

Lemmon Valley Smiths Shopping Center

1, 3, 5 mile radii: BUCK DR & LEMMON DR, ANDERSON ACRES, NV 89506

Prepared For:

Territory Incorporated

Prepared By:

Christopher Waizmann
Trammell Crow Company

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Geography: 1, 3, 5 mile radii: BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

Latitude: 39.613990 **Longitude:** -119.848850
City: Lemmon Valley–Golden Valley CDP **Pop:**
7,415
County: Washoe County **Pop:** 372,466
Zip: 89506 Reno **Pop:** 35,852

Executive Demographic Summary Report

Population

The current year population in this selected geography is 64,602. The 2000 Census revealed a population of 56,047, and in 1990 it was 38,143 representing a 46.94% change. It is estimated that the population in this area will be 74,776 in 2009, representing a change of 15.75% from 2004. The current population is 51.19% male and 48.81% female. In 2004, the median age of the population in this area was 32.9, compared to the US median age which was 36.2. The population density in your area is 822.5 people per square mile.

Households

There are currently 22,126 households in this selected geography. The Census revealed household counts of 19,320 in 2000, up from 13,380 in 1990, representing a change of 44.39%. It is estimated that the number of households in this area will be 25,422 in 2009, representing a change of 14.90% from the current year. For the current year, the average household size in this area is 2.92 persons.

In 2004, the median number of years in residence in this geography's population is 3.24. The average household size in this geography was 2.84 people and the average family size was 3.13 people. The average number of vehicles per household in this geography was 1.9.

Income

In 2004, the median household income in this selected geography was \$48,602, compared to the US median which was \$45,660. The Census revealed median household incomes of \$45,318 in 2000 and \$31,967 in 1990 representing a change of 52.04%. It is estimated that the median household income in this area will be \$53,963 in 2009, which would represent a change of 11.03% from the current year.

In 2004, the per capita income in this area was \$18,757, compared to the US per capita, which was \$23,504. The 2004 average household income for this area was \$53,839, compared to the US average which was \$60,586.

Race Ethnicity

In 2004, the racial makeup of this selected area was as follows: 81.22% White; 2.11% Black; 1.84% Native American; 3.53% Asian/Pacific Islander; and 7.21% Other. Compare these to the US racial makeup which was: 75.05% White, 12.29% Black, 0.89% Native American, 3.66% Asian/Pacific Islander and 5.53% Other.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 18.59% of the current year population in this selected area. Compare this to the US makeup of 14.27%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 24.9% American Indian, Eskimo, Aleut Population; 116.7% Asian, Pacific Islander; 42.3% Black; 195.9% Hispanic Ethnicity; 295.6% Other; White 32.4%.

Housing

The median housing value in this area was \$91,525 in 1990, compare this to the US median of \$78,382 for the same year. The 2000 Census median housing value was \$119,317, which is a 30.4% change from 1990. In 1990, there were 9,232 owner occupied housing units in this area vs. 19,320 in 2000. Also in 1990, there were 4,149 renter occupied

housing units in this area vs. 4,813 in 2000. The average rent in 1990 was \$448 vs. \$616 in 2000.

Employment

In 2004, there were 48,255 people over the age of 16 in the labor force in your geography. Of these 94.38% were employed, 5.36% were unemployed, 29.42% were not in the labor force and 0.25% were in the armed forces. In 1990, unemployment in this area was 4.82% and in 2000 it was 3.77%.

In 2004, there were 11,167 employees in this selected area (daytime population) and there were 838 establishments.

For this area in 1990, 49.35% of employees were employed in white-collar occupations and 50.65% were employed in blue-collar occupations. In 2000, white collar workers made up 53.63% of the population, and those employed in blue collar occupations made up 46.37%. In 1990, the average time traveled to work was 13 minutes and in 2000 it was 20 minutes.



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Consumer Expenditure Comparison Report

	1 Miles:	3 Miles:	5 Miles:
2004 Consumer Expenditures (Average Household Annual Expenditures):			
Total Households	724	7,127	22,126
Median Household Income	\$42,370	\$49,449	\$48,602
Total Average Household Expenditure	\$42,014	\$44,923	\$44,743
Airline Fares	\$295.25	\$315.84	\$314.84
Alcoholic Beverages	\$397.38	\$424.79	\$422.72
Alimony And Child Support	\$125.99	\$133.32	\$132.87
Apparel	\$2,266.76	\$2,422.69	\$2,414.37
Apparel Services And Accessories	\$296.78	\$317.90	\$316.89
Audio Equipment	\$64.13	\$69.03	\$68.93
Babysitting And Elderly Care	\$227.39	\$243.23	\$241.50
Books	\$76.98	\$82.26	\$81.86
Books And Supplies	\$113.51	\$121.30	\$120.91
Boys Apparel	\$122.22	\$130.12	\$129.80
Cellular Phone Service	\$68.36	\$73.15	\$72.91
Cigarettes	\$345.28	\$368.45	\$366.31
Computer Hardware	\$327.34	\$349.57	\$348.39
Computer Information Services	\$33.94	\$36.75	\$36.98
Computer Software	\$43.18	\$46.29	\$46.14
Contributions	\$1,242.00	\$1,320.18	\$1,311.03
Coolant And Other Fluids	\$9.75	\$10.43	\$10.41
Cosmetics and Perfume	\$92.55	\$98.93	\$98.39
Deodorants and Other Personal Care Products	\$30.87	\$32.94	\$32.85
Education	\$724.36	\$772.53	\$769.09
Electricity	\$1,249.67	\$1,336.83	\$1,329.49
Entertainment	\$2,168.80	\$2,317.26	\$2,307.49
Fees And Admissions	\$548.02	\$584.92	\$582.58
Finance Charges Excluding Mortgage And Vehicle	\$187.18	\$200.12	\$199.22
Floor Coverings	\$68.53	\$73.04	\$72.57
Food And Beverages	\$6,931.96	\$7,413.92	\$7,389.95
Food At Home	\$4,112.12	\$4,397.37	\$4,383.83
Food Away From Home	\$2,422.45	\$2,591.76	\$2,583.40
Footwear	\$419.12	\$447.38	\$446.12
Fuel Oil And Other Fuels	\$80.58	\$85.59	\$84.74
Funeral And Cemetery	\$103.56	\$109.53	\$109.49
Furniture	\$414.14	\$442.59	\$440.53
Gasoline And Oil	\$1,505.90	\$1,613.61	\$1,608.97

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Gifts	\$1,247.23	\$1,332.21	\$1,325.41
Girls Apparel	\$146.50	\$156.45	\$155.95
Hair Care	\$58.75	\$62.78	\$62.51
Hard Surface Flooring	\$11.13	\$11.89	\$11.88
Health Care	\$2,633.63	\$2,815.87	\$2,810.87
Health Care Insurance	\$1,258.76	\$1,349.95	\$1,351.36
Health Care Services	\$805.39	\$859.22	\$856.04
Health Care Supplies And Equipment	\$569.48	\$606.69	\$603.46
Household Services	\$325.51	\$344.57	\$341.22
Household Supplies	\$659.38	\$706.96	\$703.39
Household Textiles	\$100.05	\$106.26	\$105.45
Housewares And Small Appliances	\$879.81	\$940.97	\$937.21
Indoor Plants And Fresh Flowers	\$70.71	\$76.34	\$75.74
Infants Apparel	\$104.78	\$111.88	\$111.53
Jewelry	\$103.95	\$111.40	\$110.97
Legal And Accounting	\$91.16	\$97.56	\$97.55
Magazines	\$47.20	\$50.46	\$50.31
Major Appliances	\$191.11	\$203.82	\$202.83
Mass Transit	\$89.45	\$95.38	\$94.95
Men's Apparel	\$421.52	\$451.01	\$449.53
Mortgage Interest	\$2,529.41	\$2,708.88	\$2,698.61
Natural Gas	\$386.21	\$410.69	\$407.32
New Car Purchased	\$1,060.67	\$1,135.67	\$1,132.36
New Truck Purchased	\$802.64	\$858.17	\$855.10
New Vehicle Purchase	\$1,863.31	\$1,993.84	\$1,987.47
Newspapers	\$98.42	\$104.95	\$104.46
Oral Hygeine Products	\$27.77	\$29.68	\$29.57
Other Lodging	\$739.37	\$811.62	\$811.36
Other Miscellaneous Expenses	\$96.55	\$103.31	\$103.07
Other Repairs And Maintenance	\$84.26	\$89.90	\$89.13
Other Tobacco Products	\$38.40	\$41.20	\$41.15
Other Transportation Costs	\$708.85	\$758.57	\$756.05
Other Utilities	\$346.52	\$370.99	\$371.02
Paint And Wallpaper	\$40.17	\$42.84	\$42.53
Personal Care Products	\$163.65	\$174.89	\$174.09
Personal Care Services	\$459.14	\$490.98	\$489.15
Personal Insurance	\$487.04	\$520.54	\$519.34
Pet Supplies And Services	\$231.22	\$247.29	\$246.20
Photographic Equipment And Supplies	\$105.55	\$113.18	\$112.77
Plumbing And Heating	\$52.15	\$55.49	\$55.04
Property Taxes	\$391.88	\$421.19	\$414.18
Public Transportation	\$464.09	\$495.87	\$494.13
Records / Tapes / CD Purchases	\$109.68	\$117.13	\$116.74
Recreational Equipment And Supplies	\$815.89	\$871.14	\$866.08
Rental Costs	\$3,193.53	\$3,388.76	\$3,364.84
Roofing And Siding	\$68.47	\$72.81	\$72.35
Satellite Dishes	\$6.53	\$6.96	\$6.90
Shaving Needs	\$12.47	\$13.33	\$13.28
Shelter	\$7,508.46	\$8,029.35	\$7,983.75
Telephone Service Excl Cell Phones	\$1,071.25	\$1,148.46	\$1,146.51
Televisions	\$95.57	\$102.44	\$102.02
Transportation	\$8,829.78	\$9,457.50	\$9,429.09
Tuition	\$610.85	\$651.24	\$648.17
Used Car Purchase	\$1,248.78	\$1,342.20	\$1,338.59

