



THE VILLAGE SHOPPING CENTER
1185 California Avenue, Reno, NV 89509

FOR LEASE
RETAIL

- 1,840 - 3,120 SF available
- Inline and end cap unit locations
- Well established CVS anchored retail center



JUSTIN SIGSTAD
Vice President
(775) 343-2706
JSigstad@remax.net
NV S.190787

KEVIN SIGSTAD, CCIM, CDPE,
Broker Owner
(775) 828-3700
ksigstad@remax.net
B.63841



RE/MAX PREMIER PROPERTIES

5476 Reno Corporate Dr
Reno, NV 89511
Premierpropertiesnv.com
+17758283700

Each Office Independently Owned and Operated.

PROPERTY SUMMARY



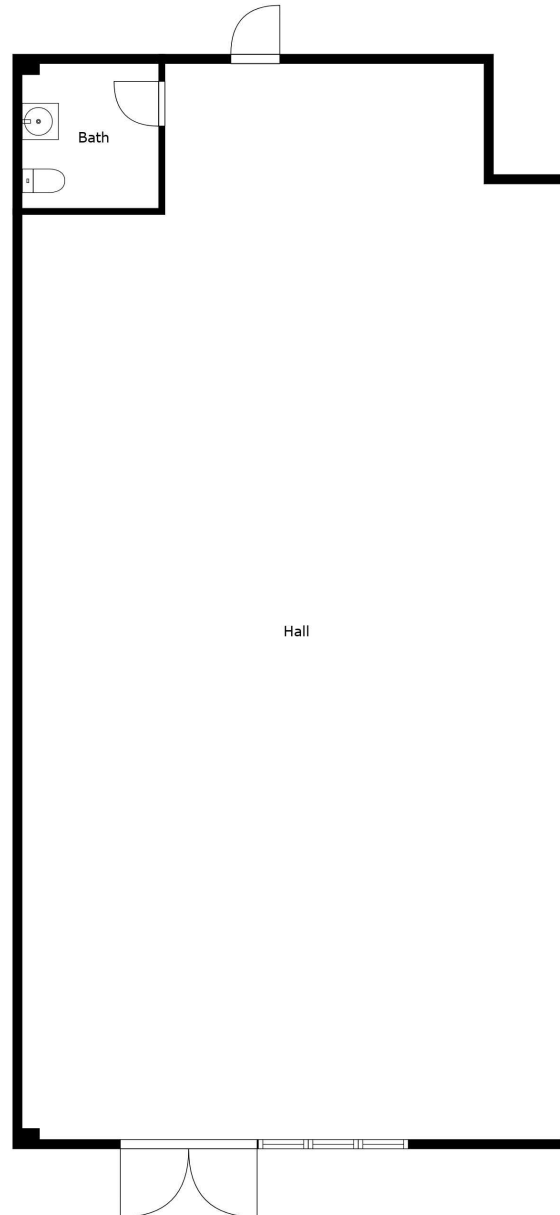
Property Summary

Building SF:	74,651
Lease Rate:	1.65/SF
Lot Size:	14.63 AC
Parking:	288
Price:	\$1.65/sf

