

For Lease

McCarran Marketplace Renovations Underway



Representative Rendering

3915 – 3999 S. McCarran Blvd.
Reno, NV 89502

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



Negotiable
Lease Rate



± 863 - 4,668 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

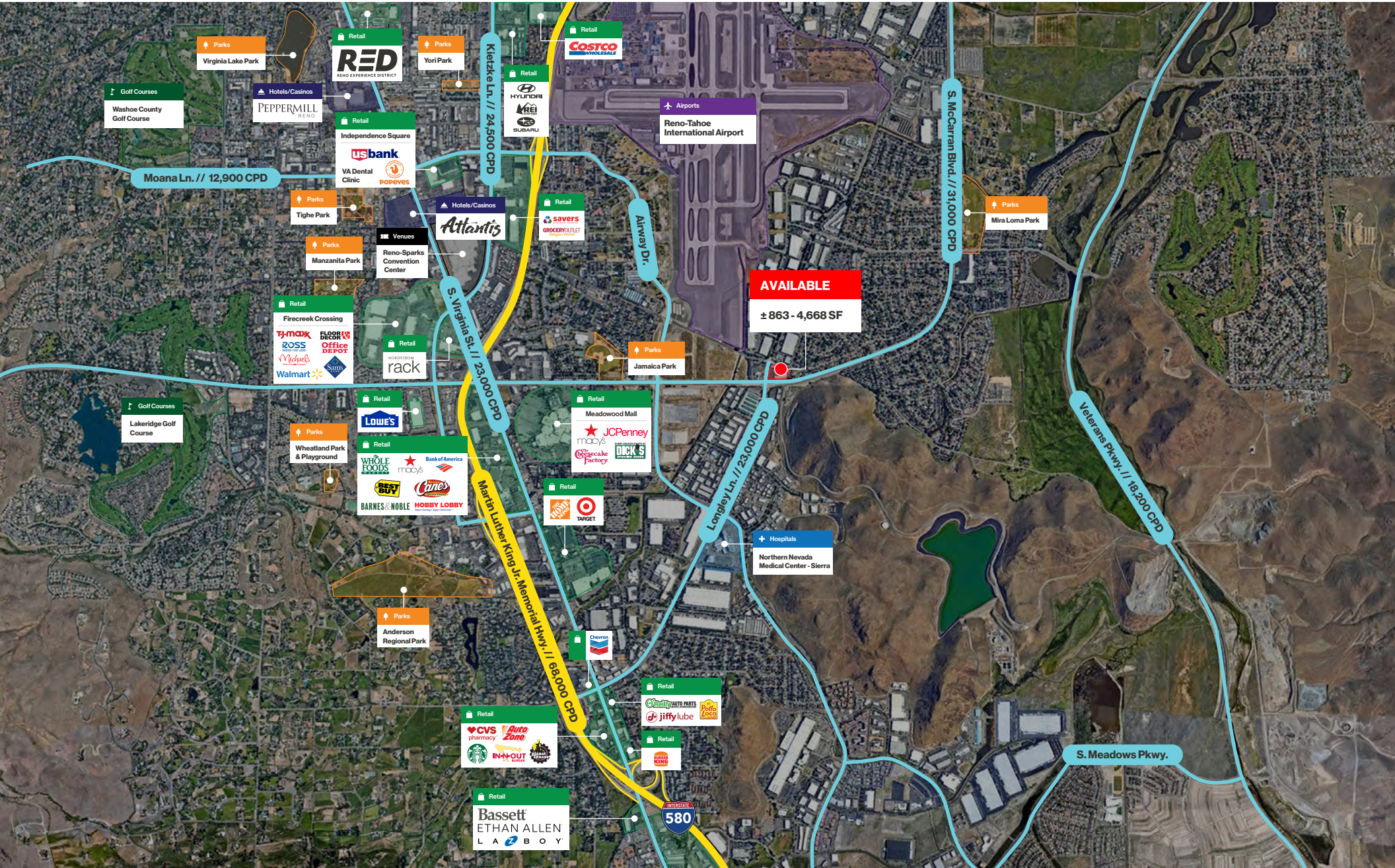
- Retail space available in prominent neighborhood shopping center
- Variety of size and configurations available including opportunity for frontage along S. McCarran Blvd.
- Renovations to be completed in early 2026 including interior and exterior refresh to the center
- Signage and tenant improvement allowance available to qualifying tenants
- Neighboring tenants include Human Bean, The UPS Store, and Juicy's Giant Hamburgers
- High-traffic area with traffic counts over 26,370 CPD along S. McCarran Blvd. at Longley Ln.
- Located less than 1.5 miles from Meadowood Mall with over 9,000 employees within a 1-mile radius
- Neighboring a heavy residential area with over 28,600 housing units within a 3-mile radius

