

WOW WOW HAWAIIAN
LEMONADE COMING SOON!

F45 TRAINING COMING SOON!



FOR LEASE >

Ridgeview Plaza

SWC of Mae Anne Avenue
& McCarran Boulevard,
Reno, NV

Premier Community Shopping Center
in Desirable Northwest Reno

- One space remaining!
- Anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- Surrounded by dense residential and commercial uses, schools and a library

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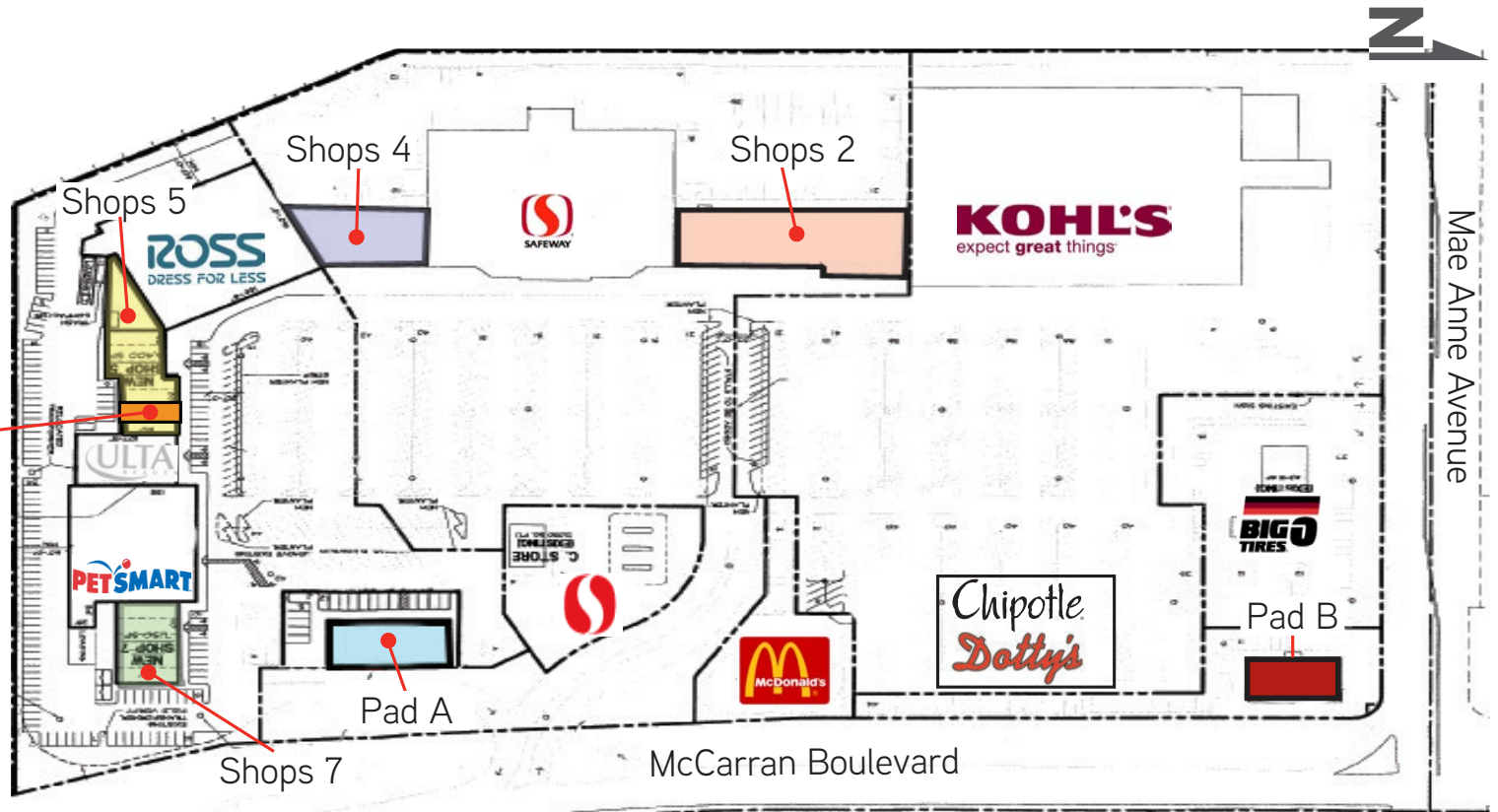
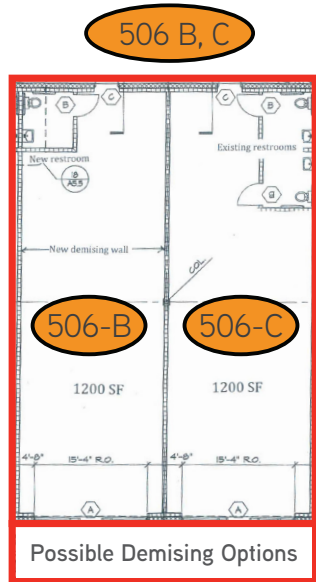