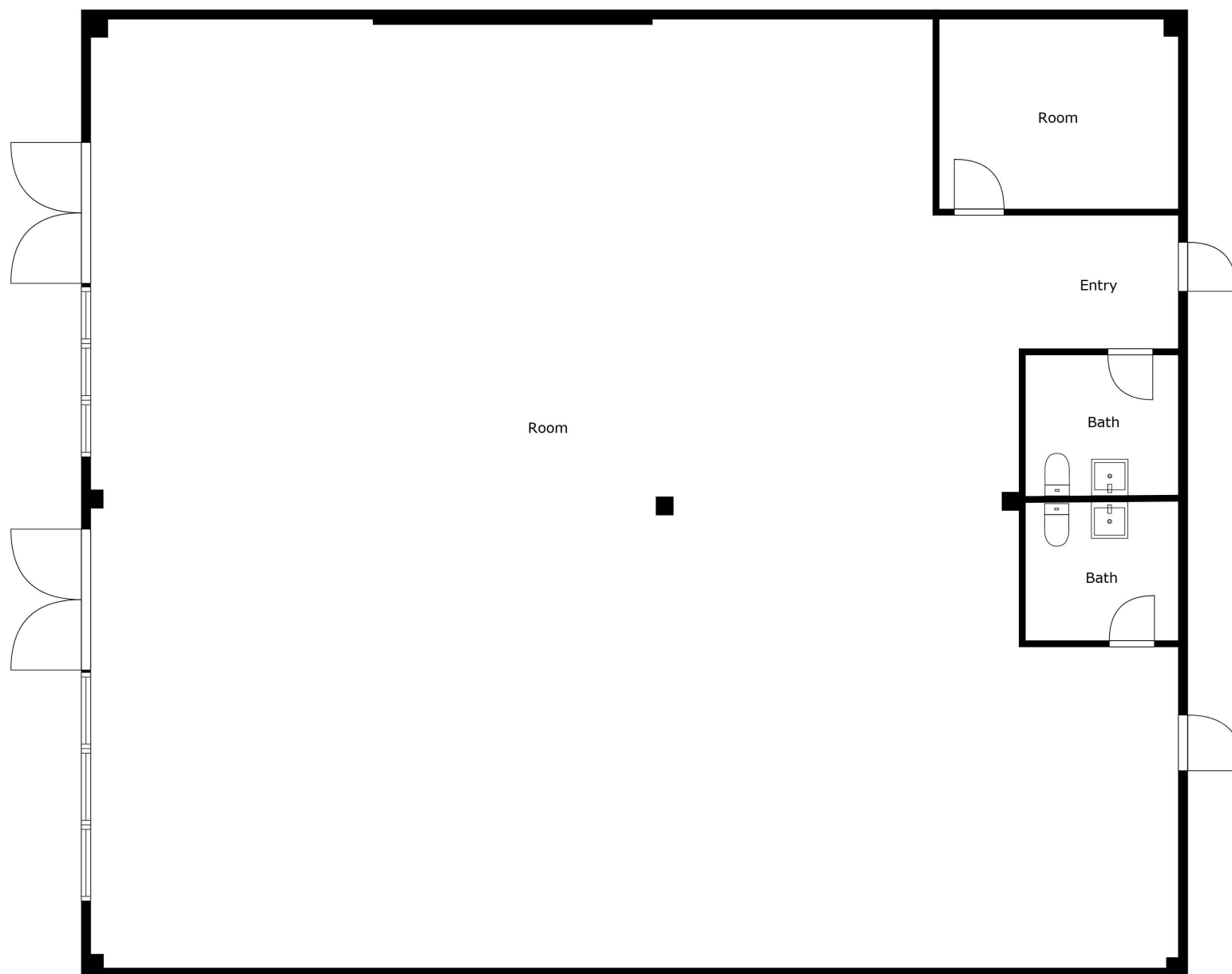
Property Overview

High traffic shopping center located in close proximity to Reno High

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





