

STATE STREET RETAIL CENTER

JUST SOUTH OF THE PIONEER THEATRE, RENO, NEVADA

West Elevation

NEW RETAIL SPACE AVAILABLE FOR LEASE

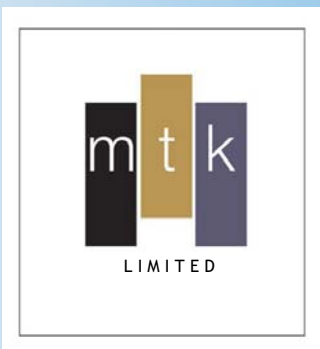


FOR LEASING PLEASE CALL

775.336.4600



WWW.ALLIANCERENO.COM

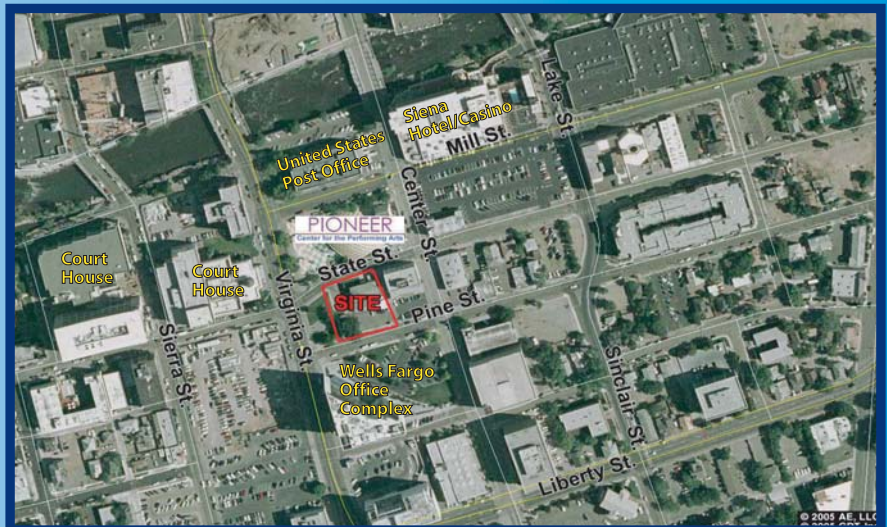


YOUR COMMUNITY DEVELOPER

775.828.5295

PROPERTY DESCRIPTION

- New Retail Center - Available Late 2007/Early 2008
- 7,500 Square Feet Available for Lease
- Excellent Daytime Population:
 - .25 Mile - 9,620
 - .5 Mile - 19,594
 - 1 Mile - 37,651
- South of the Pioneer Theatre of Performing Arts:
 - Over 150,000 visitors annually
 - Over 120 events throughout the year
- Reno caters to 5 million visitors a year