Used Truck Purchase	\$733.85	\$786.49	\$784.52
Used Vehicle Purchase	\$1,982.64	\$2,128.69	\$2,123.10
VCRs And Related Equipment	\$42.72	\$45.74	\$45.58
Vehicle Insurance	\$988.85	\$1,057.80	\$1,055.06
Vehicle Repair	\$957.18	\$1,023.12	\$1,020.05
Vehicle Repair And Maintenance	\$966.93	\$1,033.55	\$1,030.45
Video And Audio Equipment	\$804.90	\$861.19	\$858.83
Video Game Hardware And Software	\$27.46	\$29.30	\$29.25
Watches	\$21.26	\$22.82	\$22.80
Women's Apparel	\$755.84	\$807.94	\$804.54

	1 Miles:	3 Miles:	5 Miles:
2009 Consumer Expenditures (Ave HH Exp):			
Total Households	799	8,014	25,422
Median Household Income	\$47,210	\$54,825	\$53,963
Total Household Expenditure (\$000's)	\$45,647	\$48,892	\$48,607
Airline Fares	\$321.79	\$344.86	\$343.08
Alcoholic Beverages	\$431.28	\$461.81	\$458.72
Alimony And Child Support	\$136.14	\$144.38	\$143.62
Apparel	\$2,464.37	\$2,638.59	\$2,624.62
Apparel Services And Accessories	\$323.78	\$347.38	\$345.62
Audio Equipment	\$70.19	\$75.69	\$75.46
Babysitting And Elderly Care	\$246.76	\$264.53	\$262.23
Books	\$83.58	\$89.46	\$88.86
Books And Supplies	\$123.11	\$131.74	\$131.09
Boys Apparel	\$132.66	\$141.44	\$140.83
Cellular Phone Service	\$74.25	\$79.58	\$79.18
Cigarettes	\$373.88	\$399.61	\$396.61
Computer Hardware	\$355.49	\$380.33	\$378.37
Computer Information Services	\$37.55	\$40.78	\$40.91
Computer Software	\$47.02	\$50.50	\$50.25
Contributions	\$1,345.53	\$1,433.13	\$1,420.44
Coolant And Other Fluids	\$10.60	\$11.37	\$11.32
Cosmetics and Perfume	\$100.67	\$107.80	\$107.01
Deodorants and Other Personal Care Products	\$33.49	\$35.81	\$35.65
Education	\$784.00	\$837.56	\$832.33
Electricity	\$1,355.71	\$1,452.58	\$1,442.21
Entertainment	\$2,356.42	\$2,522.58	\$2,507.10
Fees And Admissions	\$595.85	\$637.31	\$633.47
Finance Charges Excluding Mortgage And Vehicle	\$203.44	\$217.85	\$216.50
Floor Coverings	\$74.50	\$79.65	\$78.97
Food And Beverages	\$7,537.48	\$8,075.23	\$8,034.49
Food At Home	\$4,467.67	\$4,785.16	\$4,762.03
Food Away From Home	\$2,638.53	\$2,828.26	\$2,813.75
Footwear	\$455.65	\$487.32	\$485.01
Fuel Oil And Other Fuels	\$86.94	\$92.47	\$91.40

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Funeral And Cemetery	\$110.97	\$117.49	\$117.23
Furniture	\$451.62	\$483.78	\$480.51
Gasoline And Oil	\$1,643.65	\$1,764.34	\$1,755.95
Gifts	\$1,353.79	\$1,448.91	\$1,438.91
Girls Apparel	\$159.13	\$170.20	\$169.35
Hair Care	\$63.68	\$68.16	\$67.76
Hard Surface Flooring	\$12.00	\$12.85	\$12.81
Health Care	\$2,860.11	\$3,061.90	\$3,051.00
Health Care Insurance	\$1,366.03	\$1,466.95	\$1,465.64
Health Care Services	\$873.44	\$932.92	\$927.93
Health Care Supplies And Equipment	\$620.64	\$662.02	\$657.43
Household Services	\$351.02	\$372.37	\$368.06
Household Supplies	\$720.11	\$773.89	\$768.40
Household Textiles	\$108.24	\$115.23	\$114.12
Housewares And Small Appliances	\$956.53	\$1,025.04	\$1,019.05
Indoor Plants And Fresh Flowers	\$76.37	\$82.63	\$81.89
Infants Apparel	\$113.86	\$121.79	\$121.20
Jewelry	\$113.34	\$121.69	\$120.98
Legal And Accounting	\$99.65	\$106.91	\$106.65
Magazines	\$51.29	\$54.91	\$54.66
Major Appliances	\$208.12	\$222.50	\$220.92
Mass Transit	\$97.40	\$104.13	\$103.45
Men's Apparel	\$458.04	\$491.00	\$488.49
Mortgage Interest	\$2,756.43	\$2,958.54	\$2,941.72
Natural Gas	\$416.80	\$444.06	\$439.65
New Car Purchased	\$1,153.70	\$1,236.90	\$1,231.24
New Truck Purchased	\$872.47	\$933.99	\$928.92
New Vehicle Purchase	\$2,026.17	\$2,170.89	\$2,160.16
Newspapers	\$106.73	\$114.01	\$113.28
Oral Hygeine Products	\$30.14	\$32.26	\$32.08
Other Lodging	\$804.11	\$882.10	\$880.43
Other Miscellaneous Expenses	\$104.97	\$112.52	\$112.05
Other Repairs And Maintenance	\$91.22	\$97.47	\$96.46
Other Tobacco Products	\$41.67	\$44.77	\$44.63
Other Transportation Costs	\$770.56	\$825.84	\$821.65
Other Utilities	\$375.76	\$403.11	\$402.19
Paint And Wallpaper	\$43.56	\$46.57	\$46.15
Personal Care Products	\$177.86	\$190.40	\$189.19
Personal Care Services	\$499.52	\$535.20	\$532.20
Personal Insurance	\$531.00	\$568.82	\$566.30
Pet Supplies And Services	\$250.98	\$268.91	\$267.26
Photographic Equipment And Supplies	\$114.97	\$123.53	\$122.85
Plumbing And Heating	\$56.60	\$60.35	\$59.75
Property Taxes	\$423.83	\$455.70	\$447.94
Public Transportation	\$505.46	\$541.17	\$538.17
Records / Tapes / CD Purchases	\$119.07	\$127.37	\$126.71
Recreational Equipment And Supplies	\$885.02	\$947.00	\$939.61
Rental Costs	\$3,441.00	\$3,657.31	\$3,624.99
Roofing And Siding	\$74.21	\$79.11	\$78.48
Satellite Dishes	\$7.13	\$7.60	\$7.53
Shaving Needs	\$13.55	\$14.52	\$14.45
Shelter	\$8,135.00	\$8,713.29	\$8,648.91
Telephone Service Excl Cell Phones	\$1,167.75	\$1,253.77	\$1,249.41
Televisions	\$104.21	\$111.88	\$111.23

