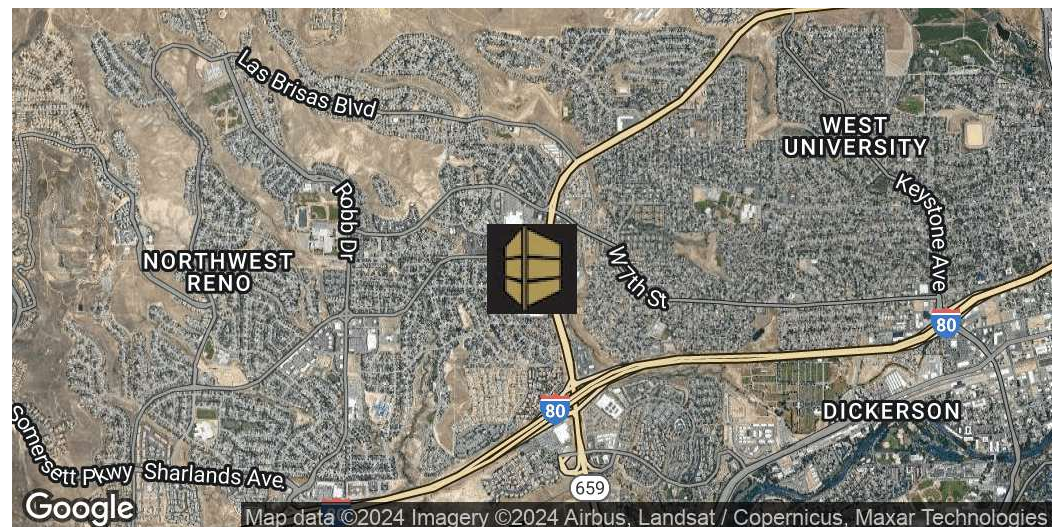


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Johnson Group is pleased to announce the availability of 1,200 rentable square feet of Retail space for sublease at the Ridgeview Plaza. The sublease term is a ~two-year term offered at \$27.00 PSF/yr + CAM, with an option to extend an additional 5 years under the original lease rate terms. The Ridgeview Plaza is located at the intersection of North McCarran Blvd and Mae Anne Ave here in North Reno just off of I-80 and is home to other retail stores such as Safeway, Kohl's, Verizon, Ross, amongst others. The space features an in-suite bathroom and a built-out retail space in the corner of the shopping center. Placer.ai data indicates that the shopping center receives 3.9 MM visits per Anum ranking it amongst the top 25 shopping centers in all of Nevada for annual visits.

## PROPERTY HIGHLIGHTS

- Contact Preston Lyon License #: BS.0146311 / Cell +1.206.698.9430

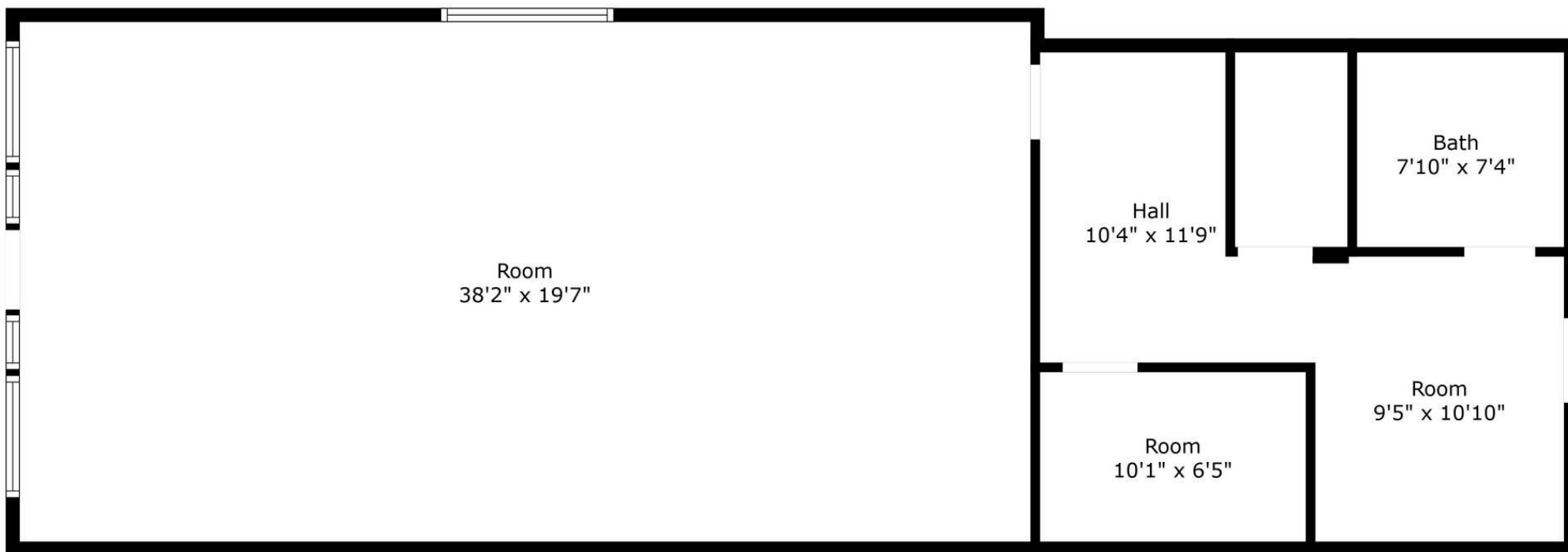
## OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (+ CAM)
Available SF:	1,200 SF
Lot Size:	301,519 SF
Building Size:	83,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,542	34,656	77,154
Total Population	17,824	79,802	180,554
Average HH Income	\$90,154	\$113,322	\$99,877