Property Highlights

- › 280,000± square foot Community Shopping Center anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- › Co-tenants include: Verizon, Chipotle, Baskin Robbins, Port of Subs, Round Table Pizza, Edward Jones, GameStop, McDonalds, Big O Tires, Wing Stop, Massage Envy, Tacos El Rey, Pacific Dental, GNC, The Office Boss, Pure Barre, I Love Kickboxing, The Joint Chiropractic, Saladworks, Wow Wow Hawaiian Lemonade, F45 and Charter Spectrum
- › Surrounded by dense residential and commercial uses, schools and the University of Nevada Reno
- › The center receives approximately 100k monthly visitors with over 350k monthly visits from the trade area population
- › Exposure to approximately 44,500 vehicles per day on McCarran Boulevard and 14,400 on Mae Anne Ave and is situated only one-half mile north of the four-way interchange at I-80
- › Services the Northwest Reno submarket and the master planned communities of Caughlin Ranch, Somerset, Verdi and other developments along I-80
- › Other traffic generators include: Walmart, SaveMart, Walgreen's, Chili's, Dollar Tree, Staples, Planet Fitness and numerous businesses and restaurants
- › Over 1,700 residential units under construction and 1,900 pending approval in the Northwest Reno submarkets
- › **One space remaining – 2,400 SF** (landlord may consider subdividing)



