

For Lease
Ridgeview Plaza
Reno, Nevada

SWC of McCarran Boulevard
& Mae Anne Avenue



One Suite Remaining – 1,104 Square Feet

Lead Contact

Roxanne Stevenson

Senior Vice President

+1 775 823 4661

Roxanne.Stevenson@colliers.com

NV Lic S.0015517

Sam Meredith

Vice President

+1 775 737 2939

Sam.Meredith@colliers.com

NV Lic. S.0189257

Colliers



Dry Cleaners
Northwest Veterinary Hospital
Charter Spectrum
RIDGEVIEW MAIL CENTER
GNC
Edward Jones

MOCHINUT
GameStop
Baskin Robbins
verizon
PORT OF SUBS
GREATER NEVADA Credit Union
Round Table PIZZA
L&L

Massage Envy
STRETCH ZONE
restore HYPER WELLNESS
EUROPEAN WAX CENTER
MATHNASIUM The Math Learning Center
THE JOINT chiropractic

FUNCTIONAL 45 Training
MONSTERS & MAYHEM GAMES
pure barre lift • tone • burn

ROSS DRESS FOR LESS
SAFeway
Kohl's
ULTA BEAUTY
PETSMART
Chipotle
Dotty's
BIGO TIRES
SALADWORKS
PACIFIC DENTAL SERVICES
McDonald's

WING-STOP
Rocky Mountain CHOCOLATE FACTORY
TACOS EL REY

Sierra Highlands Drive

Mae Anne Avenue

12,5400 ADT

McCarran Boulevard 28,600 ADT

About the Center

Premier ±280,000 square foot community shopping center in desirable Northwest Reno The center is anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's. Surrounded by dense residential and commercial uses, schools and the University of Nevada Reno.



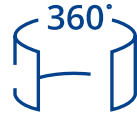
The center receives over 281k monthly visits and 3.4M yearly visits from the surrounding trade area population

Property Features

- Co-tenants include: 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, Ridgeview Mail Center, Pure Barre, The Joint Chiropractic, Saladworks, Mochinut, F45 and Charter Spectrum
- Exposure to approximately 28,600 vehicles per day on McCarran Boulevard and 12,500 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 4,662 residential units approved/under construction in the Northwest Reno submarkets



Site Plan



Click on a suite to
view virtual tour

Mae Anne Avenue



McCarran Boulevard

#	Tenant	Address/Suite #	SF
1	Rocky Mountain Chocolate	5100 Mae Anne Ave, Suite 1	1,104
2	Available June 2025	5100 Mae Anne Ave, Suite 2	1,104
3	Tacos El Rey	5100 Mae Anne Ave, Suite 3	1,650
4	Wingstop	5100 Mae Anne Ave, Suite 4	1,650
5	Petsmart	5110 Mae Anne Ave	22,147
6	Massage Envy	5110 Mae Anne Ave, Suite 501	3,018
7	European Wax	5110 Mae Anne Ave, Suite 502	1,200
8	Stretch Zone	5110 Mae Anne Ave, Suite 503	1,200
9	Mathnasium	5110 Mae Anne Ave, Suite 504	1,200
10	Restore Wellness And Cyrotherapy	5110 Mae Anne Ave, Suites 505 & 506	2,400
11	The Joint Chiropractic	5110 Mae Anne Ave, Suite 507	1,200
12	Ulta Store	5110 Mae Anne Ave, Suite 600	7,828
13	Pure Barre	5110 Mae Anne Ave, Suite 701	1,430
14	Balanced Health & Fitness	5110 Mae Anne Ave, Suites 702 & 703	2,860
15	Monsters & Mayhem Games	5110 Mae Anne Ave, Suites 704 & 705	2,832
16	Ross Dress For Less	5120 Mae Anne Ave	30,187
17	Kohl's	5150 Mae Anne Ave, Suite 100	94,213
18	Safeway	5150 Mae Anne Ave, Suite 200	52,846
19	Round Table Pizza	5150 Mae Anne Ave, Suite 201	3,277
20	Greater Nevada Credit Union	5150 Mae Anne Ave, Suite 203	1,900
21	L & L Hawaiian Bbq	5150 Mae Anne Ave, Suite 204	1,900
22	Lucky Nails	5150 Mae Anne Ave, Suite 205	1,900
23	Westside Café	5150 Mae Anne Ave, Suite 206	1,600
24	Verizon Wireless	5150 Mae Anne Ave, Suite 207	1,600
25	Taiwan Restaurant	5150 Mae Anne Ave, Suite 208	1,600
26	Port Of Subs	5150 Mae Anne Ave, Suite 209	1,600
27	Baskin Robbins	5150 Mae Anne Ave, Suite 210	1,300
28	Cingular (Cell Site)	5150 Mae Anne Ave, Suite 210A	0
29	Express Cuts & Tans	5150 Mae Anne Ave, Suite 211	1,600
30	Game Stop	5150 Mae Anne Ave, Suite 212	1,600
31	Mochinut	5150 Mae Anne Ave, Suite 213	1,200
32	Edward Jones	5150 Mae Anne Ave, Suite 401	1,200
33	GNC	5150 Mae Anne Ave, Suite 402	1,600
34	King Cleaners	5150 Mae Anne Ave, Suite 403	1,600
35	Northwest Veterinary Hospital	5150 Mae Anne Ave, Suite 404	1,600
36	Ridgeview Mail Center	5150 Mae Anne Ave, Suite 405	1,600
37	Charter Spectrum	5150 Mae Anne Ave, Suite 406	3,013
38	Pacific Dental Services	5150 Mae Anne Ave, Suite 810A	4,200
39	Saladworks	5150 Mae Anne Ave, Suite 810B	1,800
40	Chipotle	5144 Mae Anne Ave	2,040
41	Dotty's	5148 Mae Anne Ave	3,280