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

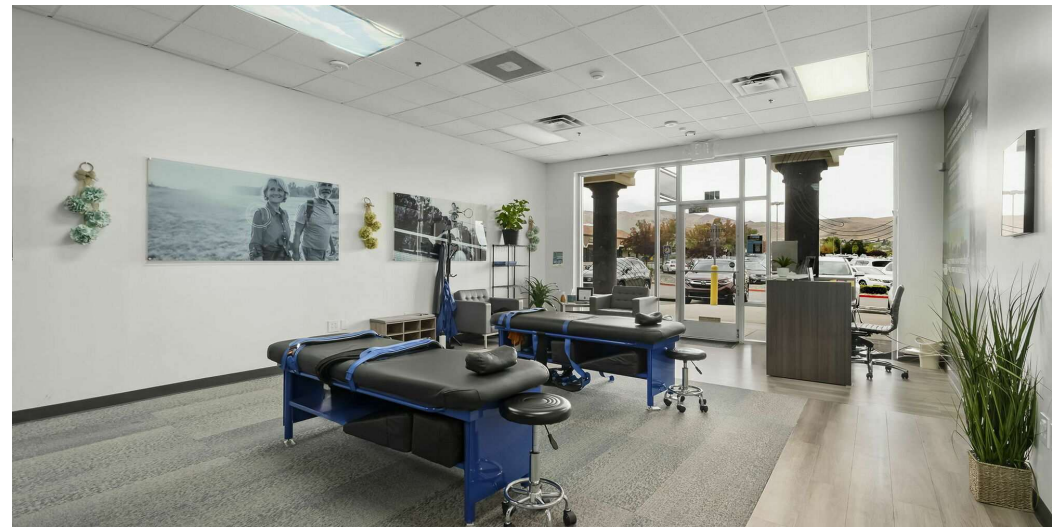
# FLOOR PLAN



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FOR LEASE 5110 MAE ANNE AVE, RENO, NV