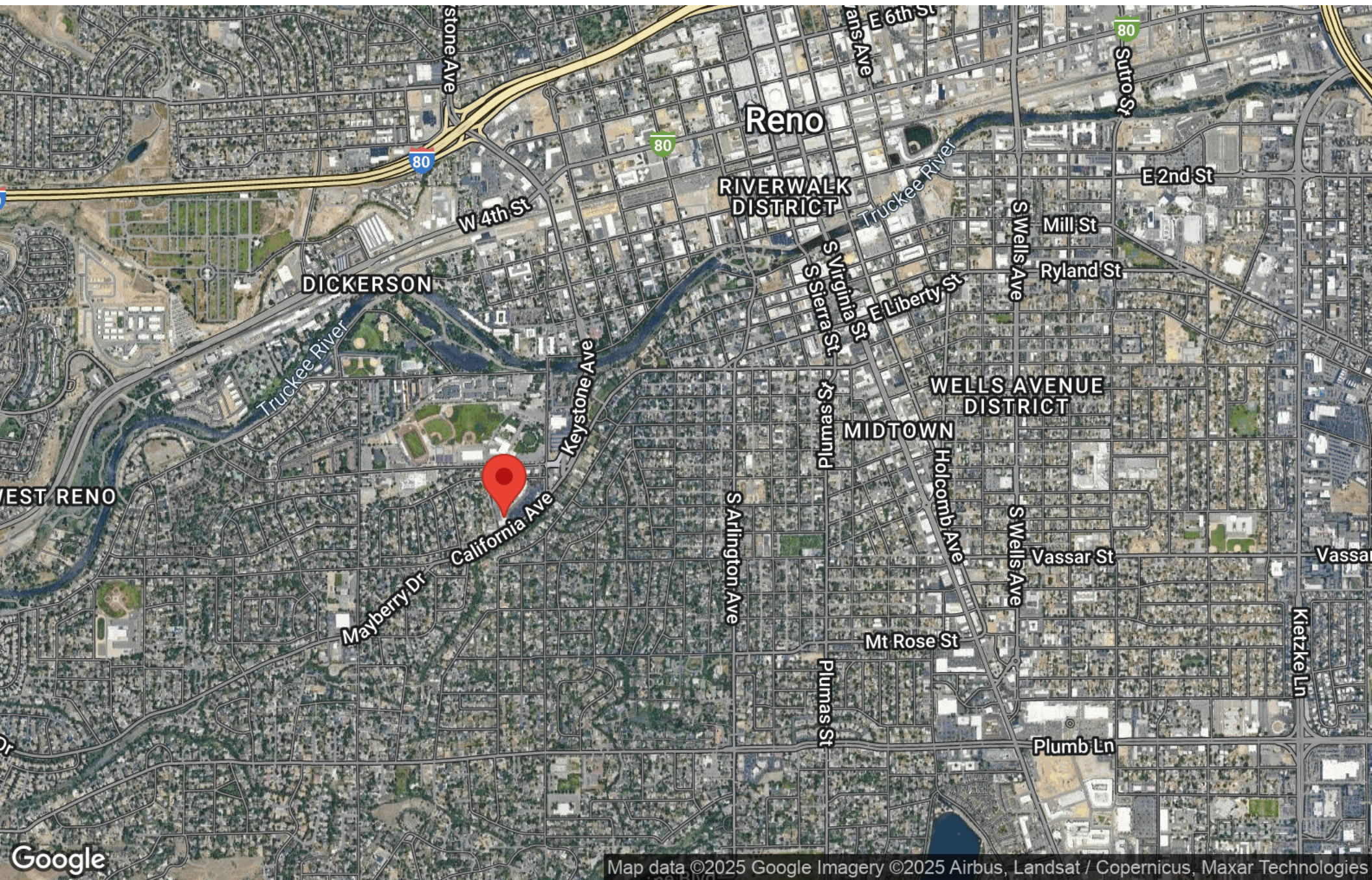
Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
F/G	3,120	3-10 Years	\$1.65 /sf/mo	Retail	Inline	Immediately
I	1,840	3-10 Years	\$1.65 /sf/mo	Retail	Encap	Immediately

