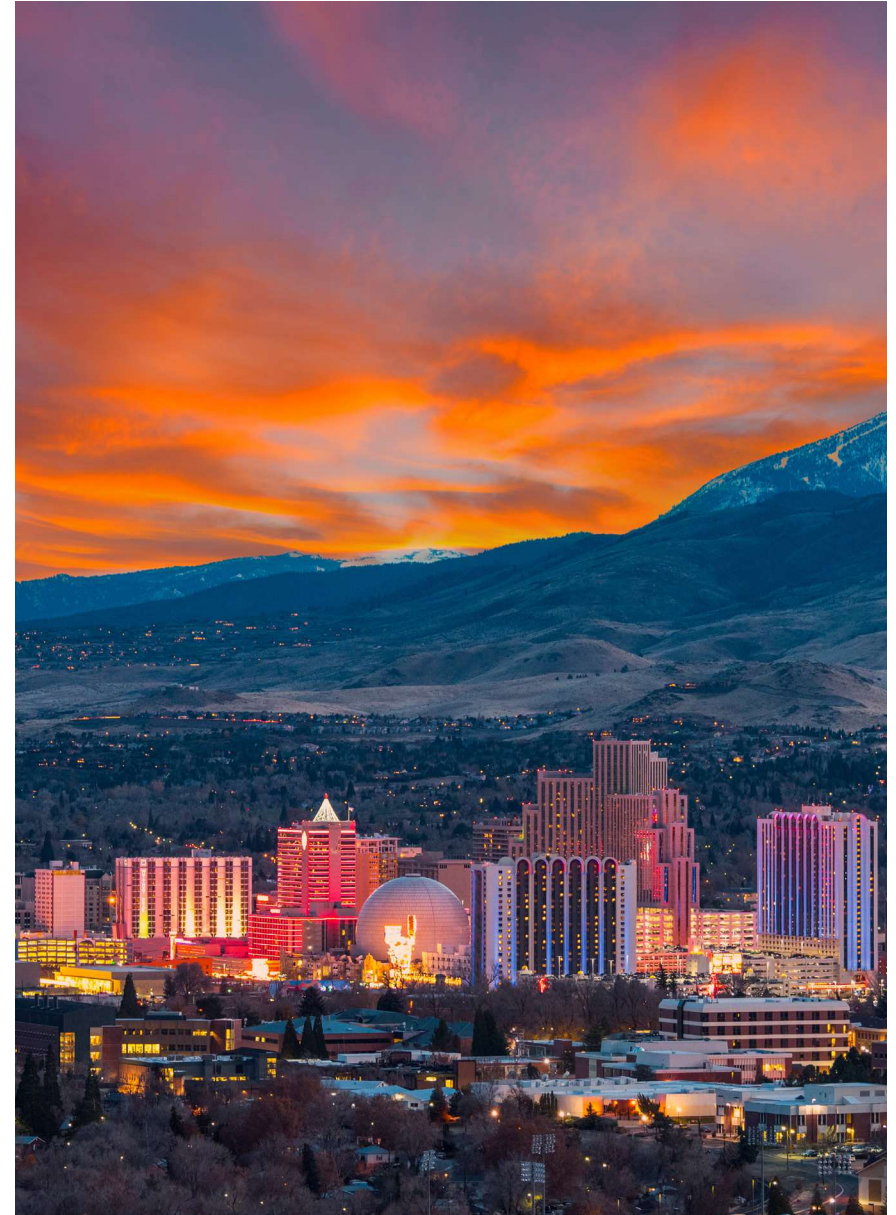
STRONG EMPLOYMENT GAINS

Between 2019 and the end of 2023, Reno's employment growth rate has nearly doubled that of the national average.