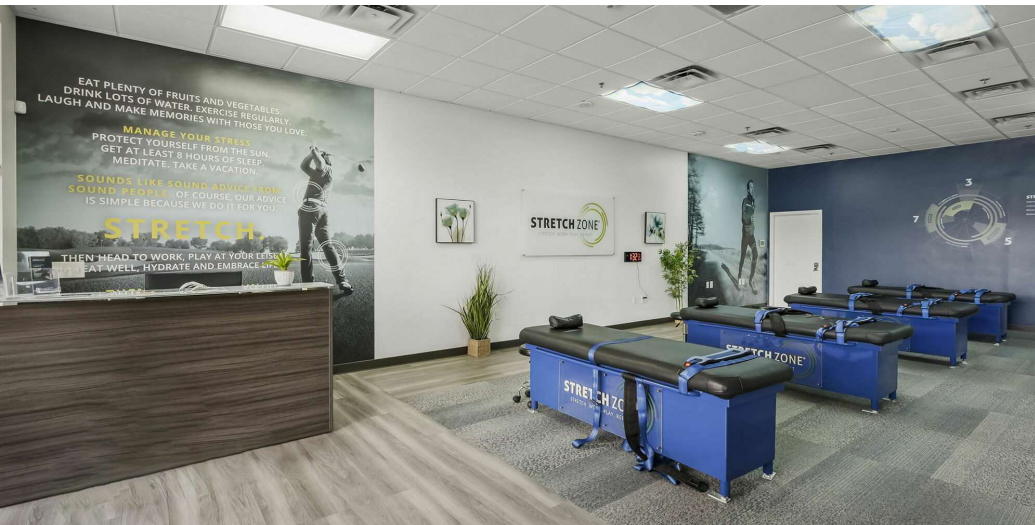
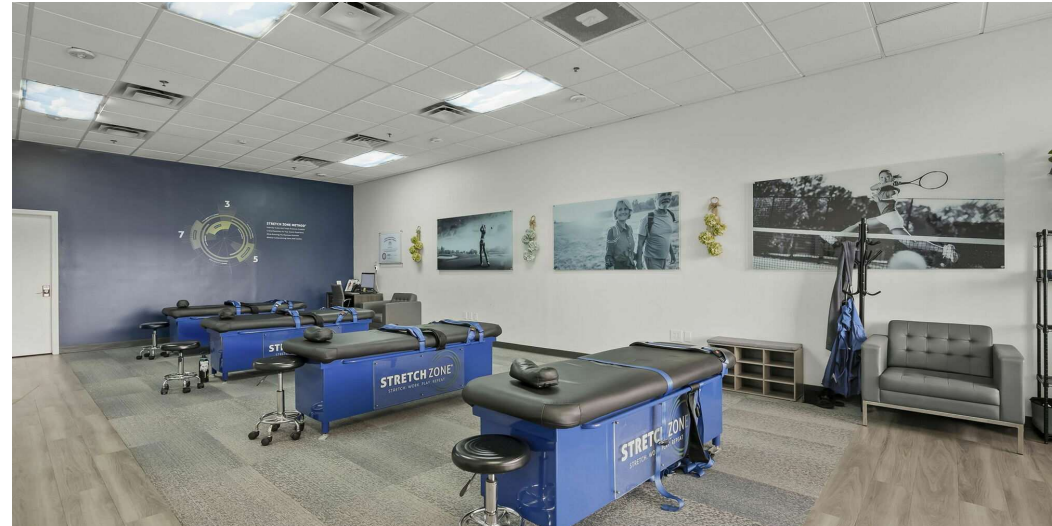
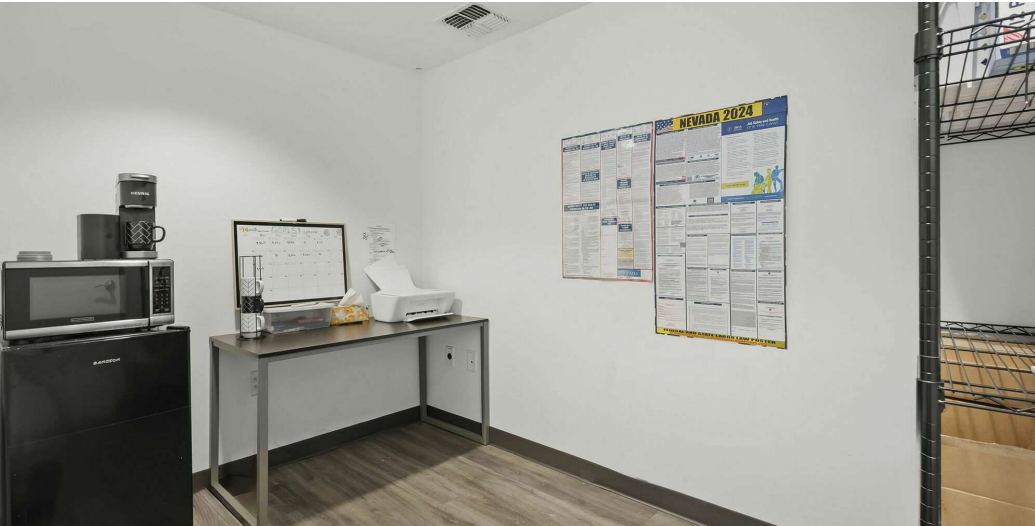
# ADDITIONAL PHOTOS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

