

FOR SALE

FERRARI-LUND

REAL ESTATE

1130 N Hills Blvd | Reno, Nevada 89506



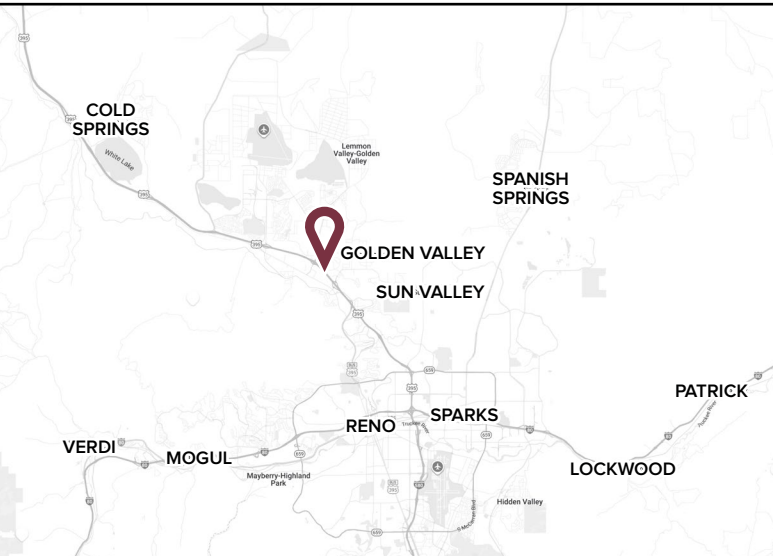
PRICING:
\$7,250,000



PROPERTY TYPE:
RETAIL/COMMERCIAL PLAZA



SIZE:
21,235 SF



PROPERTY HIGHLIGHTS

Strategically located directly off US-395/I-580 with excellent visibility, this high-performing 3-tenant retail property distinguished national and local tenants. Surrounded by strong co-tenancy including Taco Bell and Rivas Grill, the property sits in a booming region with solid consumer traffic. Offering over a 5.25% cap rate, this is an exceptional opportunity for investors seeking stable income and long-term growth. Owner-financing options available.

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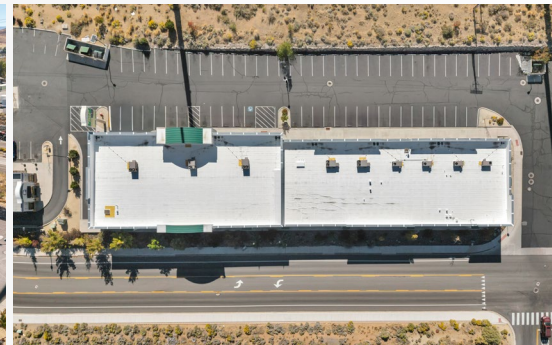
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PROPERTY DETAILS

SALE PRICE	\$7,250,000
CAP RATE	5.25%
BUILDING SIZE	21,235 SF
LAND SIZE	79,053 SF (1.81 Acres)
APN	088-201-63
ZONING	GC
TENANTS	Dollar Tree, My Kids Dental, Anytime Fitness
OPPORTUNITY	Three tenant retail strip with visibility and access to I-580. Owner-financing options available.



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TENANT PROFILES



CAMPANY PROFILE

Public Company:	Dollar Tree, Inc.
Website:	www.dollartree.com
Co. Headquarters:	Chesapeake, VA
No. of Locations:	9,100+
SF at Property:	9,860 SF

DOLLAR TREE

Dollar Tree, Inc., headquartered in Chesapeake, Virginia, is a leading North American value retailer offering everyday essentials and seasonal products at affordable prices. Following the divestiture of its Family Dollar business, Dollar Tree now operates as a standalone brand with approximately 9,100+ stores across the United States and Canada and employs around 150,000 associates in its stores, distribution centers, and corporate offices. The company continues to expand through its innovative multi-price "3.0" format. With over 2.6 million new shoppers—many from higher-income households—Dollar Tree is strengthening its position as one of North America's most trusted discount retailers.



CAMPANY PROFILE

Public Company:	My Kids Smile
Website:	www.mykidssmilereno.com
Co. Headquarters:	Reno, NV
No. of Locations:	5
SF at Property:	3,250 SF

MY KID'S SMILE

My Kid's Smile has been serving the greater Reno and Sparks area for several years and doesn't plan on stopping anytime soon. With a commitment to integrity and service, we truly focus on the patient's comfort and happiness each time they're in our office. We know that dental offices can be intimidating for little ones who are new to the dentist's chair – which is where our expertise of making them comfortable comes in! Whether your child is a pro in the dental chair or experiences a high level of anxiety when it comes to dental work – we're the office for you! Come see why thousands of patients call us home and continue to recommend friends and family! We can't wait to meet you.



CAMPANY PROFILE

Public Company:	Anytime Fitness
Website:	www.anytimefitness.com
Co. Headquarters:	Woodbury, MN
No. of Locations:	5,200+
SF at Property:	8,125 SF

ANYTIME FITNESS

Anytime Fitness, part of Self Esteem Brands (founded in 2002 by Chuck Runyon, Dave Mortensen, and Jeff Klinger), is a global 24/7 fitness franchise offering small-footprint health clubs with convenient access and personalized service. With over 5,200+ locations in more than 30 countries, over half of its clubs are outside the U.S. In the United States alone it operates more than 2,300 gyms across all 50 states. Membership exceeds 3 million people globally. The brand is known for its "Anywhere Access" model, which allows members to use any club worldwide once their home-club membership is active. Its business model emphasizes franchising, flexible gym formats (often 3,500-6,500 sq ft), and recurring revenue.

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AERIAL MAP



FOR MORE INFO, CONTACT:

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