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Transportation	\$9,617.99	\$10,318.42	\$10,268.29
Tuition	\$660.88	\$705.83	\$701.25
Used Car Purchase	\$1,363.54	\$1,468.10	\$1,461.28
Used Truck Purchase	\$800.27	\$858.98	\$855.05
Used Vehicle Purchase	\$2,163.82	\$2,327.08	\$2,316.33
VCRs And Related Equipment	\$46.52	\$49.90	\$49.63
Vehicle Insurance	\$1,076.68	\$1,154.11	\$1,148.84
Vehicle Repair	\$1,039.83	\$1,113.30	\$1,107.99
Vehicle Repair And Maintenance	\$1,050.43	\$1,124.67	\$1,119.31
Video And Audio Equipment	\$875.55	\$938.28	\$934.02
Video Game Hardware And Software	\$29.86	\$31.92	\$31.80
Watches	\$23.23	\$25.00	\$24.92
Women's Apparel	\$821.24	\$879.46	\$874.12

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure

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Demographic Overview

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Census	1,751	13,894	38,143
2000 Census	1,857	17,907	56,047
Current Year Estimate	2,050	20,121	64,602
5 Year Projection	2,280	22,792	74,776
Households			
1990 Census	615	4,771	13,380
2000 Census	660	6,380	19,320
Current Year Estimate	724	7,127	22,126
5 Year Projection	799	8,014	25,422
2004 Population Households			
Population by Race			
White	83.55%	83.11%	81.22%
Black	2.02%	1.72%	2.11%
Asian or Pacific Islander	1.82%	2.61%	3.53%
American Indian, Eskimo, Aleut	1.91%	1.89%	1.84%
Population by Ethnicity			
Hispanic Origin	13.31%	15.74%	18.59%
Total Housing Units			
Owner–Occupied	78.2%	72.5%	72.4%
Renter–Occupied	14.6%	21.5%	22.0%
Vacant	7.2%	5.9%	5.6%
Average Household Size	2.82	2.79	2.84
Household Income			
Income \$ 0 – \$9,999	1.8%	2.6%	4.6%
Income \$ 10,000 – \$19,999	11.3%	7.3%	7.2%
Income \$ 20,000 – \$29,999	20.9%	12.4%	11.9%
Income \$ 30,000 – \$39,999	12.9%	13.5%	13.4%
Income \$ 40,000 – \$49,999	13.3%	15.1%	14.9%
Income \$ 50,000 – \$59,999	9.8%	13.6%	12.7%
Income \$ 60,000 – \$74,999	12.3%	15.4%	13.5%
Income \$ 75,000 – \$99,999	10.1%	12.9%	13.3%
Income \$100,000 – \$124,999	3.4%	4.2%	5.0%
Income \$125,000 – \$149,999	2.6%	1.8%	1.9%

Income \$150,000 +	1.6%	1.3%	1.6%
Average Household Income	\$49,030	\$54,020	\$53,839
Median Household Income	\$42,370	\$49,449	\$48,602
Per Capita Income	\$17,714	\$19,174	\$18,757

Population by Sex

Female Population	47.8%	48.5%	48.8%
Male Population	52.2%	51.5%	51.2%

Marital Status

Age 15 + Population	1,568	15,200	49,145
Divorced	3.6%	4.2%	4.5%
Never Married	21.0%	22.8%	25.1%
Now Married	53.6%	52.2%	48.9%
Separated	5.6%	5.6%	6.4%
Widowed	16.1%	15.1%	15.0%

Family Status

Lone Female Householder	8.6%	7.9%	8.7%
Lone Male Householder	13.5%	10.7%	9.8%
Lone Parent Female No Children	3.3%	3.2%	3.3%
Lone Parent Female W/Children	8.2%	8.7%	8.8%
Lone Parent Male No Children	2.1%	2.2%	2.2%
Lone Parent Male W/Children	5.3%	4.7%	4.4%
Married Couple Family No Children	28.1%	26.8%	25.9%
Married Couple Family W/Children	24.0%	27.4%	27.6%
Non-Family Female Head W/Children	0.1%	0.1%	0.1%
Non-Family Male Head W/Children	0.3%	0.6%	0.5%

Length of Residence

Stability (% In Res 5+ Yrs)	31.9%	32.5%	30.4%
Turnover (% Yearly)	12.0%	16.5%	17.1%

Population by Age

Age 0 – 4	7.1%	8.1%	7.9%
Age 5 – 13	14.5%	14.8%	14.4%
Age 14 – 17	6.3%	5.8%	6.0%
Age 18 – 19	2.6%	2.4%	3.2%
Age 20 – 24	5.4%	5.8%	6.7%
Age 25 – 34	13.8%	15.2%	15.1%
Age 35 – 44	16.4%	16.3%	15.4%
Age 45 – 54	15.3%	14.0%	13.5%
Age 55 – 64	10.6%	10.2%	9.9%
Age 65 – 74	5.3%	4.8%	5.0%
Age 75 – 84	1.8%	2.0%	2.3%
Age 85 +	0.9%	0.6%	0.7%

Female Population by Age

Age 0 – 4	7.4%	8.1%	7.9%
Age 5 – 13	14.8%	14.7%	14.3%
Age 14 – 17	5.3%	5.5%	5.7%
Age 18 – 19	2.2%	2.2%	3.0%
Age 20 – 24	5.0%	5.9%	6.6%

Age 25 – 34	13.9%	14.8%	15.0%
Age 35 – 44	15.5%	15.9%	15.0%
Age 45 – 54	15.8%	14.3%	13.7%
Age 55 – 64	11.6%	10.8%	10.3%
Age 65 – 74	5.4%	4.6%	5.1%
Age 75 – 84	2.0%	2.2%	2.5%
Age 85 +	1.2%	0.8%	0.9%

2000 Census Occupation Employment

Occupation Employment

Not in Labor Force	418	3,754	12,356
In Labor Force	978	9,571	29,729
Employed	91.9%	94.5%	94.4%
Unemployed	8.0%	5.2%	5.3%
In Armed Forces	0.2%	0.2%	0.3%

Employment by Industry

Accommodation and food services	7.6%	6.7%	8.1%
Administrative, support waste management service	2.6%	3.9%	4.0%
Agriculture forestry fishing and hunting	0.0%	0.1%	0.2%
Arts entertainment and recreation	10.5%	10.3%	11.0%
Construction	9.6%	8.4%	7.9%
Educational services	5.8%	5.1%	5.9%
Finance and insurance	2.7%	3.4%	3.1%
Health care and social assistance	6.7%	9.6%	9.5%
Information	5.4%	3.0%	2.5%
Management of companies and enterprises	0.0%	0.0%	0.0%
Manufacturing	10.8%	11.6%	9.4%
Mining	0.0%	0.1%	0.2%
Other services (except public administration)	6.2%	4.1%	4.4%
Professional scientific and technical services	2.8%	2.9%	4.0%
Public administration	3.5%	4.3%	4.0%
Real estate and rental and leasing	2.3%	2.2%	2.1%
Retail trade	15.2%	12.7%	12.6%
Transportation and warehousing	3.5%	5.3%	5.8%
Utilities	0.1%	0.5%	0.6%
Wholesale trade	4.8%	5.6%	4.9%

2000 Census Transportation Housing

Means of Transportation to Work

Bicycle	0.8%	0.5%	0.3%
Bus or trolley bus	1.0%	2.0%	2.6%
Carpooled	17.7%	16.7%	15.9%
Drove alone	77.5%	78.0%	76.5%
Ferryboat	0.0%	0.0%	0.0%
Motorcycle	0.0%	0.2%	0.2%
Other means	1.4%	0.7%	0.6%

Railroad	0.0%	0.0%	0.0%
Streetcar or trolley car	0.0%	0.0%	0.0%
Subway or elevated	0.0%	0.0%	0.0%
Taxicab	0.0%	0.0%	0.0%
Walked	0.7%	1.0%	2.0%
Worked at home	1.0%	1.0%	1.8%
Workers Age 16+	900	9,069	28,144