7,500 SF OF PRIME RETAIL SPACE AVAILABLE



Our experience. Your solutions.™

KELLY BLAND | MARK KEYZERS | JOEL GRACE | JANNA PAGE

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2006 DEMOGRAPHIC DETAIL

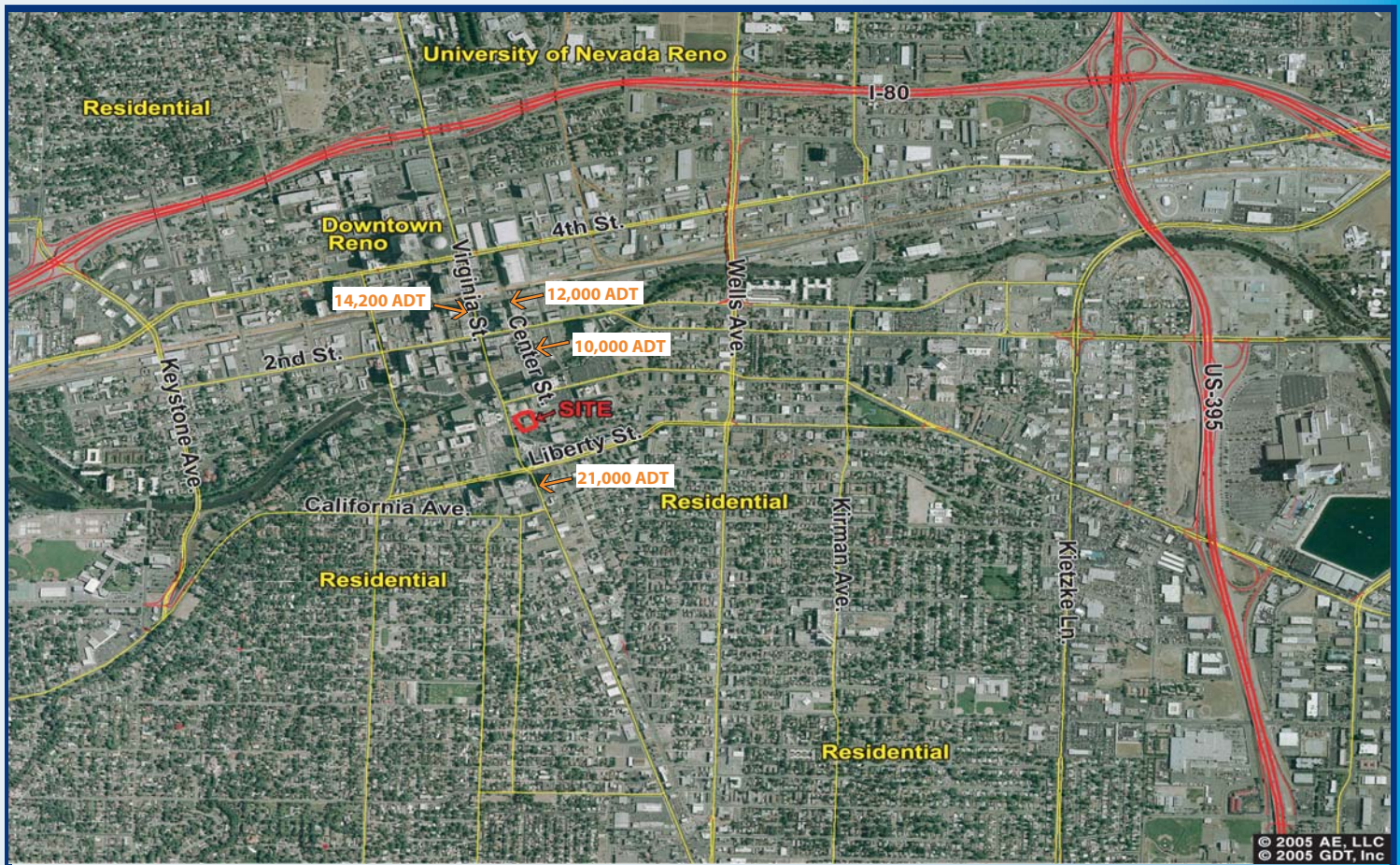
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	21,129	127,925	230,808
Total Households:	9,952	53,248	93,685
Ave. HH Income:	\$43,808	\$55,737	\$64,669
Median Age:	39.1	35.4	36

2006 Demographic Detail provided by STDBonline on February 19, 2007

2005 TRAFFIC COUNTS

S. Virginia St., 100' N of Stewart St.	21,000
N. Virginia St., 300' N of W. 2nd St.	14,200
S. Center St., 200' N of E. 2nd St.	12,000
S. Center St., 100' N of E. Liberty St.	10,000

