

CLASSIC ROCK COFFEE COMING SOON!



FOR LEASE >

Ridgeview Plaza

SWC of Mae Anne Ave
& McCarran Blvd,
Reno, NV

Premier Community Shopping Center in Northwest Reno

- Anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- Surrounded by dense residential and commercial uses, schools and a library
- Rare opportunity in the Northwest Reno submarket

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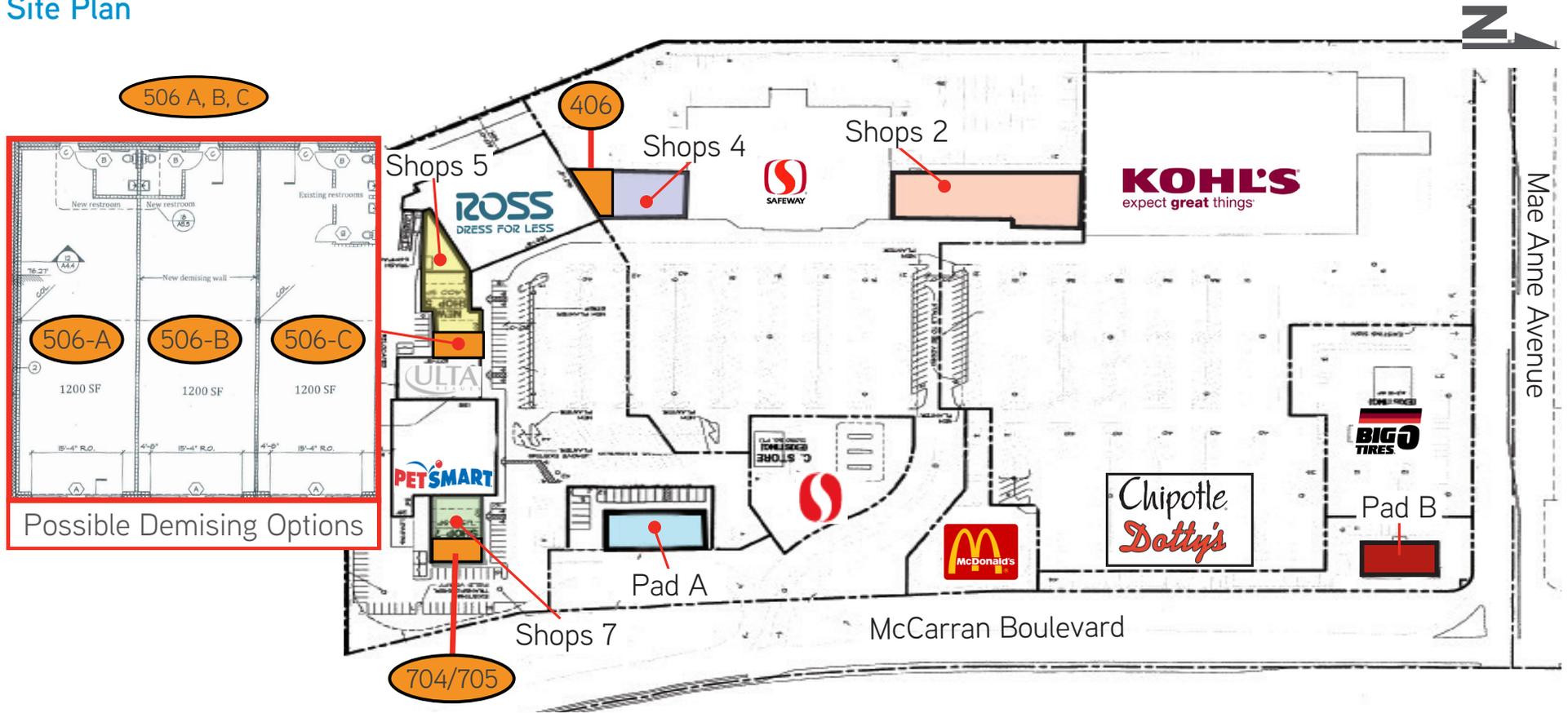


Property Highlights

- › 280,000± square foot Community Shopping Center anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- › Co-tenants include: Verizon, Sprint, 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, Pinot's Palette, Pure Barre and Classic Rock Coffee opening soon
- › Surrounded by dense residential and commercial uses, schools and the University of Nevada Reno
- › Exposure to approximately 28,000 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, Verdi 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 3,150 approved and 3,110 pending residential units planned in the Northwest Reno submarket
- › End-cap and line shop available



Site Plan



Available Suites

Suite	Square Feet
406	3,013
704/705	2,832
506 A, B, C	Divisible 1,200 to 3,600

Shops 2



Shops 4



Shops 5



Shops 7



Pad A



Pad B





2017 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
16,657	82,369	180,889
DAYTIME POPULATION		
3,297	33,497	111,670
HOUSEHOLDS		
6,516	33,231	70,331
AVERAGE HOUSEHOLD INCOME		
\$63,650	\$73,364	\$66,114

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
NDOT - 2016



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