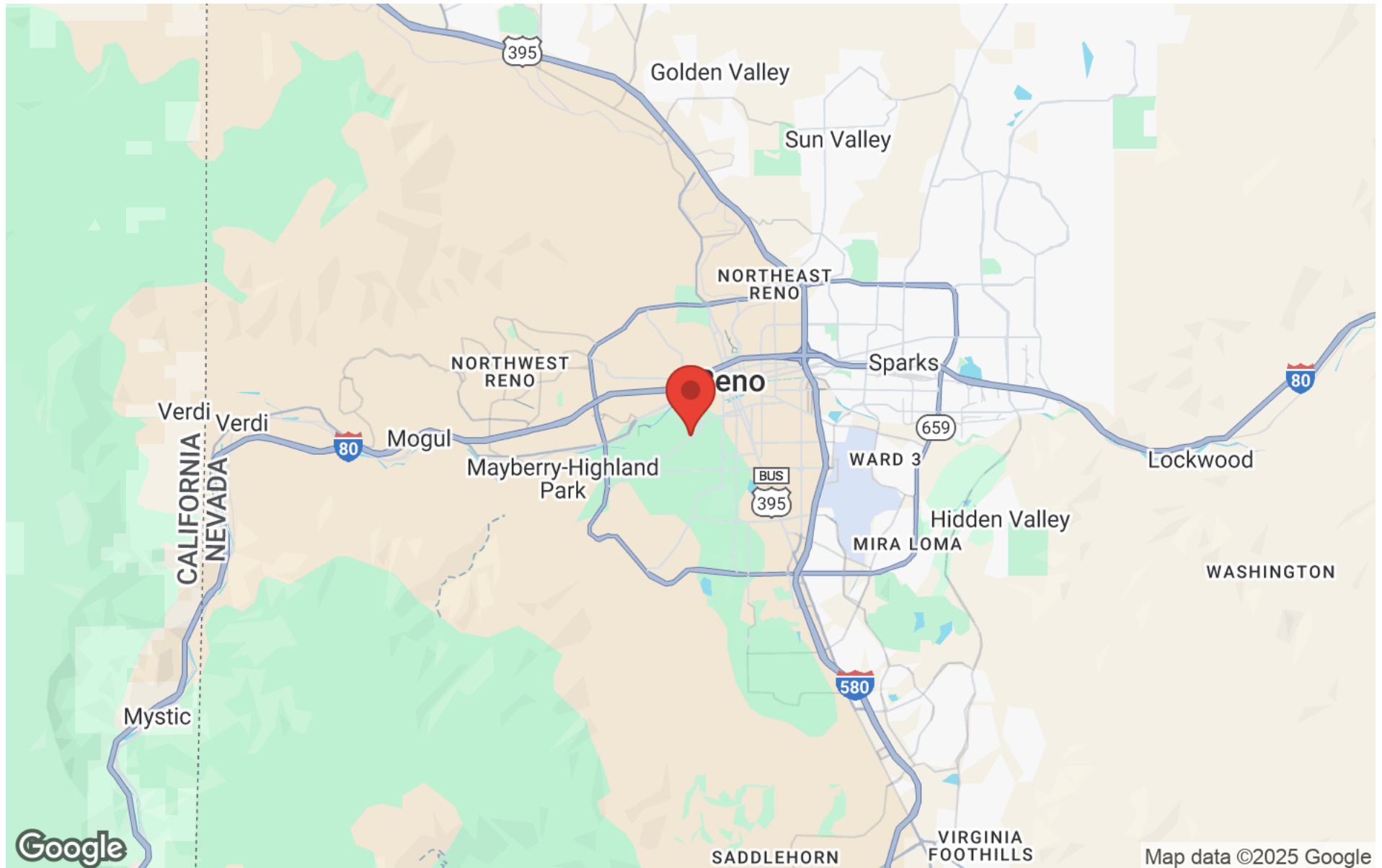
Highlights

Nearby Places

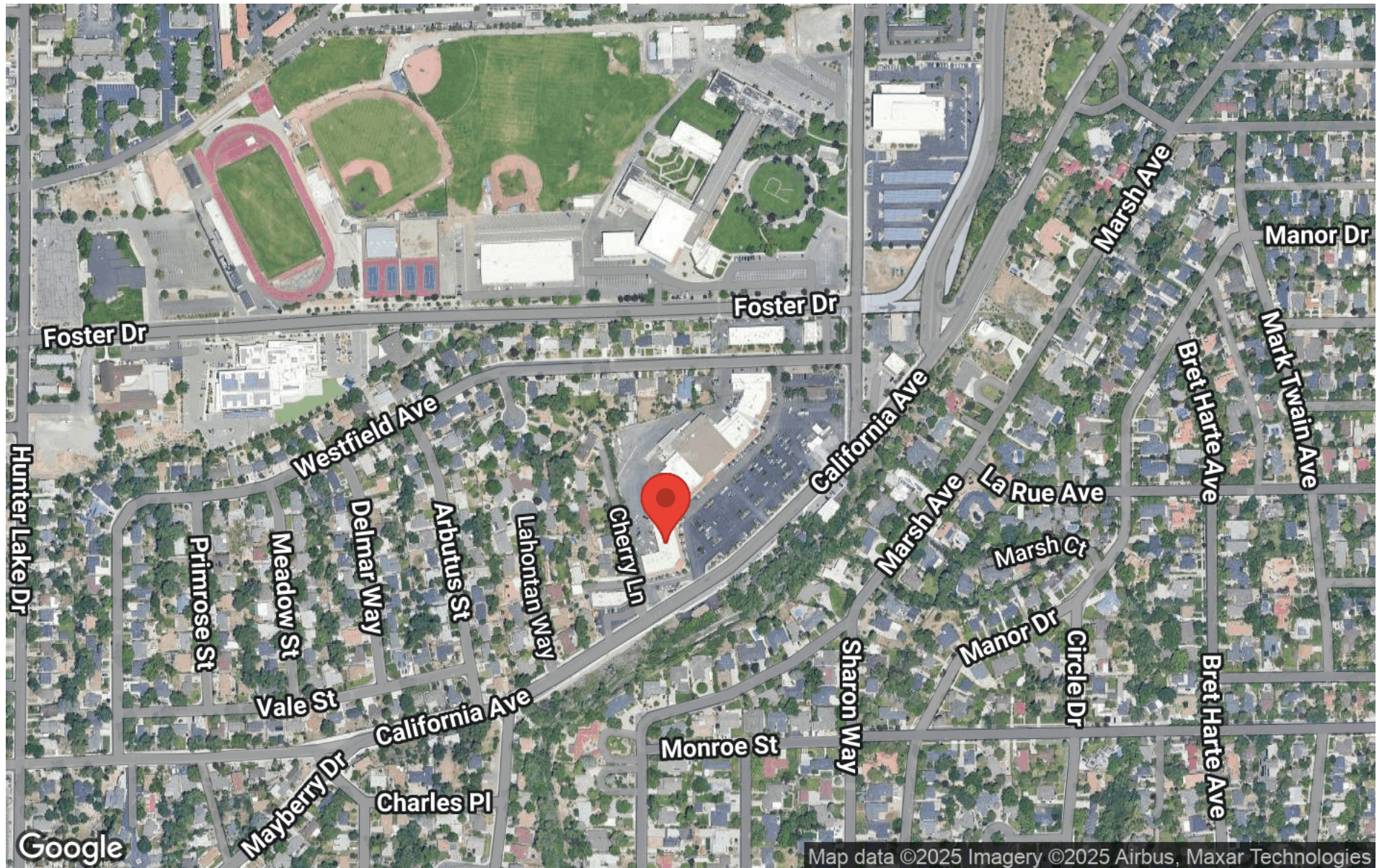
BUSINESS MAP



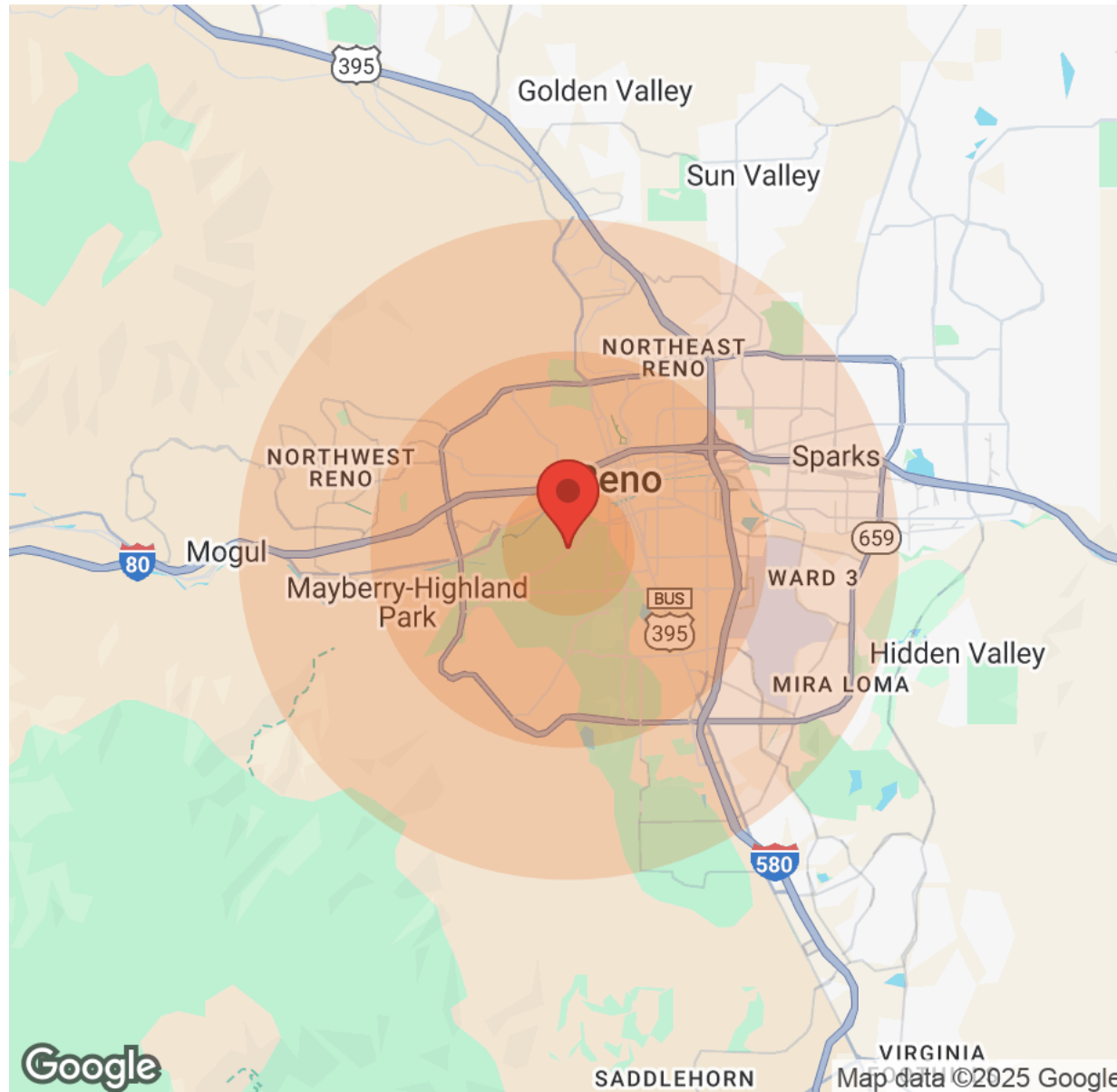
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,187	60,063	102,471
Female	7,029	57,971	100,643
Total Population	14,216	118,034	203,114

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,866	21,130	39,536
Ages 15-24	1,121	12,976	24,062
Ages 25-54	5,520	49,304	83,549
Ages 55-64	2,313	15,203	24,965
Ages 65+	3,396	19,421	31,002

Income	1 Mile	3 Miles	5 Miles
Median	\$43,455	\$39,497	\$42,492
< \$15,000	895	8,537	12,671