Site Plan



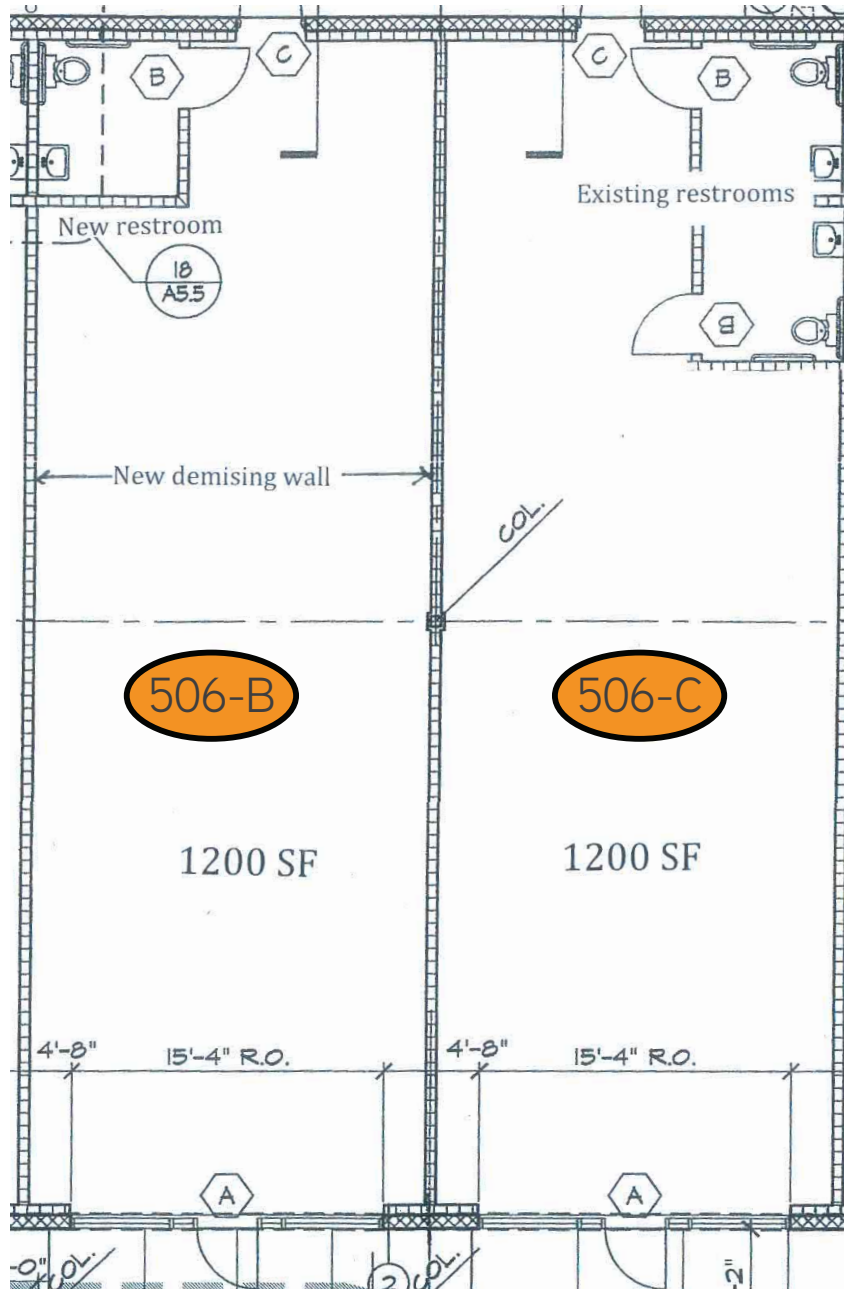
Available Suites

Suite	Square Feet
506 B, C	Divisible 1,200 to 2,400 SF

<p>Shops 2</p>	<p>Shops 4</p>	<p>Shops 5</p>	<p>Shops 7</p>	<p>Pad A</p>	<p>Pad B</p>
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Suites 506 B & C - 2,400 SF Total
(Divisible to 1,200 SF)





2021 Demographics - Esri & U.S. Census		
5 min radius	10 min radius	15 min radius
POPULATION		
40,595	150,807	275,945
DAYTIME POPULATION		
10,296	86,566	180,075
HOUSEHOLDS		
16,611	63,603	111,072
AVERAGE HOUSEHOLD INCOME		
\$88,389	\$81,421	\$79,281

2021 Demographics - Esri & U.S. Census		
1 mi radius	3 mi radius	5 mi radius
POPULATION		
17,160	80,633	178,333
DAYTIME POPULATION		
3,203	35,470	101,335
HOUSEHOLDS		
7,078	35,306	74,561
AVERAGE HOUSEHOLD INCOME		
\$82,312	\$90,073	\$82,667

Traffic Counts
S MCCARRAN BLVD, 585FT N OF MAE ANNE AVE: 25,400
MCCARRAN BLVD, 380FT S OF SIERRA HIGHLANDS DR: 48,000
SIERRA HIGHLANDS DR, 165FT W OF N MCCARRAN BLVD: 6,750
MAE ANNE AV, 785FT W OF MCCARRAN BLVD: 13,000
S MCCARRAN BLVD, 365FT N OF W 7TH ST: 27,700
NDOT - 2020



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