Vehicles Available

0 Vehicles Available	20	165	818
1 Vehicle Available	222	2,266	6,196
2 Vehicles Available	264	2,617	8,214
3+ Vehicles Available	154	1,332	4,092
Average Vehicles Per Household	1.80	1.80	1.80
Total Vehicles Available	1,283	12,070	36,765
Ave Vehicles Per Hhld	1.94	1.89	1.90

Educational Attainment

School: Grade K – 9	3.7%	2.5%	3.1%
School: 9th to 11th grade no diploma	13.0%	12.5%	13.4%
School: High School Graduate	35.6%	30.8%	30.8%
College: Associates Degree	7.1%	6.8%	6.6%
College: Some College, No Degree	34.8%	35.5%	30.5%
College: Bachelor's Degree	3.7%	8.0%	10.0%
College: Graduate Degree	1.9%	3.4%	4.7%

Owner Occupied Home Value:

\$ 0 – \$24,999	35.8%	12.6%	8.0%
\$ 25,000 – \$34,999	1.8%	2.1%	2.0%
\$ 35,000 – \$49,999	2.2%	2.4%	4.1%
\$ 50,000 – \$79,999	10.6%	11.7%	11.3%
\$ 80,000 – \$99,999	8.7%	13.6%	12.6%
\$100,000 – \$149,999	26.5%	33.2%	37.8%
\$150,000 – \$199,999	10.9%	18.2%	16.6%
\$200,000 – \$299,999	2.6%	5.3%	6.8%
\$300,000 – \$399,999	0.5%	0.6%	0.4%
\$400,000 – \$499,999	0.1%	0.2%	0.2%
\$500,000 – \$749,999	0.4%	0.2%	0.1%
\$750,000 – \$999,999	0.0%	0.0%	0.1%
\$1,000,000 or more	0.0%	0.0%	0.0%
Median Home Value	\$78,042	\$111,888	\$119,317

Monthly Contract Rent:

\$ 0 – \$100	0.0%	1.1%	1.3%
\$ 100 – \$199	0.0%	2.1%	2.3%
\$ 200 – \$299	0.3%	1.4%	2.1%
\$ 300 – \$399	20.7%	5.4%	6.6%
\$ 400 – \$499	17.1%	9.0%	9.1%
\$ 500 – \$599	24.6%	20.0%	19.3%
\$ 600 – \$699	16.6%	28.5%	29.7%
\$ 700 – \$799	9.2%	15.0%	11.3%
\$ 800 – \$899	5.0%	10.5%	7.8%

Lemmon Valley Smiths Shopping Center – Prepared by Christopher Waizmann on January 6, 2005

\$ 900 – \$999	0.7%	2.9%	3.5%
\$1,000 – \$1,249	5.1%	1.6%	3.8%
\$1,250 – \$1,499	0.3%	0.5%	0.7%
\$1,500 – \$1,999	0.3%	0.2%	0.3%
\$2,000 or more	0.0%	0.0%	0.0%

Average Monthly Contract Rent	\$544	\$613	\$616
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Units In Structure:

1, Attached	4.6%	16.5%	7.7%
1, Detached	37.2%	46.0%	48.2%
2	1.0%	2.7%	2.1%
3 – 4	0.7%	1.5%	4.1%
5 – 9	1.9%	3.4%	3.7%
10 – 19	0.0%	0.5%	1.2%
20 – 49	0.1%	0.4%	0.8%
50 or more	0.5%	1.3%	2.1%
Mobile Home/Trailer	54.1%	27.4%	30.0%
Other	0.0%	0.3%	0.2%

Year Moved In:

1969 or Earlier	0.8%	1.3%	1.9%
1970–1979	9.5%	5.9%	5.8%
1980–1989	18.4%	13.0%	12.0%
1990–1994	19.6%	18.4%	17.9%
1995–1998	35.1%	36.9%	37.5%
1999–March 2000	16.6%	24.5%	24.8%

Year Structure Built:

Before 1939	0.0%	0.5%	0.7%
1940 to 1949	0.0%	2.7%	1.7%
1950 to 1959	3.9%	6.4%	4.7%
1960 to 1969	14.3%	11.1%	8.8%
1970 to 1979	48.3%	32.6%	28.0%
1980 to 1989	18.5%	15.9%	19.0%
1990 to 1994	4.6%	8.6%	11.9%
1995 to 1998	8.7%	14.1%	18.0%
1999 to March 2000	1.8%	8.1%	7.1%

Geography: 1, 3, 5 mile radii: BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

Latitude: 39.613990 **Longitude:** -119.848850
City: Lemmon Valley–Golden Valley CDP **Pop:**
7,415
County: Washoe County **Pop:** 372,466
Zip: 89506 Reno **Pop:** 35,852

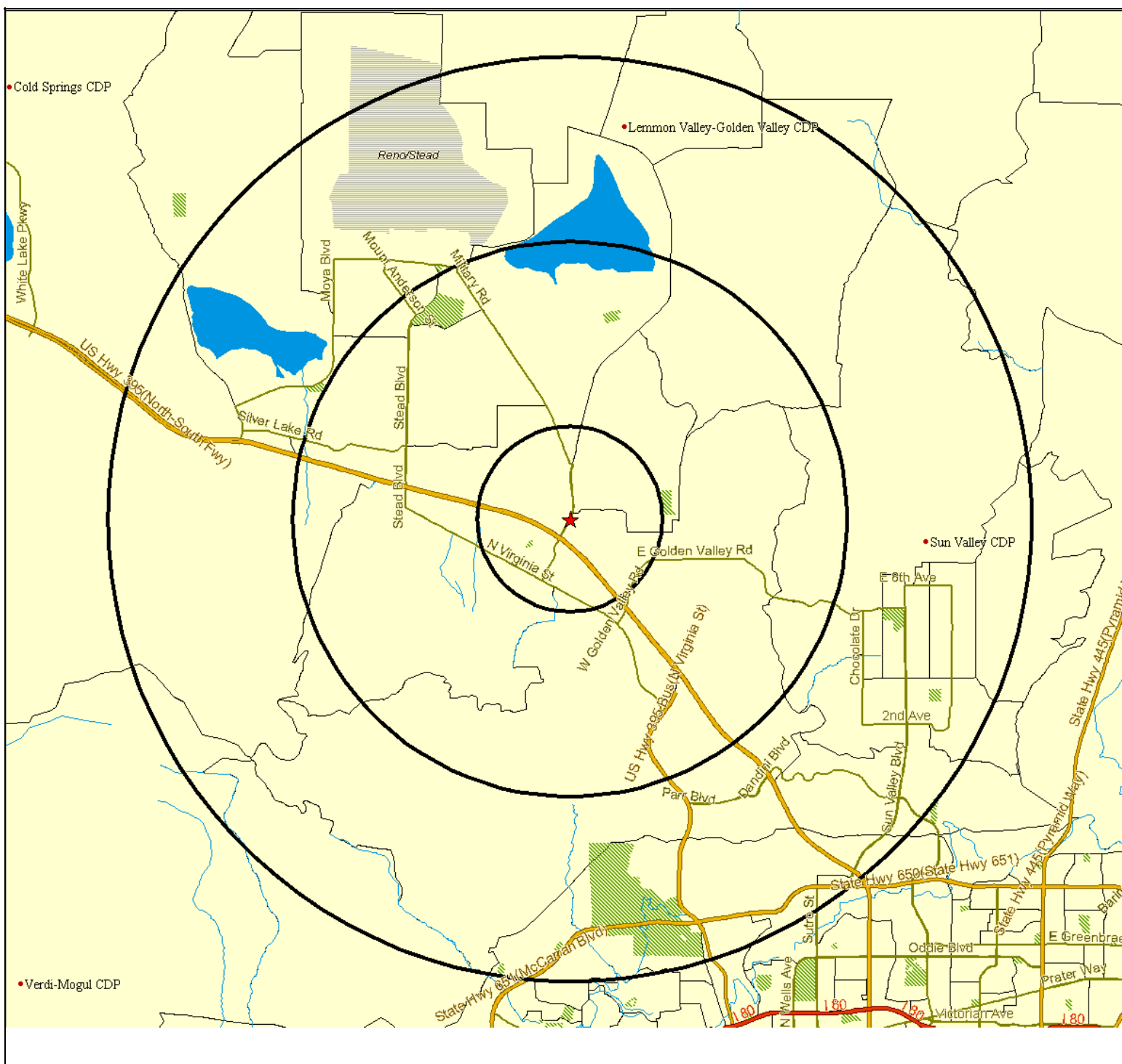
Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	2,050	20,121	64,602
Male Population	52.2%	51.5%	51.2%
Female Population	47.8%	48.5%	48.8%
Median Age	35.2	33.7	32.9
Population Density (per sq. mi.)	652.5	711.6	822.5
Employees	578	5,796	11,167
Establishments	37	343	838
Income:			
Median HH Income	\$42,370	\$49,449	\$48,602
Per Capita Income	\$17,714	\$19,174	\$18,757
Average HH Income	\$49,030	\$54,020	\$53,839
Households:			
Total Households	724	7,127	22,126
Average Household Size	2.82	2.79	2.84
Household Growth 1990 – 2000	7.3%	33.7%	44.4%
Housing:			
Owner Occupied Housing Units	78.2%	72.5%	72.4%
Renter Occupied Housing Units	14.6%	21.5%	22.0%
Vacant Housing Units	7.2%	5.9%	5.6%
Race:			
White	83.5%	83.1%	81.2%
Black	2.0%	1.7%	2.1%
American Indian, Eskimo, Aleut	1.9%	1.9%	1.8%
Asian	1.8%	2.6%	3.5%
Hawaiian or Pacific Islander	0.4%	0.3%	0.4%
Other	6.3%	6.5%	7.2%
Multirace	4.1%	3.9%	3.7%
Ethnicity:			
Hispanic	13.3%	15.7%	18.6%
Non-Hispanic	86.7%	84.3%	81.4%

