

For Lease

THE VILLAGE

AT RANCHARRAH

tolles



7100-7700 Rancharrah Pkwy.
Reno, NV 89511

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Listing Snapshot



Negotiable
Lease Rate



\$0.75 PSF NNN
Lease Expense



± 1,356 SF
Available Square Footage

Property Highlights

- Retail opportunity at Reno's high-end Village at Rancharrah boutique center
- Current vacancy includes turn-key juice/smoothie shop
- Positioned within the Rancharrah development complete with a ± 40,000 SF clubhouse and over 600 new homes on property
- Strategically located just off of I-580 with access along Kietzke Ln. connecting the center to the southwest Reno submarket
- High-income neighborhood with average household income over \$135,000 within a 0.5-mile radius
- Heavy daytime population with over 6,000 employees within a 0.5-mile radius across more than 440 businesses
- Existing tenants include Dolce Vita Wellness Spa, Village Dental, Perenn, Grafted, Chuy's Mexican Restaurant, The Village Well, Rolled Creamery, and more

Demographics

	1-mile	3-mile	5-mile
2024 Population	6,522	72,115	166,970
2024 Average Household Income	\$111,732	\$102,359	\$117,565
2024 Total Households	2,964	31,128	73,883



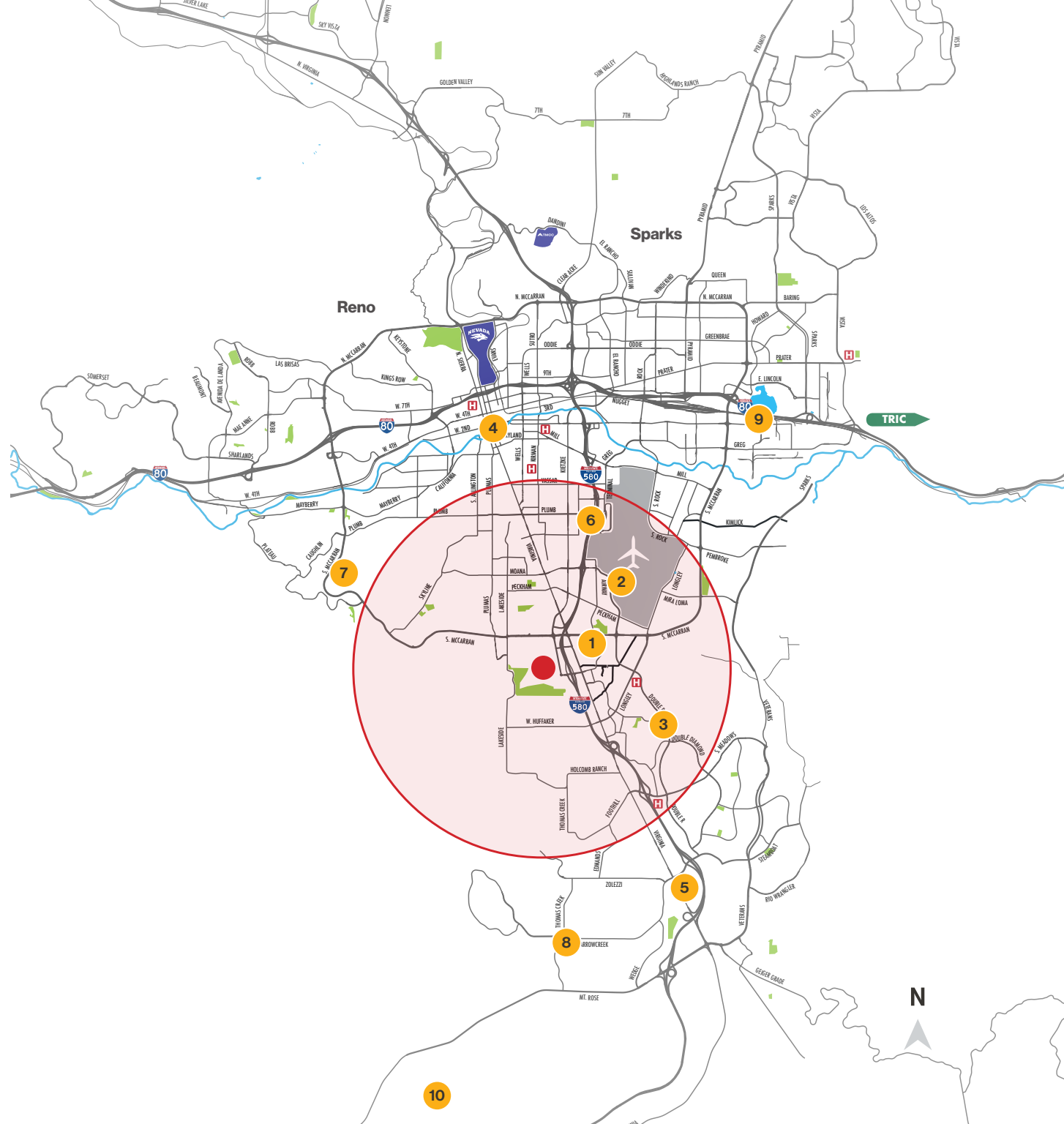
Vicinity Map

The Village at Rancharrah is strategically located along Kietzke Ln. with direct access to I-580, Old Southwest Reno, Downtown Reno, and south Reno. This area benefits from over 33,000 homes within a 3-mile radius with just over \$100,000 in average household income.

Nearby Amenities

- 1 Meadowood Mall**
-1.2 miles
- 2 Reno-Tahoe International Airport**
-3.8 miles
- 3 Nevada DMV**
-4.5 miles
- 4 MidTown**
-5.2 miles
- 5 Damonte Ranch**
-5.8 miles
- 6 I-580/Hwy 395 Interchange**
