

FOR LEASE OR
BUILD TO SUIT

3675 BAKER LANE

CONCEPTUAL DRAWING



CUSHMAN &
WAKEFIELD



CONCEPTUAL DRAWING

SPACE AVAILABLE

3675 BAKER LANE, RENO, NV 89509

Cushman and Wakefield is pleased to present 3675 Baker Lane, Proposed up to 9,000 sf of Retail, Medtail, Office offered For Lease or BTS.

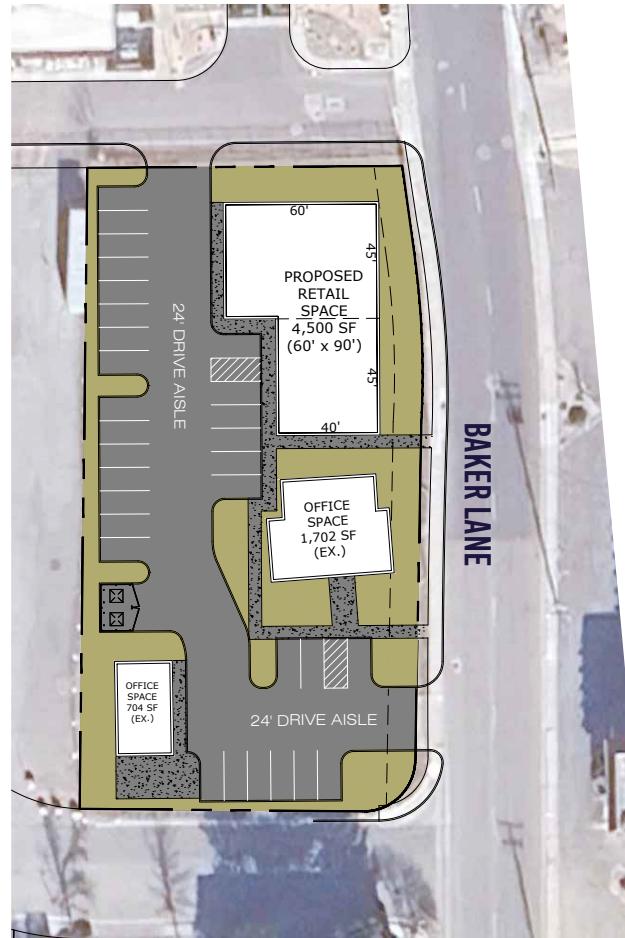
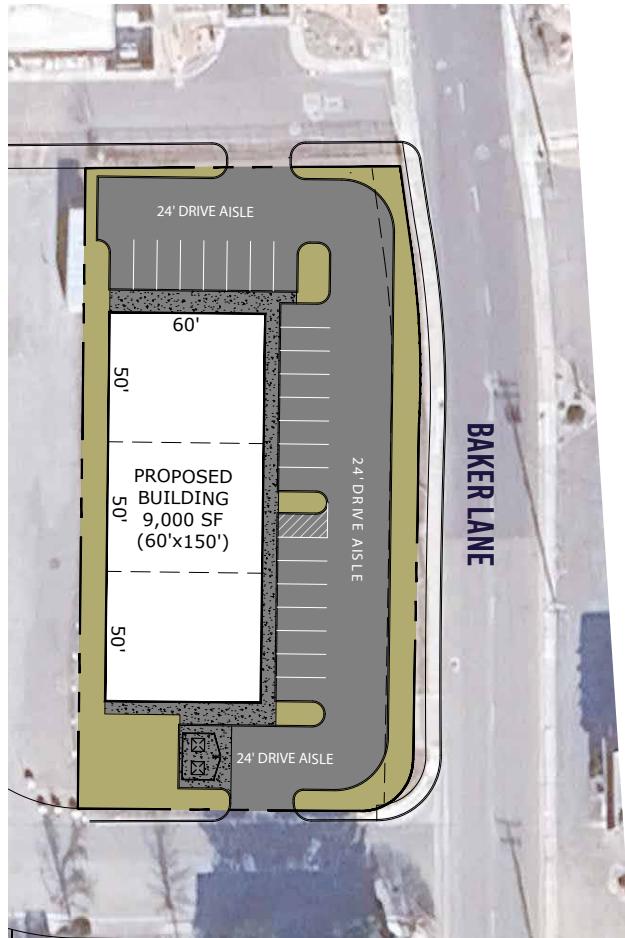
| | |
|--------------------|-----------------|
| TOTAL SF: | 9,000 SF |
| ACREAGE: | 0.73 |
| TYPE: | RETAIL |
| ZONING: | NC |
| YEAR BUILT: | 2026 |