2005 Daily Traffic Counts provided by NDOT on February 20, 2007

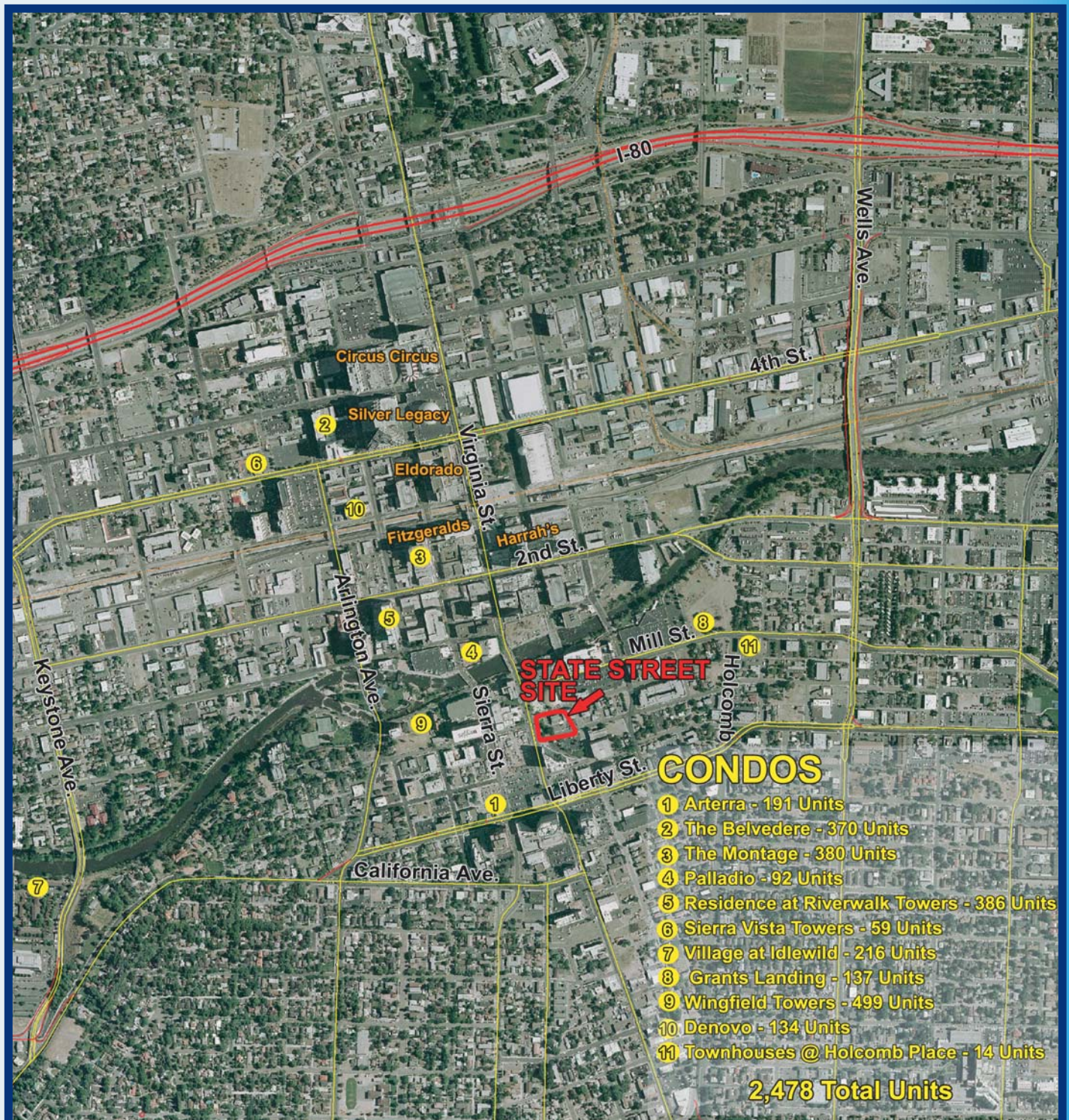


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Kelly Bland - Sr. Vice President
Mark Keyzers - Vice President
Joel Grace - Sr. Associate
Janna Page - Associate

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