Location



Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2024 Population	17,959	79,704	180,735
2029 Population	18,114	81,341	188,136
Average Household Income	\$91,409	\$115,572	\$103,662
Total Households	7,815	36,995	82,257
Median Age	34.0	37.1	37.3

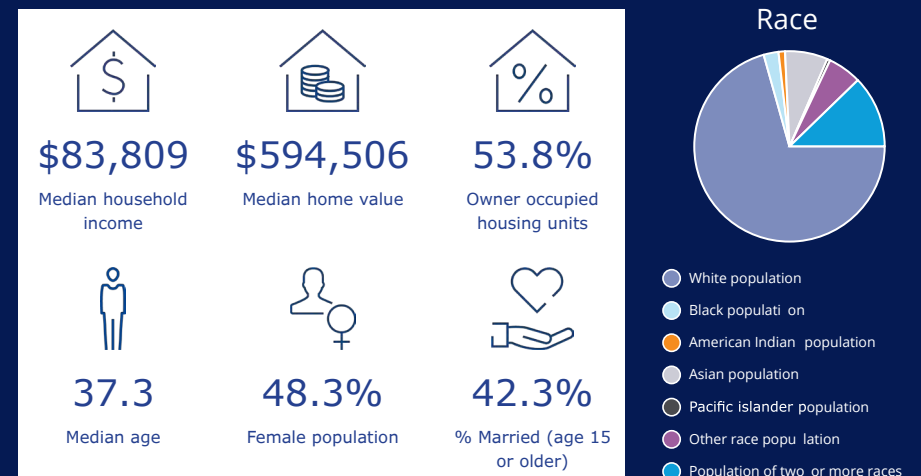
2022 Traffic Counts - NDOT

Mae Anne Avenue, 785ft West of N McCarran Boulevard: 12,500 ADT

N McCarran Boulevard, 585ft North of Mae Anne Avenue: 28,600 ADT

Sierra Highlands Drive: 5,200 ADT

3 Mi Household & Population Data



Surrounding Retail

Coit Plaza

Walmart
Save money. Live better.

KRAGEN

ampm

BURGER KING

WELLS FARGO

PANDA EXPRESS

TACO BELL

Canyon Center

Walgreens
The Pharmacy America Trusts

SAVE MART
SUPERMARKETS

Bank of America

Qdoba
MEXICAN GRILL

JACK IN THE BOX

chili's
GRILL & BAR

Pollo Loco
Flame-Grilled Mexican Chicken

CHASE

planet fitness

DOLLAR TREE

STAPLES

Ridgeview Plaza

SAFEWAY

KOHL'S

ROSS
DRESS FOR LESS

ULTA
BEAUTY

PET SMART

CHIPOTLE
MEXICAN GRILL

Dotty's

BIG O
TIRES

Charter
Spectrum
TV | INTERNET | VOICE

McDonald's

Northern Nevada
MEDICAL CENTER

7
ELEVEN

IHOP
RESTAURANT

POPEYES
LOUISIANA KITCHEN

STARBUCKS
COFFEE

West 7th Street

Mae Anne Avenue

N McCarran Boulevard

INTERSTATE
80

Why Reno/Sparks

Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

- | | |
|---|---|
| #4 Ranked in Growth Entrepreneurship | #26 Best Cities for Outdoor Activities |
| #1 Startup Activity | #41 in Entertainment and Recreation |
| #6 Job Growth | #4 Amongst America's "Top 10 Leading Metros" |
| #7 Best Business Tax Climate | #9 of 100 Best Places to Live |
| Best Named America's Best Small City | #33 Best Places to Live in America |
| Largest Per-Capita Industrial Space in the Country | #39 2019's Best Large Cities to Start a Business |
| #16 Best Performing Cities | #8 State for Energy and Internet Access |
| #4 State for Economic Growth | #3 State for Short-Term Fiscal Stability |
| Ranked One of the 12 Best Places to Live | #8 State for Overall Economy |
| Top 25 Largest Gen Z Workforce | #6 State for Business Environment |

Area Growth Generators



Ridgeview Plaza, Reno, Nevada

Colliers

Colliers
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
+1 775 823 9666
colliers.com/reno

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Sam Meredith

Vice President
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