Demographics

	1-mile	3-mile	5-mile
2025 Population	8,655	71,500	185,797
2025 Average Household Income	\$87,857	\$100,507	\$113,001
2025 Total Households	3,580	30,599	82,003



Representative Rendering





Hospitals
Northern Nevada
Medical Center - Sierra

Retail
Starbucks
KING
IN-N-OUT
Auto Zone
jiffylube
CVS pharmacy
AUTO PARTS

AVAILABLE
± 863 - 4,668 SF

Retail
Meadowood Mall
JCPenney
macy's
The Cake Factory
DICK'S

Retail
WHOLE FOODS
Bank of America
petco
BARNES & NOBLE
Cure's
HOBBY LOBBY
macy's

Airports
Reno-Tahoe
International Airport

Retail
Smithridge Center
9
verizon
PORT OF SUBS

Martin Luther King Jr. Memorial Hwy // 68,000 CPD



Longley Ln // 23,000 CPD

S. McCarran Blvd // 31,000 CPD

Site Plan

Available ■ NAP ■

Suite	Description	Size
3915	Human Bean	± 442 SF
3923-3929	Paris Baguette	± 6,209 SF
3931	AVAILABLE Open floor plan in shell condition. Can be combined with neighboring space up to ± 4,668 SF	± 1,751 SF
3933	AVAILABLE Open floor plan in shell condition. Can be combined with neighboring space up to ± 4,668 SF	± 1,501 SF
3935	AVAILABLE Open floor plan in shell condition. Can be combined with neighboring space up to ± 4,668 SF	± 1,415 SF
3937	Windsor Spa	± 1,514 SF
3939	Sugar and Lash	± 1,597 SF
3941	Coming Soon	± 1,830 SF
3943	Casa de Oracion	± 1,526 SF
3945	Deadline Escape Rooms	± 3,355 SF
3949	Coming Soon	± 1,651 SF
3951	Northern Nevada Real Estate School	± 1,636 SF
3953	Coming Soon	± 2,294 SF
3961	Fyzical Therapy & Balance Centers	± 3,054 SF
3965	Spoiled Petz	± 1,123 SF
3967	Natera, Inc.	± 1,481 SF
3969	Coming Soon	± 1,255 SF
3971	Salon 775	± 1,443 SF
3973	AVAILABLE* Open floor plan in shell condition	± 2,172 SF
3975	AVAILABLE* Open floor plan in shell condition	± 2,111 SF
3977-101	AVAILABLE* Open floor plan in shell condition	± 2,301 SF
3977-102	Reno Hair Extension Bar	± 870 SF
3987A	Cash Clinical	± 1,030 SF
3983	The UPS Store	± 1,440 SF
3981	Juicy's Giant Hamburgers	± 2,309 SF
3979	Fortino Rojas	± 1,950 SF
3993	Life Jiu Jitsu	± 897 SF
3995	Teal Beauty Lounge	± 900 SF
3997	Create Health Chiropractic	± 928 SF
3999	AVAILABLE Open floor plan in shell condition	± 863 SF

*Available for occupancy June 2026



Representative Renderings



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For inquiries please reach out to our team.

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