FOR LEASE 5110 MAE ANNE AVE, RENO, NV

# ADDITIONAL PHOTOS



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# LOCATION MAP



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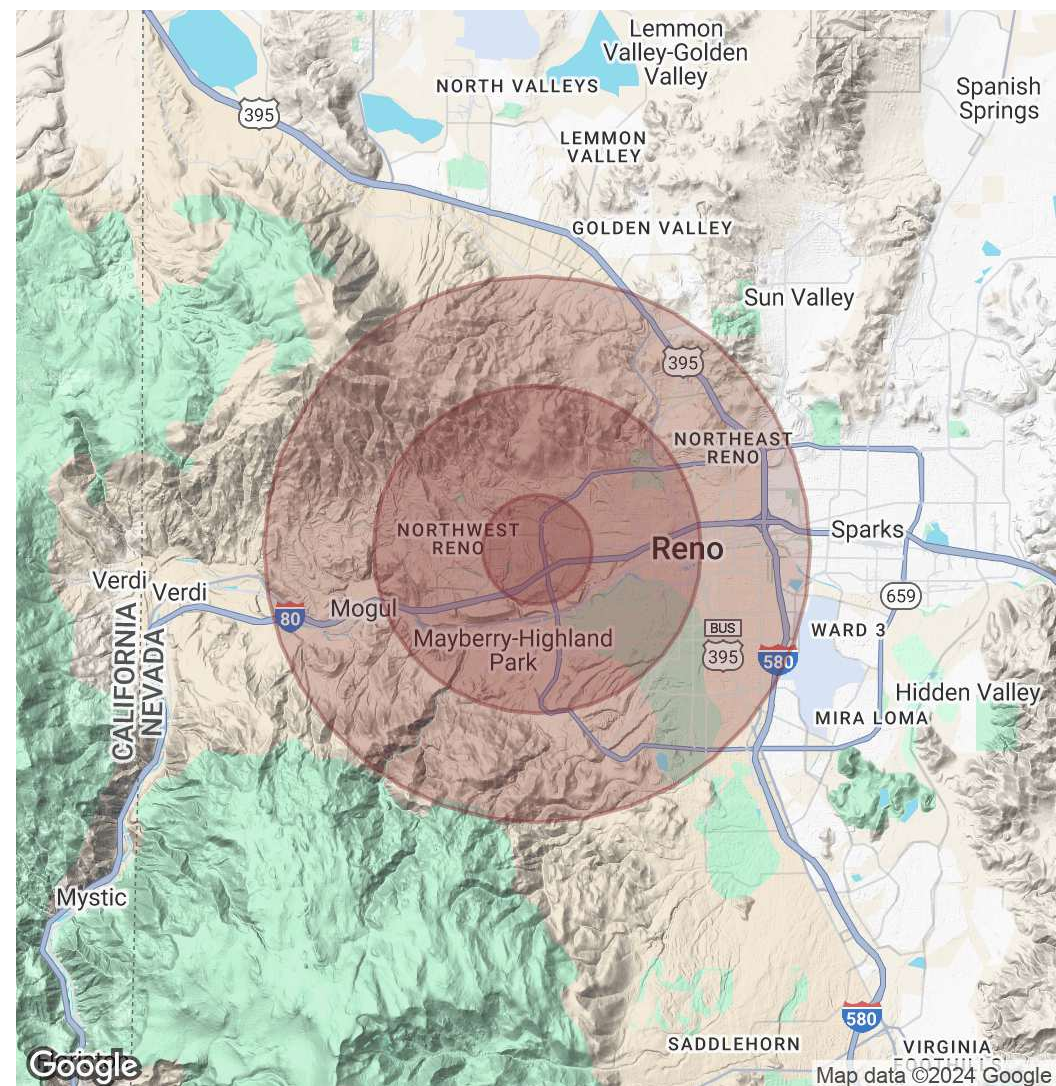
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,824	79,802	180,554
Average Age	38	41	40
Average Age (Male)	37	40	40
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,542	34,656	77,154
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$90,154	\$113,322	\$99,877
Average House Value	\$524,447	\$646,797	\$567,647

*Demographics data derived from AlphaMap*



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

## ADVISOR BIO 1



**RYAN JOHNSON, CCIM**

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

### PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

### EDUCATION

Graduate of the University OF Nevada in 1999 - Computer Information Systems

CCIM certification earned May 2007

### MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

#### JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105

Reno, NV 89511

775.823.8877

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET