

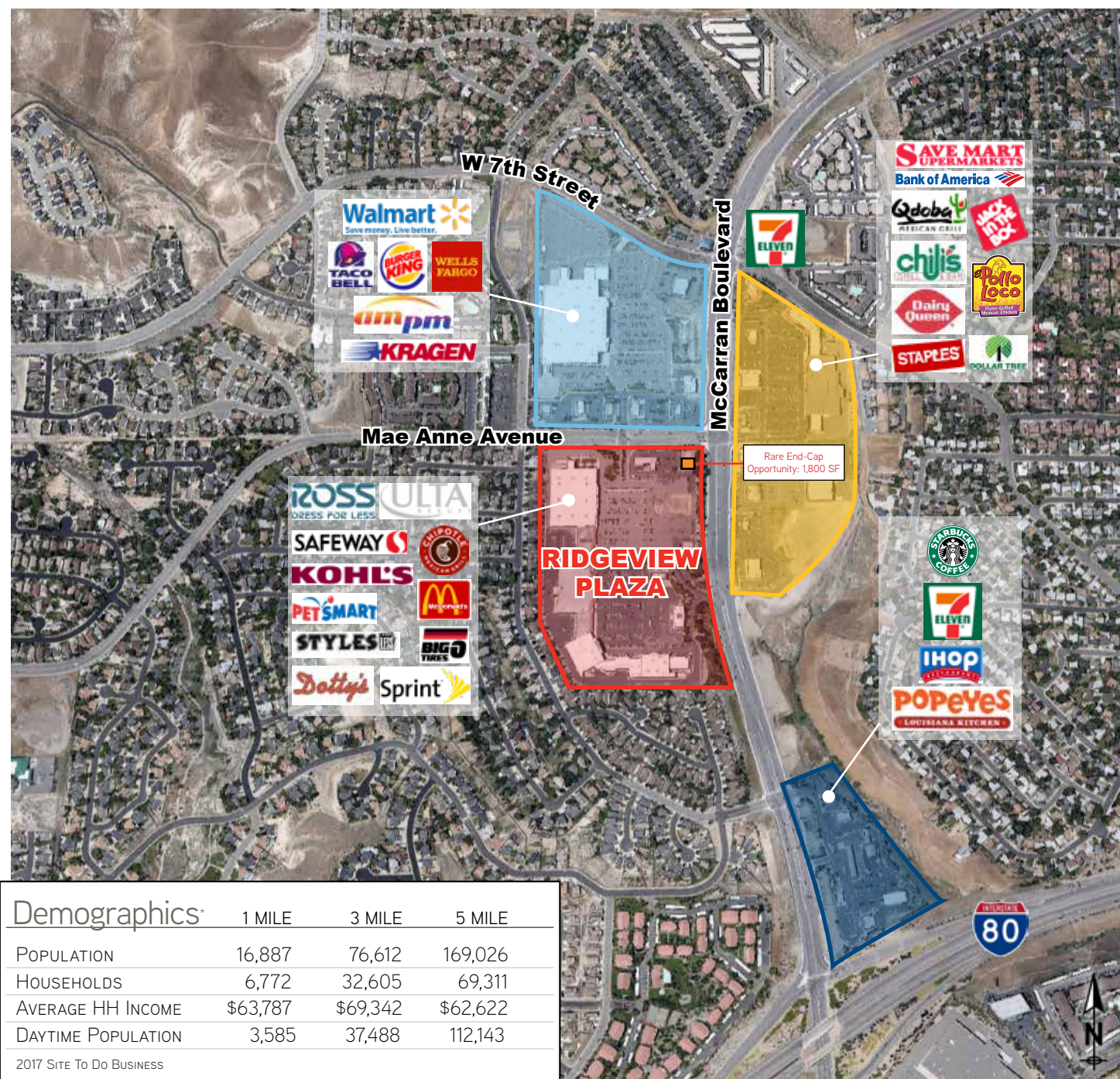
**FOR LEASE**  
**Reno, NV**  
Ridgeview Plaza

SWC OF MAE ANNE AVE &amp; MCCARRAN BLVD | RENO, NEVADA



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Demographics*	1 MILE	3 MILE	5 MILE
POPULATION	16,887	76,612	169,026
HOUSEHOLDS	6,772	32,605	69,311
AVERAGE HH INCOME	\$63,787	\$69,342	\$62,622
DAYTIME POPULATION	3,585	37,488	112,143

2017 SITE TO DO BUSINESS

## 1,800 SQUARE FOOT END-CAP ON MCCARRAN NOW AVAILABLE



**PURE BARRE IS OPEN!**

## Property Features

- Rare opportunity for a 1,800 square foot end-cap on the hard corner of McCarran and Mae Anne
- Approximately 189,860 square foot community shopping center anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- Co-tenants include: Chipotle, Styles for Less, 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, Pinot's Palette and Pure Barre
- Surrounded by dense residential and commercial uses, schools and a library
- Exposure to approximately 27,000 vehicles per day on McCarran Boulevard and 14,000 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, Mogul and other developments along I-80
- Other traffic generators include: Walmart, SaveMart, Walgreen's, Chili's, Dollar Tree, Staples and numerous businesses and restaurants
- Over 3,400 approved and 2,904 pending residential units planned in the Northwest Reno submarket