-5.8 miles
- 7 Caughlin Ranch**
-7.3 miles
- 8 Arrowcreek**
-8.5 miles
- 9 Sparks Marina**
-10.7 miles
- 10 Montreaux**
-11.9 miles

 5-mile radius



The image is a 3D aerial rendering of a commercial development site. A central red-outlined building is labeled "SUBJECT" with a size of "±1,356 SF". A yellow line representing Interstate 580 runs through the site, with a callout indicating "I-580 // 86,000 CPD". A red line outlines a larger area, and a blue line indicates "Kietzke Ln." and "Del Monte Ln.".

Surrounding the subject are several other retail and community locations, each with a callout box:

- Smithridge Center:** MENS WEARHOUSE, verizon
- Meadowood Court:** BEST BUY, BARNES & NOBLE
- Smithridge Plaza:** TRADER JOE'S, CVS pharmacy, BIG LOTS
- Smithridge Center:** HOBBY LOBBY
- Meadowood Mall:** macy's, JCPenney, CRASH FITNESS, H&M, DICK'S SPORTING GOODS
- Del Monte Plaza:** WHOLE FOODS MARKET, SIERRA
- Charles Schwab:** charles SCHWAB
- Chase:** CHASE
- The Club:** THE CLUB AT RANCHARRAH
- Dolce Vita:** dolce vita a spa destination
- Fennemore:** FENNEMORE.





THE VILLAGE
AT RANCHARRAH

The Village at Rancharrah 141-Acre master-planned community stands as a premier destination that seamlessly blends modern luxury with the natural beauty of its surroundings. What sets The Village at Rancharrah apart is its exceptional integration of upscale retail development. Beyond its exquisite residences, the community features a meticulously curated retail area that caters to the discerning tastes of its residents. The retail spaces are designed to offer a seamless and sophisticated shopping experience, showcasing a diverse selection of boutiques, specialty stores, and dining establishments.