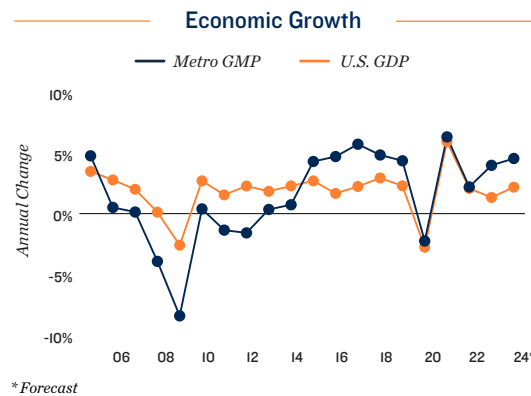
TOURISM

Special events, such as the Reno Rodeo or Reno Jazz Festival, as well as the region's many lakes, rivers, casinos, conventions and ski resorts, draw visitors and residents to the metro.



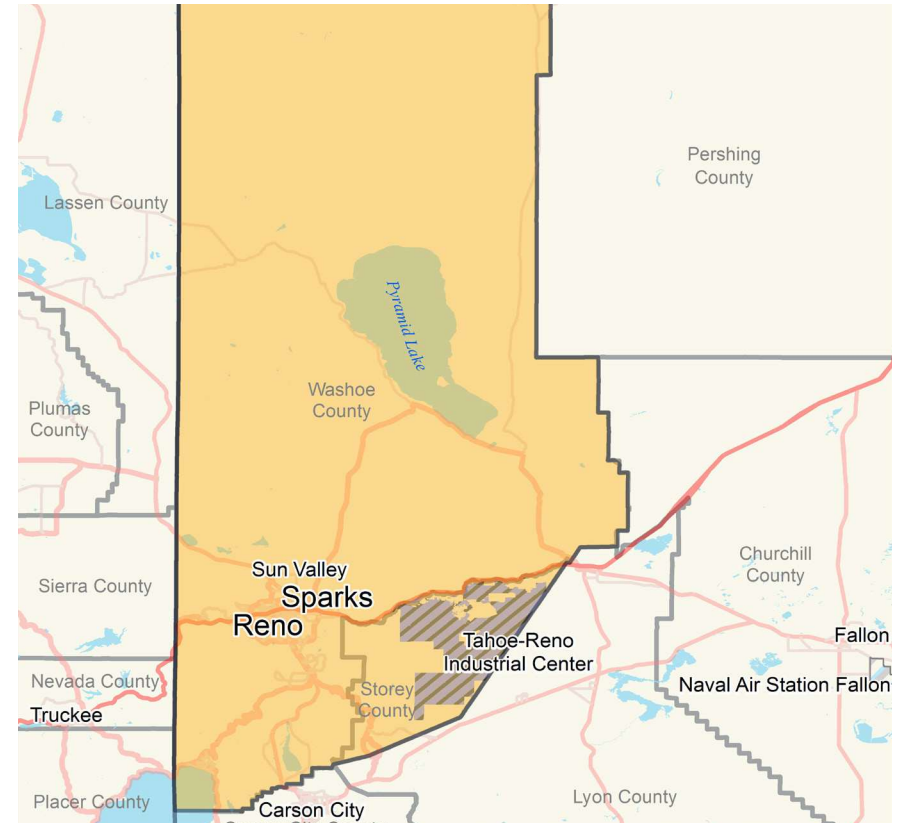
ECONOMY

- The region is becoming an important center for distribution and industrial expansion, as all West Coast markets can be reached in one day.
- A pro-business environment and proximity to California attract an array of firms. Apple, Amazon and Jet.com have opened facilities in the metro. Tesla's Gigafactory and the Switch Digital Citadel, the world's most advanced data center, are also here.
- Redeveloping unique neighborhoods, such as the Brewery District and Mid-Town, are drawing businesses, tourists and residents.

