

FOR LEASE >

Caughlin Ranch Shopping Center

4788 Caughlin Ranch Parkway
Reno, Nevada 89519

1,200SF – 4,200SF Available

- Anchored by Scolari's Food and Drug with strong co-tenancy
- Immediate access off McCarran Boulevard, Reno's "ring road"
- New pylon sign availability on McCarran Blvd
- Under new management with competitive rents

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Property Highlights

- > Caughlin Ranch Shopping Center consists of ±111,716 SF and is located in the prestigious master-planned community of Caughlin Ranch.
- > Anchored by Scolari’s Food and Drug with strong co-tenants including Starbucks, Wells Fargo, Anytime Fitness, Renown Medical, Ice Age Meals and Casa Grande Mexican Restaurant.
- > Strong residential component: over 2,763 households within one mile with median household income in excess of \$102,373.
- > Immediate access off McCarran Boulevard, Reno’s “ring road” with exposure to over 15,000 cars per day, excellent access, and ample parking.
- > New pylon sign availability directly on McCarran Blvd.
- > Under new management with competitive rents.

2017 Demographics

1mi radius	3mi radius	5mi radius
POPULATION		
6,578	52,362	149,854
DAYTIME POPULATION		
4,010	42,597	192,062
HOUSEHOLDS		
2,763	23,844	63,245
MEDIAN HOUSEHOLD INCOME		
\$102,373	\$53,085	\$43,169

Traffic Counts

CAUGHLIN PARKWAY – 2,800 ADT
MCCARRAN BOULEVARD – 15,000 ADT
NDOT - 2016

Site Plan & Tenants



Availability

- | | | |
|---|--------------|-----------|
| 1 | Suite 4798-B | ±4,200 SF |
| 2 | Suite 204 | ±1,200 SF |
| 3 | Suite 205 | ±1,200 SF |
| 4 | Suite 213 | ±1,406 SF |
| 5 | Suite 302 | ±3,200 SF |
| 6 | Suite 307 | ±1,600 SF |



DOWNTOWN
RENO

GRAND SIERRA
RESORT

PEPPERMILL
RESORT

RENO/TAHOE
INTERNATIONAL
AIRPORT

MCCARRAN BLVD

15,000 ADT

CASHILL BLVD

MCCARRAN BLVD

CAUGHLIN RANCH
PROFESSIONAL PARK

CAUGHLIN RANCH
SHOPPING CENTER

CAUGHLIN PKWY

VILLAGE GREEN PARK

CAUGHLIN RANCH
ELEMENTARY SCHOOL



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