The retail development at The Village at Rancharrah goes beyond mere convenience; it enriches the community's sense of connection and belonging. With its thoughtfully designed retail spaces, the community provides opportunities for social interactions and gatherings, further fostering a strong sense of community among its residents. Strategically located in close proximity to Reno's attractions and services, The Village at Rancharrah offers the best of both worlds – a serene oasis surrounded by nature, along with easy access to the city's amenities. Additionally, its commitment to retail excellence ensures that residents have access to high-end shopping and dining experiences that elevate their quality of life.



Surrounding Housing Developments

The Villas at Rancharrah

Latigo at Rancharrah

Cantaro at Rancharrah

Lariat at Rancharrah

Riata at Rancharrah

The Estates at Rancharrah

Lariat II



200+ Homes

Within a Half-Mile Radius



Healthy Tenant Mix

Including Retail Shopping, Dining, Bar, and Spa & Wellness



± 52,000 SF

Equestrian Center on Site



+575

Club at Rancharrah Members



± 141 AC

Ranchland-Turned-Master-Planned Community



± 94,520 SF

Office and Retail Space Within the Village at Rancharrah Community



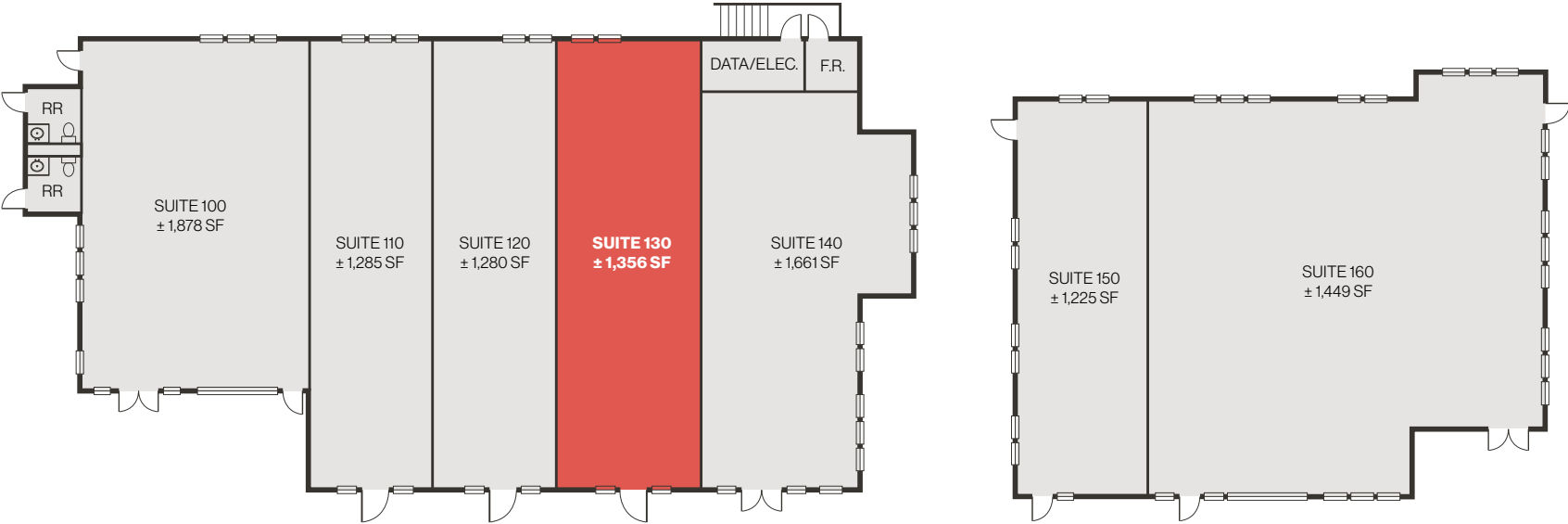
Site Plan

Available



Floor Plan | Building 3
Suite 130 | ± 1,356 SF

Available NAP



Property Photos



Property Photos



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For inquiries please reach out to our team.

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