FOR MORE INFORMATION,  
PLEASE CONTACT:

## Reno Retail Team

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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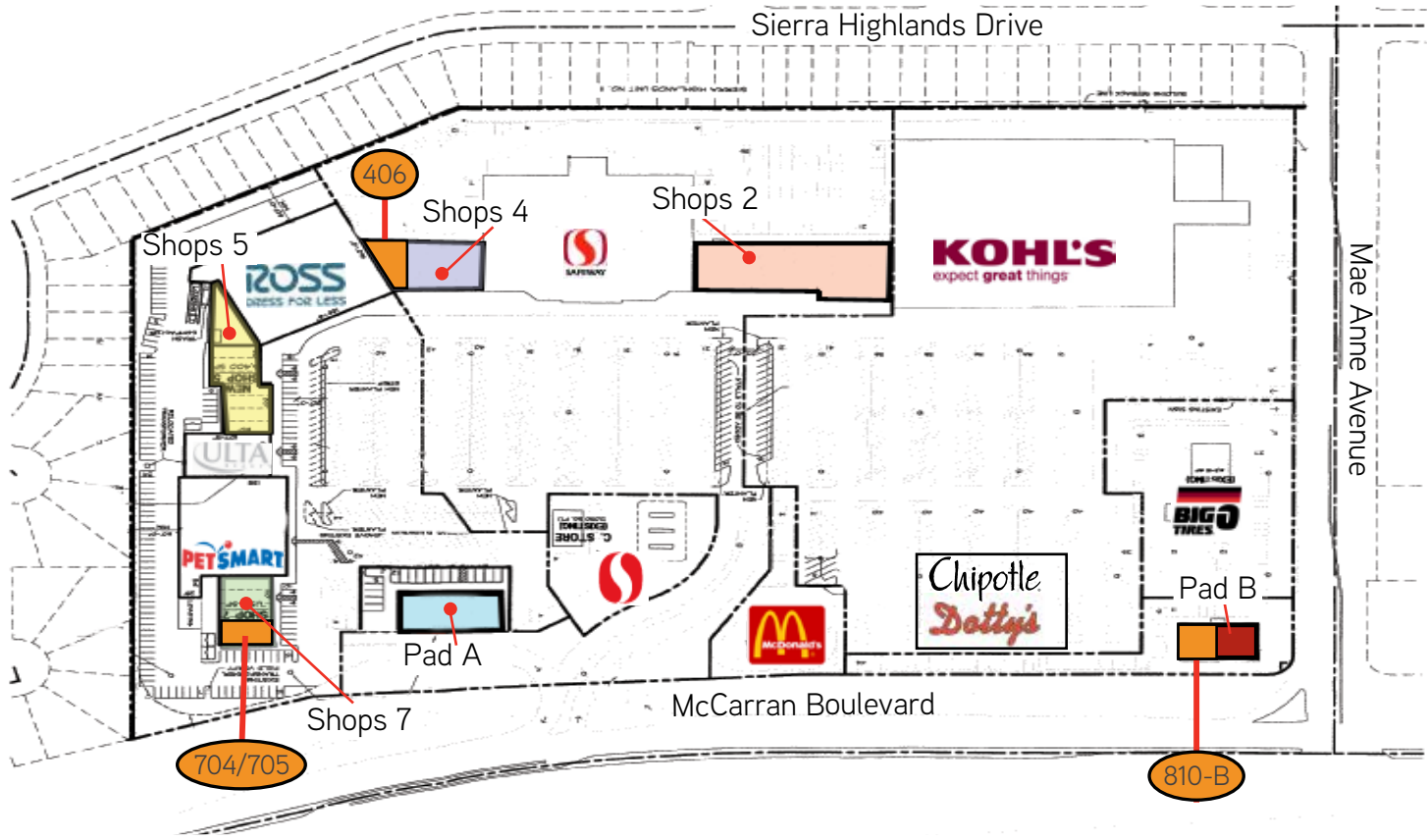
Aerial



**Traffic Counts:**

S McCARRAN BLVD, 335FT S OF E/B OFF-RAMP OF THE W McCARRAN BLVD INTERCHANGE: 39,000  
McCARRAN BLVD, 545FT N OF I-80 W/B RAMPS OF THE W McCARRAN INTERCHANGE: 45,000  
SIERRA HIGHLANDS DR, 165FT W OF N McCARRAN BLVD: 7,100  
MAE ANNE AV, .1MI W OF McCARRAN AND 1000 FT. E OF SIERRA HIGHLANDS: 14,000  
S McCARRAN BLVD, .1 MI N OF MAE ANNE AV: 28,000  
2016 NEVADA DEPARTMENT OF TRANSPORTATION WEBSITE

Site Plan



<b>Shops 2</b>	<b>Shops 4</b>	<b>Shops 5</b>	<b>Shops 7</b>	<b>Pad A</b>	<b>Pad B</b>	<b>AVAILABLE SUITES</b>
						<b>406</b> 3,013 SF <b>704/705</b> 2,832 SF <b>810-B</b> 1,800 SF

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