\$15,000-\$24,999	1,082	7,024	11,141
\$25,000-\$34,999	826	6,027	10,202
\$35,000-\$49,999	1,482	7,164	12,413
\$50,000-\$74,999	1,323	8,449	14,571
\$75,000-\$99,999	615	4,603	7,989
\$100,000-\$149,999	827	4,925	8,491
\$150,000-\$199,999	158	1,503	2,207
> \$200,000	354	1,997	2,748

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,356	60,311	97,434
Occupied	8,270	53,065	85,977
Owner Occupied	3,765	20,969	36,527
Renter Occupied	4,505	32,096	49,450
Vacant	1,086	7,246	11,457

DISCLAIMER

All materials and information received or derived from RE/MAX Premier Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Premier Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Premier Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Premier Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Premier Properties does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX PREMIER PROPERTIES

5476 Reno Corporate Dr
Reno, NV 89511

RE/MAX
PREMIER PROPERTIES

Each Office Independently Owned and Operated

PRESENTED BY:**JUSTIN SIGSTAD**

Vice President
O: (775) 343-2706
C: (775) 343-2706
JSigstad@remax.net
NV S.190787

KEVIN SIGSTAD, CCIM, CDPE, CPM

Broker Owner
O: (775) 828-3700
C: (775) 284-1808
ksigstad@remax.net
B.63841