2004 Aggregate Household Net Worth
**BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506**
Map Legend

(map is displaying Block Groups)

- Above 3150000000000
- 1975000000000 to 3150000000000
- 1250000000000 to 1975000000000
- 790000000000 to 1250000000000
- Below 790000000000
- No Data
- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers



2004 Employee Density

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

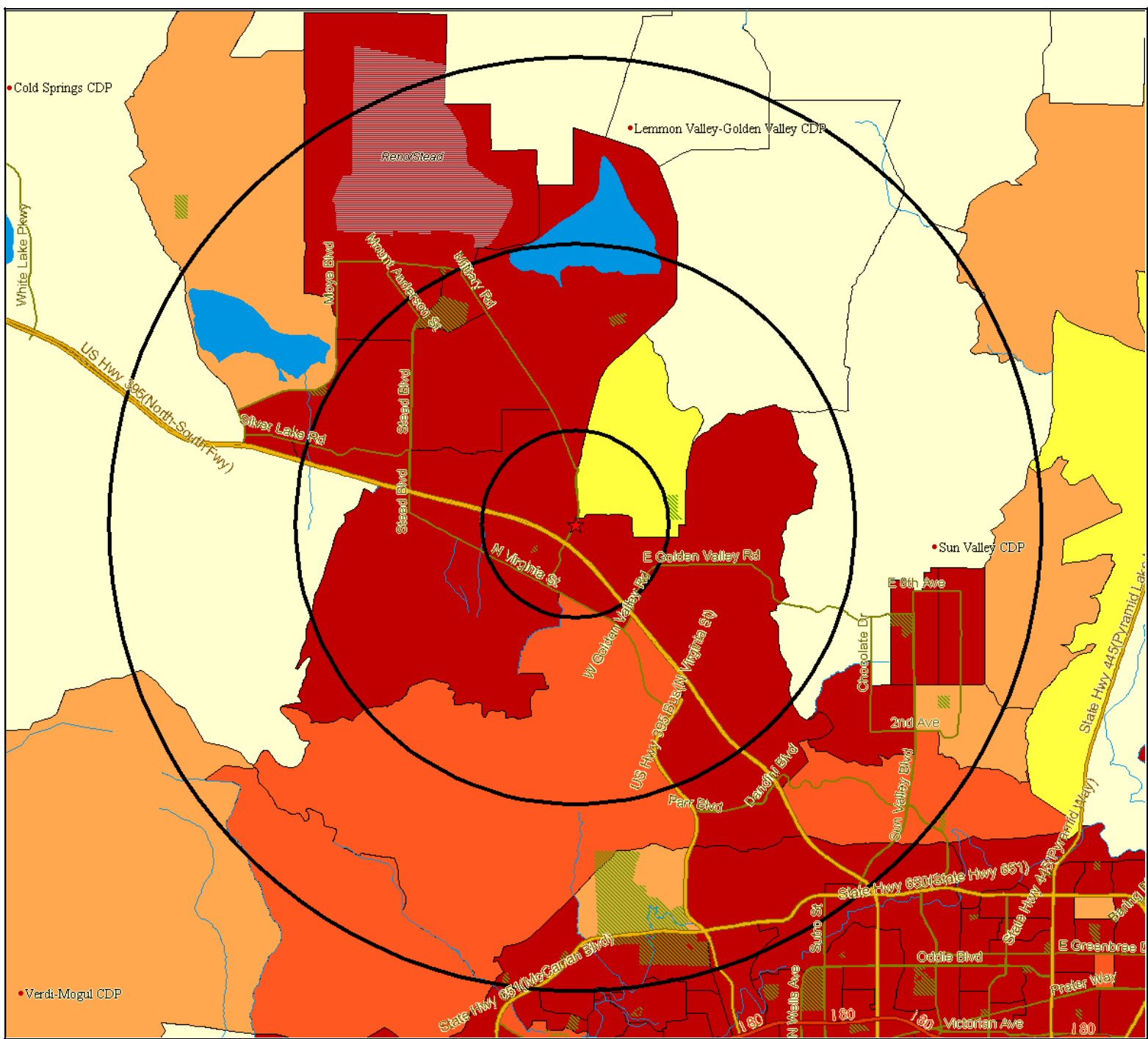
Map Legend

(map is displaying Block Groups)

- Above 69
- 43.5 to 69
- 27.5 to 43.5
- 17.25 to 27.5
- Below 17.25
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