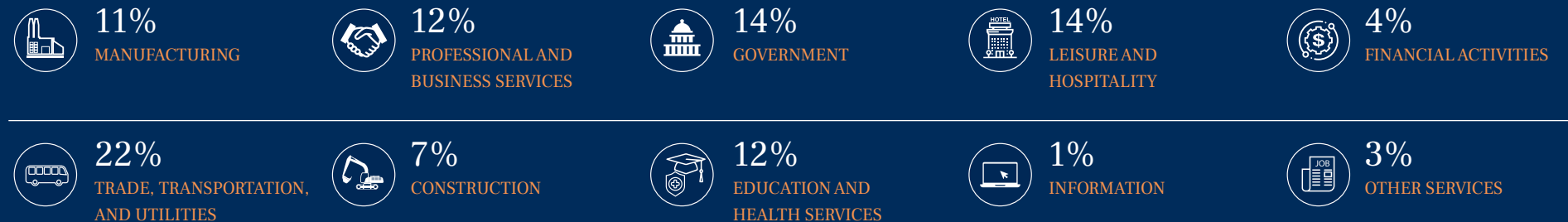


MAJOR AREA EMPLOYERS

- Peppermill Reno
- Honeywell
- Eldorado Resort Casino
- Saint Mary's Health Network
- Carson Tahoe Health
- Tesla Gigafactory
- Sun Technical Services, Inc.
- Boomtown, LLC
- SanMar Corp.
- Chewy.com LLC



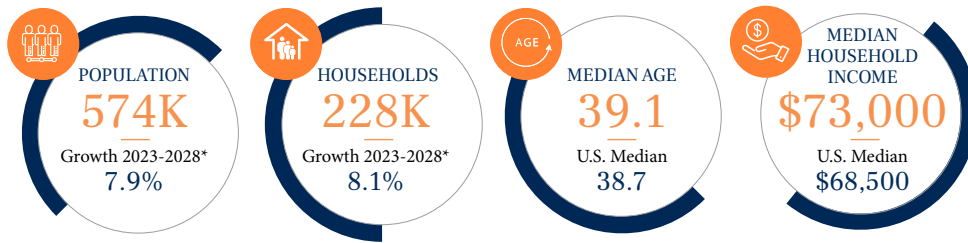
SHARE OF 2023 TOTAL EMPLOYMENT



MARKET OVERVIEW // Paradise Plaza

DEMOGRAPHICS

- The local population will swell by roughly 45,000 people by 2028, supporting a household gain of 8.1 percent or nearly 18,500 new households, driving demand for more residential accommodations. Home prices below large California markets continue to draw residents from the neighboring state.
- Roughly 65 percent of residents ages 25 and older have completed some college, while more than 30 percent hold at least a bachelor's degree, creating a skilled workforce.



2023 POPULATION BY AGE



QUALITY OF LIFE

Outdoor activities abound in the metro, with golf courses, parks and trails for biking, running and hiking. The region's rivers, lakes and reservoir offer numerous water sports, while the mountains provide a scenic backdrop and snow in the winter. Cultural venues include the Nevada Museum of Art, Discovery Children's Museum, Brūka Theatre, Fleischmann Planetarium, the Pioneer Center for the Performing Arts, and a host of other museums, galleries and festivals. More than 50,000 students attend local institutions of higher education, including the University of Nevada, Reno, Truckee Meadows Community College, Western Nevada College and Sierra Nevada College. These institutions also contain cultural and sports venues.