PROPERTY HIGHLIGHTS

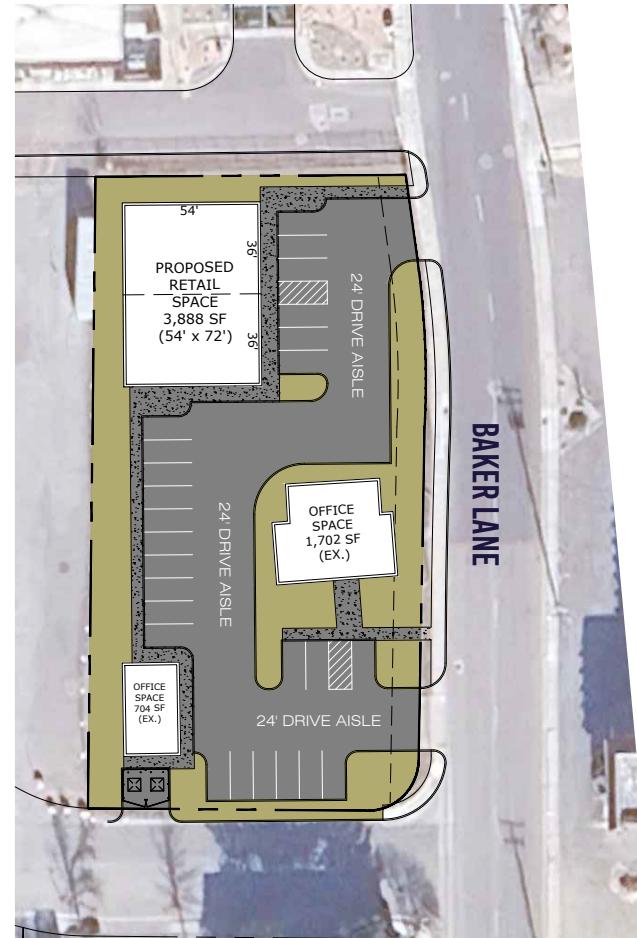
- Site is adjacent to the new \$52M Moana Springs Community Aquatics and Fitness Center
- Located at an entrance to the Jack Tighe Reno Continental Little League Baseball Fields
- Moana Park has 6 fields for youth soccer directly next to the Aquatic Center
- Baker Lane is an ancillary side street off Moana Lane - Moana is a major arterial with over 10K VPD
- One block from a major intersection of Moana Lane and S. Virginia Street with over 21K VPD
- One block from one of the regions largest hotel casinos - The Atlantis
- Swimming, Baseball, Soccer, tourists, hundreds of sports families in the immediate area

SITE PLANS

3675 Baker Lane is located directly next to the City's brand new, \$52M Moana Springs Acquatic and Fitness Facility. Just off the main thoroughfare of Moana Lane, the site is one block from one of the regions largest hotel Casinos and major intersection on S. Virginia Street. Surrounding the site are Little League Baseball fields, and soccer fields used by hundreds of children during sport seasons. The location draws families and sports enthusiasts.



OPTION 2A



OPTION 2B

OPTION 1



DEMOGRAPHICS

AVERAGE POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 20,092 | 116,741 | 239,828 |

AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$45,873 | \$51,660 | \$61,292 |

NUMBER OF HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 81,147 | 50,969 | 100,463 |

LOCAL AMENITIES



LEASING OR BTS

PLEASE CONTACT US FOR MORE INFORMATION:

MICHAEL MALONEY

Director

+1 775 851 5320

michael.maloney@cushwake.com

5250 S VIRGINIA ST

SUITE 350

RENO, NV 89502

+1 775 851 9500

cushmanandwakefield.com



3675 BAKER LANE 

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