2004 Median Household Income

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

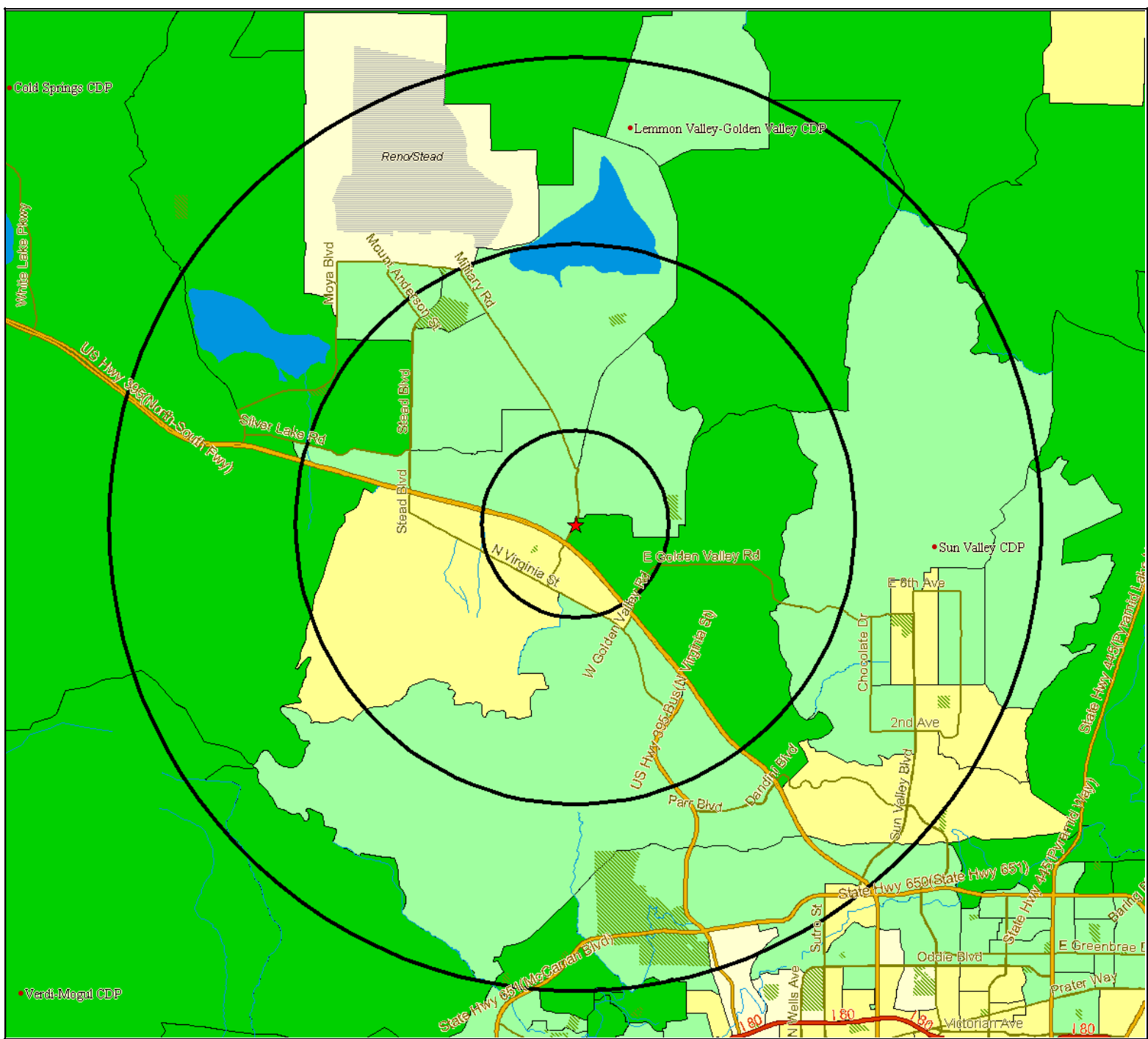
Map Legend

(map is displaying Block Groups)

- Above 91000
- 58000 to 91000
- 36000 to 58000
- 22750 to 36000
- Below 22750
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



Cold Springs CDP

Lemmon Valley-Golden Valley CDP

Reno/Stead

Sun Valley CDP

Vent-Mogul CDP

2004 Owner Occupied Units

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

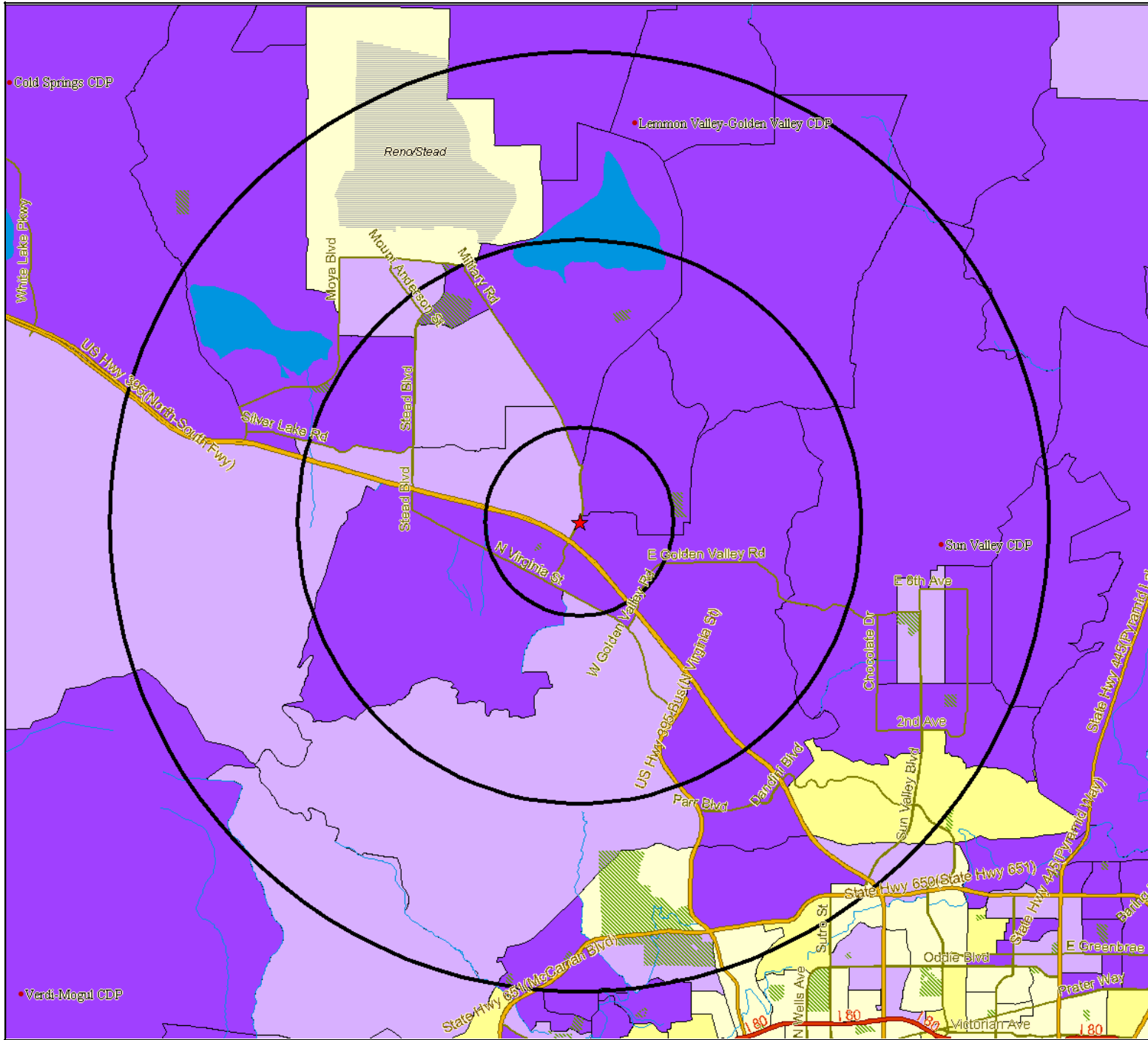
Map Legend

(map is displaying Block Groups)

- Above 122.5
- 77 to 122.5
- 48.5 to 77
- 30.5 to 48.5
- Below 30.5
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