SPORTS

- Baseball | AAA | RENO ACES
- Basketball | NCAA | NEVADA WOLF PACK

EDUCATION

- WESTERN NEVADA COLLEGE
- SIERRA NEVADA COLLEGE
- UNIVERSITY OF NEVADA, RENO
- TRUCKEE MEADOWS COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- TERRY LEE WELLS NEVADA DISCOVERY MUSEUM
- NEVADA MUSEUM OF ART
- PIONEER CENTER FOR THE PERFORMING ARTS
- NEVADA STATE MUSEUM, CARSON CITY
- FLEISCHMANN PLANETARIUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Paradise Plaza // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	28,064	122,090	273,500
2024 Estimate			
Total Population	27,041	118,546	263,245
2020 Census			
Total Population	26,630	117,985	257,124
2010 Census			
Total Population	23,759	106,939	233,866
Daytime Population			
2024 Estimate	27,384	189,747	307,797
HOUSEHOLDS			
2029 Projection			
Total Households	11,698	52,092	114,696
2024 Estimate			
Total Households	11,166	50,196	109,802
Average (Mean) Household Size	2.5	2.4	2.4
2010 Census			
Total Households	10,438	47,588	103,094
2010 Census			
Total Households	8,875	42,325	92,073
Occupied Units			
2029 Projection	12,387	56,184	122,243
2024 Estimate	11,822	54,133	117,012
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	6.1%	7.9%	11.6%
\$100,000-\$149,999	11.1%	13.4%	16.8%
\$75,000-\$99,999	13.1%	13.3%	13.6%
\$50,000-\$74,999	19.4%	18.1%	18.1%
\$35,000-\$49,999	16.9%	15.1%	13.5%
Under \$35,000	33.4%	32.2%	26.3%
Average Household Income	\$64,884	\$71,370	\$84,363
Median Household Income	\$51,207	\$57,270	\$68,987
Per Capita Income	\$26,558	\$30,450	\$35,190

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$181,932	\$190,651	\$210,410
Consumer Expenditure Top 10 Categories			
Housing	\$23,044	\$23,942	\$26,126
Transportation	\$10,421	\$10,692	\$11,508
Food	\$8,649	\$8,930	\$9,745
Personal Insurance and Pensions	\$6,876	\$7,453	\$8,539
Entertainment	\$3,399	\$3,592	\$4,033
Cash Contributions	\$2,599	\$3,087	\$3,918
Apparel	\$2,505	\$2,433	\$2,449
Personal Care Products and Services	\$796	\$833	\$908
Education	\$677	\$793	\$929
Alcoholic Beverages	\$463	\$500	\$568
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	27,041	118,546	263,245
Under 20	26.4%	24.2%	23.3%
20 to 34 Years	24.9%	27.3%	25.3%
35 to 39 Years	6.8%	6.7%	6.9%
40 to 49 Years	11.2%	10.7%	11.2%
50 to 64 Years	17.1%	17.2%	17.7%
Age 65+	13.6%	13.9%	15.7%
Median Age	34.0	35.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	17,804	78,178	179,945
Elementary (0-8)	13.8%	9.3%	7.6%
Some High School (9-11)	11.9%	10.1%	8.5%
High School Graduate (12)	29.5%	29.0%	26.5%
Some College (13-15)	21.8%	23.7%	24.2%
Associate Degree Only	8.6%	8.0%	8.2%
Bachelor's Degree Only	9.8%	13.3%	16.0%
Graduate Degree	4.7%	6.5%	9.0%

DEMOGRAPHICS // Paradise Plaza



POPULATION

In 2024, the population in a 5-mile radius around the Subject Property was 263,245. The population has increased by 12.56 percent since 2010. It is estimated that the population in this area will be 273,500 five years from now, which represents a 3.9 percent increase from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in a 5-mile radius around the Subject Property is 37.0, compared with the U.S. average, which is 39.0. The population density in a 5-mile radius is 3,347 people per square mile.



HOUSEHOLDS

There are currently 109,802 households in a 5-mile radius around the Subject Property. The number of households has increased by 19.26 percent since 2010. It is estimated that the number of households in a 5-mile radius around the Subject Property will be 114,696 five years from now, which represents a 4.5 percent increase from the current year. The average household size in a 5-mile radius is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$68,987. The median household income for your area has increased by 65.28 percent since 2010. It is estimated that the median household income in your area will be \$76,505 five years from now, which represents an increase of 10.9 percent from the current year.



EMPLOYMENT

In 2024, 137,843 people in a 5-mile radius around the Subject Property were employed. The 2010 Census revealed that 53.1 percent of employees are in white-collar occupations in this geography, and 22.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$419,951 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 42,823.00 owner-occupied housing units and 49,248.00 renter-occupied housing units in your area.



EDUCATION

23.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent.

The number of area residents with an associate degree was higher than the nation's at 16.3 percent vs. 8.8 percent, respectively.

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