

THE JOINT CHIROPRACTIC AND
CLASSIC ROCK COFFEE NOW OPEN!

CHARTER SPECTRUM AND
I LOVE KICKBOXING COMING SOON!



FOR LEASE >

Ridgeview Plaza

SWC of Mae Anne Ave
& McCarran Blvd,
Reno, NV

Premier Community Shopping Center in Northwest Reno

- Anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- Surrounded by dense residential and commercial uses, schools and a library
- Rare opportunity in the Northwest Reno submarket
- Only one space remaining!

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Property Highlights

- › 280,000± square foot Community Shopping Center anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's
- › Co-tenants include: Verizon, Sprint, Chipotle, Baskin Robbins, Port of Subs, Round Table Pizza, Edward Jones, GameStop, McDonalds, Big O Tires, Wing Stop, Massage Envy, Tacos El Rey, Pacific Dental, GNC, The Office Boss, Pinot's Palette, Pure Barre and Classic Rock Coffee, I Love Kickboxing, The Joint Chiropractic and Charter Spectrum opening soon
- › Surrounded by dense residential and commercial uses, schools and the University of Nevada Reno
- › Exposure to approximately 44,500 vehicles per day on McCarran Boulevard and 15,000 on Mae Anne Ave and is situated only one-half mile north of the four-way interchange at I-80
- › Services the Northwest Reno submarket and the master planned communities of Caughlin Ranch, Somerset, Verdi and other developments along I-80
- › Other traffic generators include: Walmart, SaveMart, Walgreen's, Chili's, Dollar Tree, Staples and numerous businesses and restaurants
- › Over 3,150 approved and 3,110 pending residential units planned in the Northwest Reno submarket
- › **Only one space remaining: 1,200 to 2,400 SF**



Site Plan



Available Suites

Suite	Square Feet
506 B, C	Divisible 1,200 to 2,400

<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Shops 2</div>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Shops 4</div>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Shops 5</div>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Shops 7</div>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Pad A</div>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Pad B</div>
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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



2018 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
17,352	79,533	175,323
DAYTIME POPULATION		
3,078	35,443	114,625
HOUSEHOLDS		
6,961	33,912	71,792
AVERAGE HOUSEHOLD INCOME		
\$70,179	\$75,928	\$68,714

Traffic Counts
S MCCARRAN BLVD, 585FT N OF MAE ANNE AVE: 28,500
MCCARRAN BLVD, 380FT S OF SIERRA HIGHLANDS DR: 44,500
SIERRA HIGHLANDS DR, 165FT W OF N MCCARRAN BLVD: 6,700
MAE ANNE AV, 785FT W OF MCCARRAN BLVD: 15,000
S MCCARRAN BLVD, 365FT N OF W 7TH ST: 29,400
NDOT - 2018



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