2004 Population Density

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

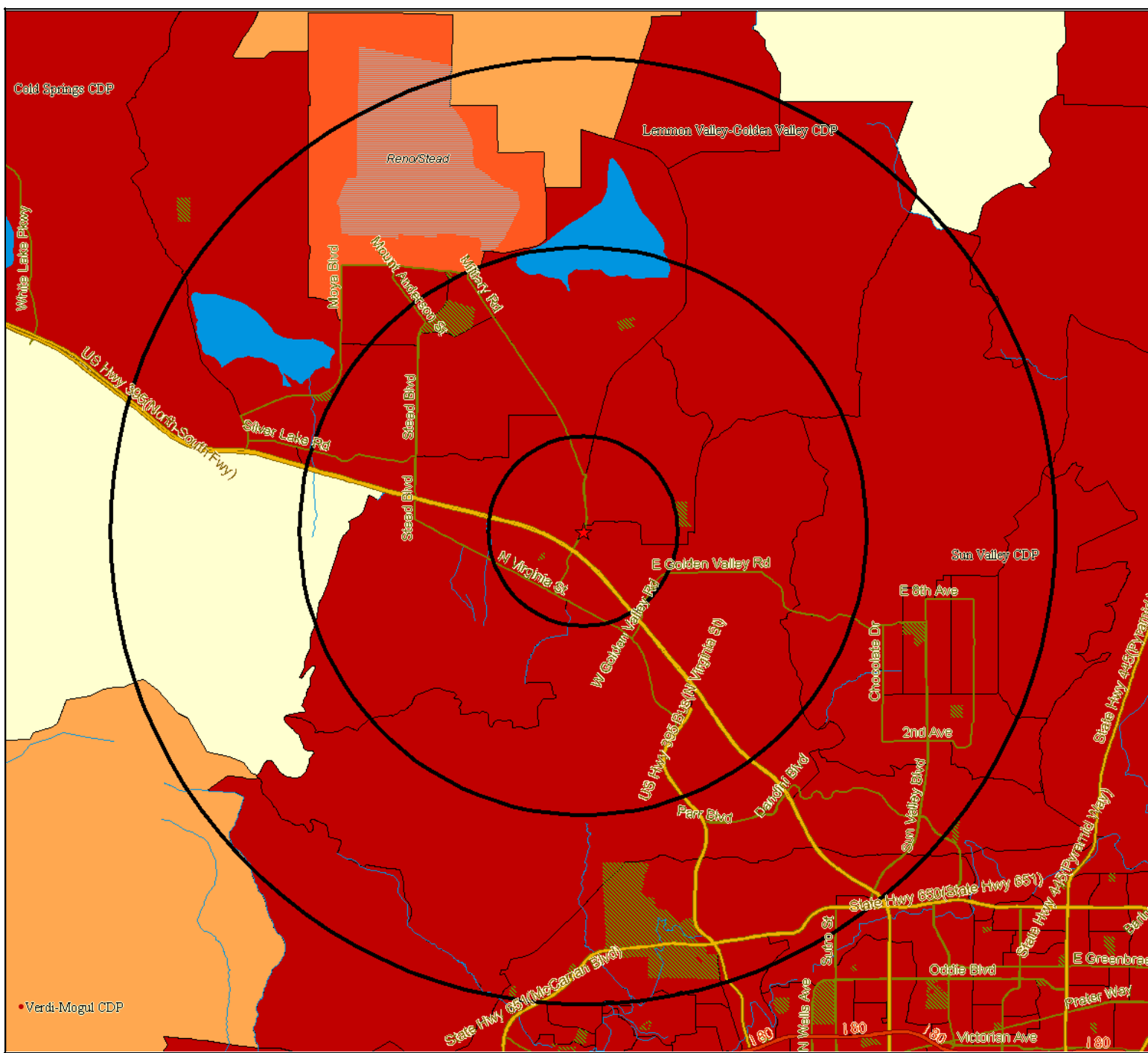
Map Legend

(map is displaying Block Groups)

- Above 162.5
- 102.5 to 162.5
- 65 to 102.5
- 41 to 65
- Below 41
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



Cold Springs CDP

Lemmon Valley-Golden Valley CDP

Reno/Stead

White Lake Flxy

Moya Blvd

Mount Anderson St

Lullwater Rd

US Hwy 89S (North-South Fwy)

Silver Lake Rd

Stead Blvd

M Virginia St

E Golden Valley Rd

W Golden Valley Rd

US Hwy 89S (N Virginia St)

Sun Valley CDP

E 8th Ave

Chocolate Dr

2nd Ave

Sun Valley Blvd

Farr Blvd

Danahy Blvd

Sun Valley Blvd

State Hwy 650 (State Hwy 651)

State Hwy 478 (Pyramid Hwy)

Verdi-Mogul CDP

State Hwy 651 (McCarran Blvd)

N Wells Ave

Suro St

Victorian Ave

Prater Way

Oddie Blvd

E Greenbrae

Belting

2009 Average Household Income

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

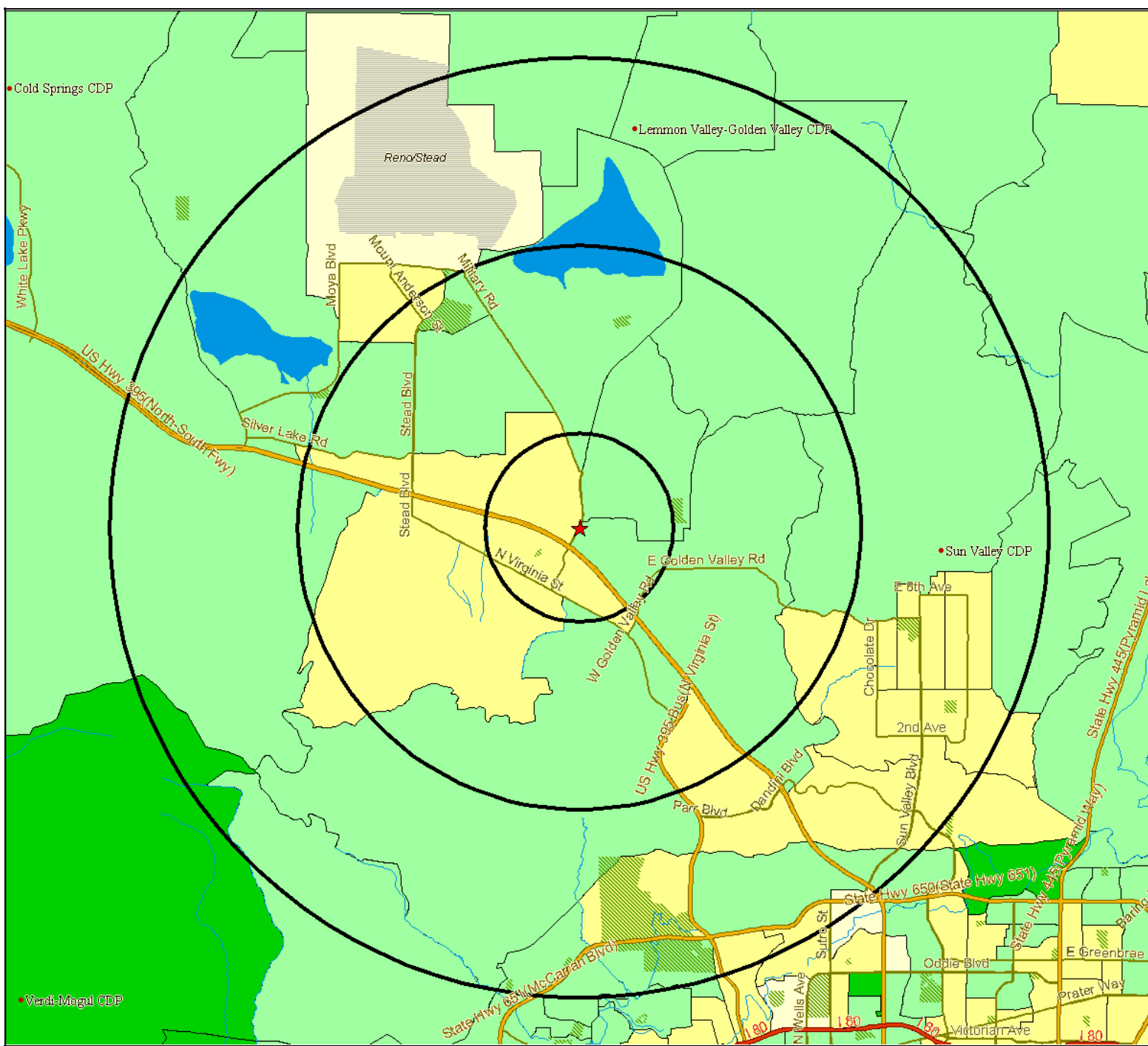
Map Legend

(map is displaying Block Groups)

- Above 123750
- 78000 to 123750
- 49500 to 78000
- 31000 to 49500
- Below 31000
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



