

# 465

S MEADOWS PKWY  
RENO, NV 89521

## RETAIL FOR LEASE

SIZE | ±2,400 SF

LEASE RATE | **NEGOTIABLE** \*NNN

ZONING | PUD

**DOUBLE DIAMOND TOWN CENTER**



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## ABOUT THE **PROPERTY**

14 & 15

### AVAILABLE SUITES:

- SUITE 14&15: 2,400 SF Demisable

### PROPERTY FEATURES

- Visibility on I-580 and S. Meadows Pkwy
- Co-Tenancy with national and local brands, such as Flowing Tide, Domino's Pizza, State Farm Insurance, and more
- Excellent ingress/egress from S. Meadows and Gateway Dr
- Combined and demisable suites available

S Meadows Pkwy  
ADT - 27,800



## AREA MAP

## LOCATION HIGHLIGHTS

- Across from S. Meadow's recent development including Sprouts Grocery, Chase Bank, Starbucks, Steak n' Shake, and more
- Surrounded by high density residential and multi-family development
- Supported by over 50,000 daytime workers
- Other traffic generators include Smiths, Starbucks, Taco Bell and more



Sonesta ES  
SUITES

Residence  
Inn  
Marriott

DCG

BLAZE PIZZA

SINCE 1956  
Jersey Mike's  
SUBS

SPROUTS  
FARMERS MARKET

CHASE

WELLS  
FARGO

S Meadows Pkwy

FAMOUS FOR  
Steak 'n Shake  
STEAKBURGERS

MAVERIK

Shell

Jacksons

SQUEAKY'S  
CAR WASH

Renown  
HEALTH

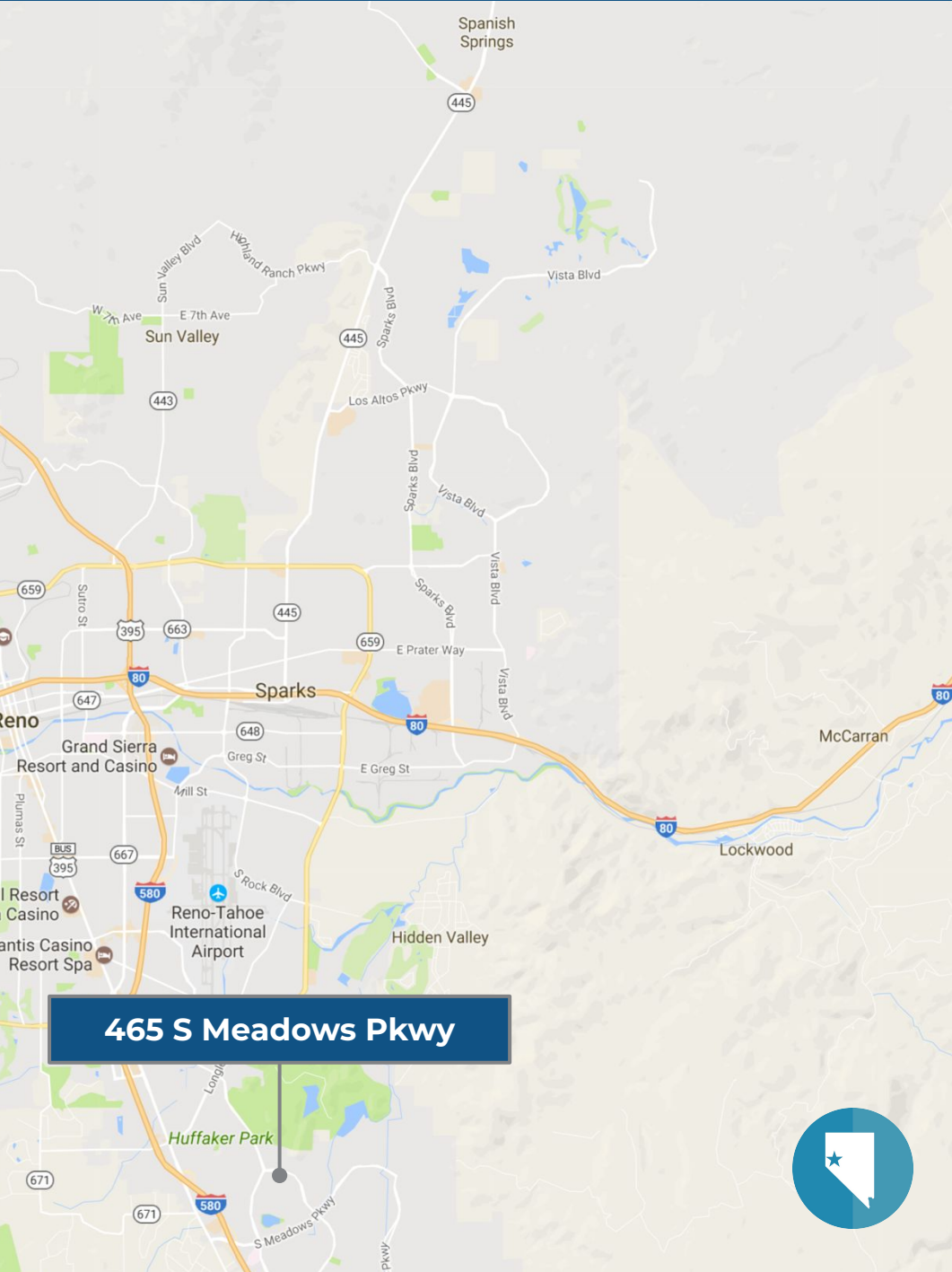
SPRINGHILL SUITES®  
MARRIOTT

US  
395

N



# DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2021 Estimated population	7,889	57,098	117,105
2026 projected population	8,595	63,883	130,983
<b>HOUSEHOLDS</b>			
2021 Estimated households	3,824	23,261	47,238
2026 projected households	4,207	26,093	52,727
2021 Est. Median HH Income	\$81,875	\$96,419	\$78,832
2026 Est. Average HH Income	\$93,648	\$106,215	\$88,738
<b>TRAFFIC COUNTS</b>			
South Meadows Pkwy between Double Diamond Pkwy & Double R Blvd		27,800 ADT	
Double R Blvd N of South Meadows Pkwy		21,690 ADT	



\*Source: [www.stdb.com](http://www.stdb.com)