2009 Median Household Income

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

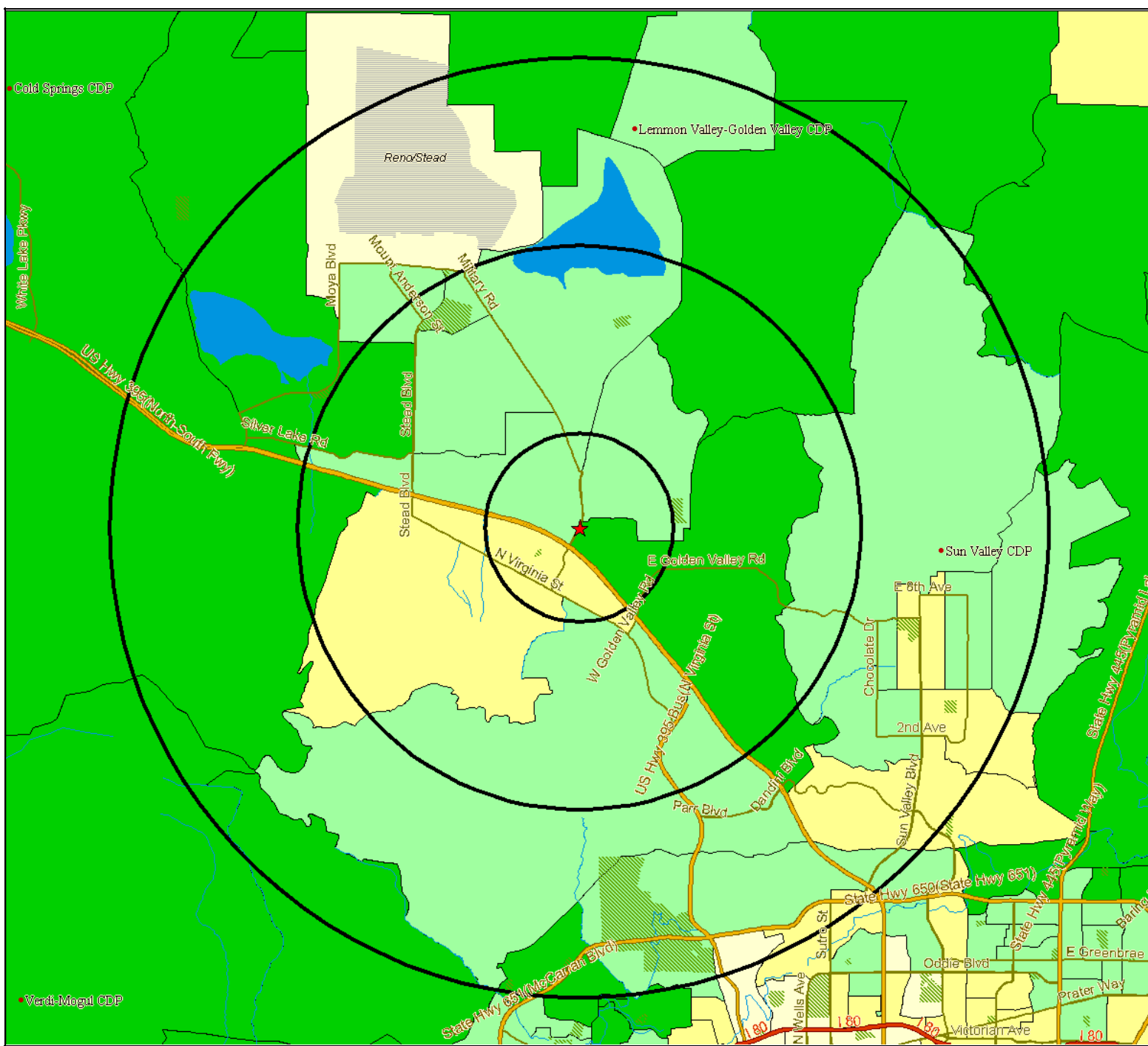
Map Legend

(map is displaying Block Groups)

- Above 102500
- 65000 to 102500
- 40500 to 65000
- 25500 to 40500
- Below 25500
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



2009 Population Density

BUCK DR LEMMON DR,
ANDERSON ACRES, NV 89506

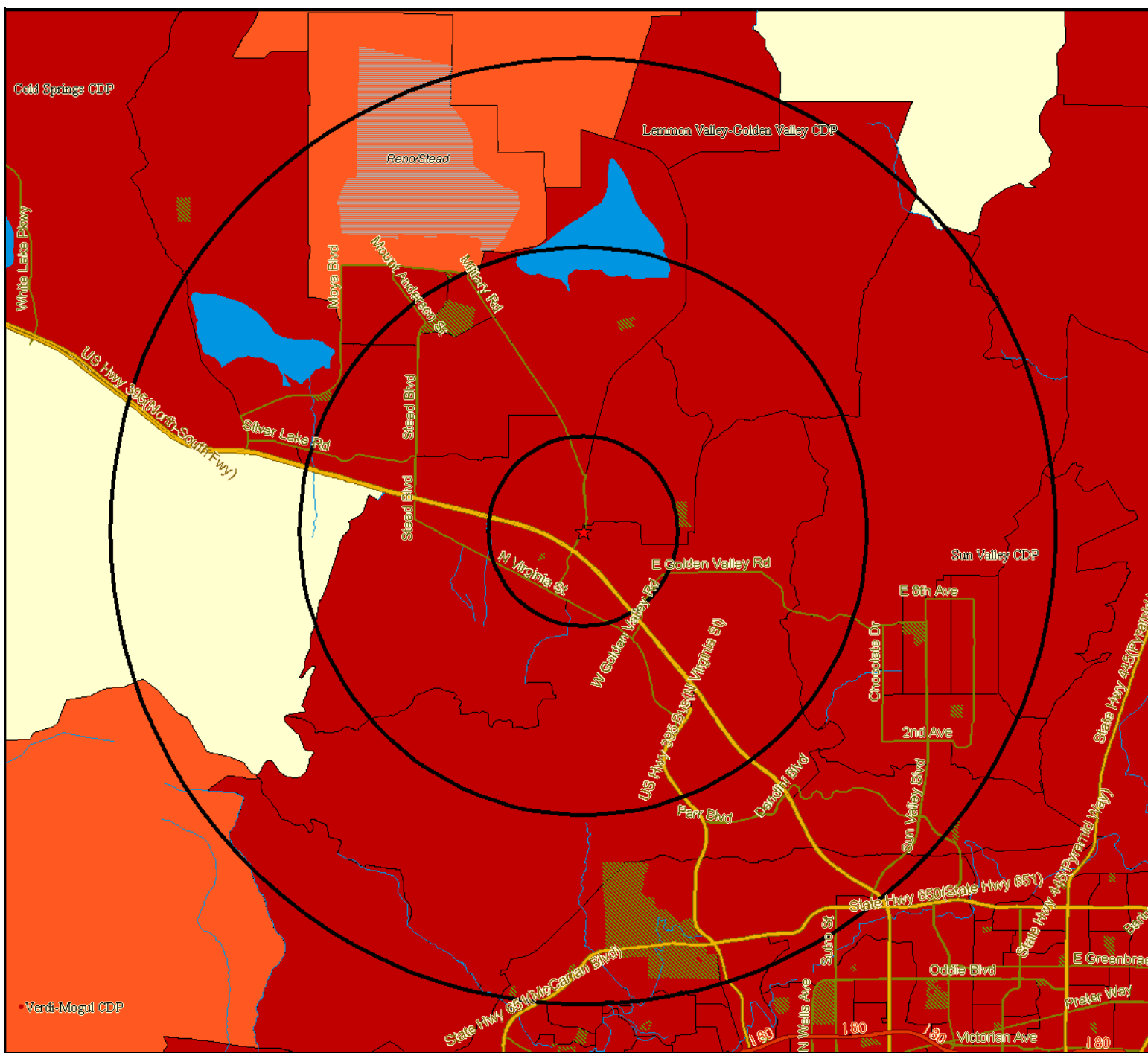
Map Legend

(map is displaying Block Groups)

- Above 172.5
- 107.5 to 172.5
- 68 to 107.5
- 43 to 68
- Below 43
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

January 6, 2005



Cold Springs CDP

Lemmon Valley-Golden Valley CDP

Reno/Stead

White Lake Flxy

Moya Blvd

Mount Anderson St

Lullwater Rd

US Hwy 89S (North-South Fwy)

Silver Lake Rd

Stead Blvd

N Virginia St

E Golden Valley Rd

Sun Valley CDP

E 8th Ave

W Golden Valley Rd

US Hwy 89S (N Virginia St)

Chocolate Dr

2nd Ave

State Hwy 478 (Pyramid Lake)

Farr Blvd

Danahy Blvd

Sun Valley Blvd

State Hwy 650 (State Hwy 651)

State Hwy 478 (Pyramid Hwy)

Verdi-Mogul CDP

State Hwy 651 (McCaran Blvd)

N Wells Ave

Suro St

Victorian Ave

Prater Way

State Hwy 478 (Pyramid Hwy)

State Hwy 478 (Pyramid Hwy)

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Addendum Data Methodology

The demographic data used in STDBonline are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from AGS's household level data file, current year estimates from the Census Bureau and Postal Service, and economic forecasts from private sources. In addition:

* These are the only US Estimates and Projections based on the most extensive household database available, summarized at the block group level. This is the demographic equivalent to an ongoing national census.

* This unique bottom-up approach using household data is complemented by a rigorous, standard demographic cohort-component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10-year projections introduce unacceptable levels of uncertainty.

* Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county-to-county migration trends are established. AGS also takes into account undocumented immigration.

* AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.

* AGS list resources, GDT cartographic expertise, and Compusearch's years of demographic modeling experience represent a unique combination of leadership in the fields required for accurate estimates and projections.

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