

FOR LEASE >

Village at Lakeridge  
6990 S. McCarran Boulevard, Suite 300, Reno, Nevada



# Retail Space Available For Lease

## Office Services

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SUITE 300 VIRTUAL TOUR >



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LOCATED AT THE INTERSECTION OF MCCARRAN BLVD & LAKESIDE DR

# PROPERTY FEATURES

The Village at Lakeridge spans 71,678 square feet across four buildings, housing a blend of office and retail tenants, including well-known businesses in Reno. Due to its prime location at the corner of S. McCarran Boulevard and Lakeside Drive, it stands as one of the most prestigious office and retail parks in Reno. Situated in the Meadowood Submarket, which is Reno's most sought-after office and retail submarket, the property is in exceptional condition, featuring high-quality finishes and meticulous attention to detail. The buildings provide surface parking, and the property is under professional management. The property benefits from high traffic counts along S. McCarran Boulevard and Lakeside Drive, totalling over 38,000 ADT.

## 6990 S. MCCARRAN BLVD SUITE 300 | ±4,358 SF

Currently built out for office use with private offices, open bull pen space, reception area, break room and storage. Landlord is willing to provide a TI allowance for qualified Tenants and leases. Suite has use of patio space. The unit has outstanding signage visible from a signalized traffic stop at the corner of S. McCarran Boulevard and Lakeside Drive.



LEASE RATE: \$2.25/SF/MO NNN

## AREA DEMOGRAPHICS

1 Mile Radius	3 Mile Radius	5 Mile Radius
Population		
8,438	77,999	182,899
Daytime Population		
14,370	109,660	262,346
Households		
4,343	36,854	86,279
Average Household Income		
\$144,352	\$117,716	\$114,070



Your Sign Here

Lakeside Drive

S McCarran Boulevard

GOLDILOCKS  
JEWELRY & COINS

6990



PATIO

100



14'-7" 13'-3"  
Recep

300

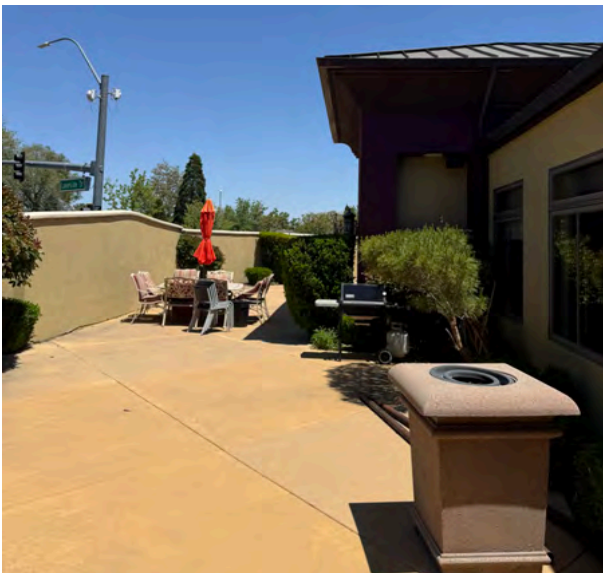
**SUITE 300**  
**±4,358 SF**

**MAZA**  
SALON & SPA

WAITING/  
RECEP

700

## SUITE 300 PHOTOS



# AREA OVERVIEW

Driven by strong existing demographics and significant new residential investment, the trade area offers a compelling growth story for retailers and service tenants. Within a five mile radius, the area draws nearly 263,000 people during the day and over 86,000 households. Supported by high average household incomes exceeding \$114,000 and reaching roughly \$144,000 within one mile. Indicating substantial spending power in the immediate neighborhood. This established affluence is being reinforced by a robust development pipeline, including the 273 unit Lakeridge Apartments at 6000 Plumas Street, the Lakeridge Golf Course Resort Redevelopment, and multiple additional multifamily and single family projects in the New Southwest subregion. Ongoing projects account for thousands of approved and pending housing units poised to add significant aggregate demand over the next decade..

## LAKERIDGE GOLF COURSE RESORT REDEVELOPMENT

- Four-story, 100-room boutique hotel and event space
- Two-story hotel lobby with a spa, restaurant, and bar
- 15 hotel villas
- Main pool with a bar and a separate spa pool
- Several sports courts
- Putting green
- Outdoor dining and patio seating
- Garden area
- Parking and maintenance facilities

## LAKERIDGE APARTMENTS

- 273 Condominiums
- 9.3 Acre development

## RESIDENTIAL ACTIVITY

- 3,488 housing units have been planned
- 1,602 housing units have been approved



# SURROUNDING AREA



# VILLAGE AT LAKERIDGE PHOTOS



Moxie M3 Building



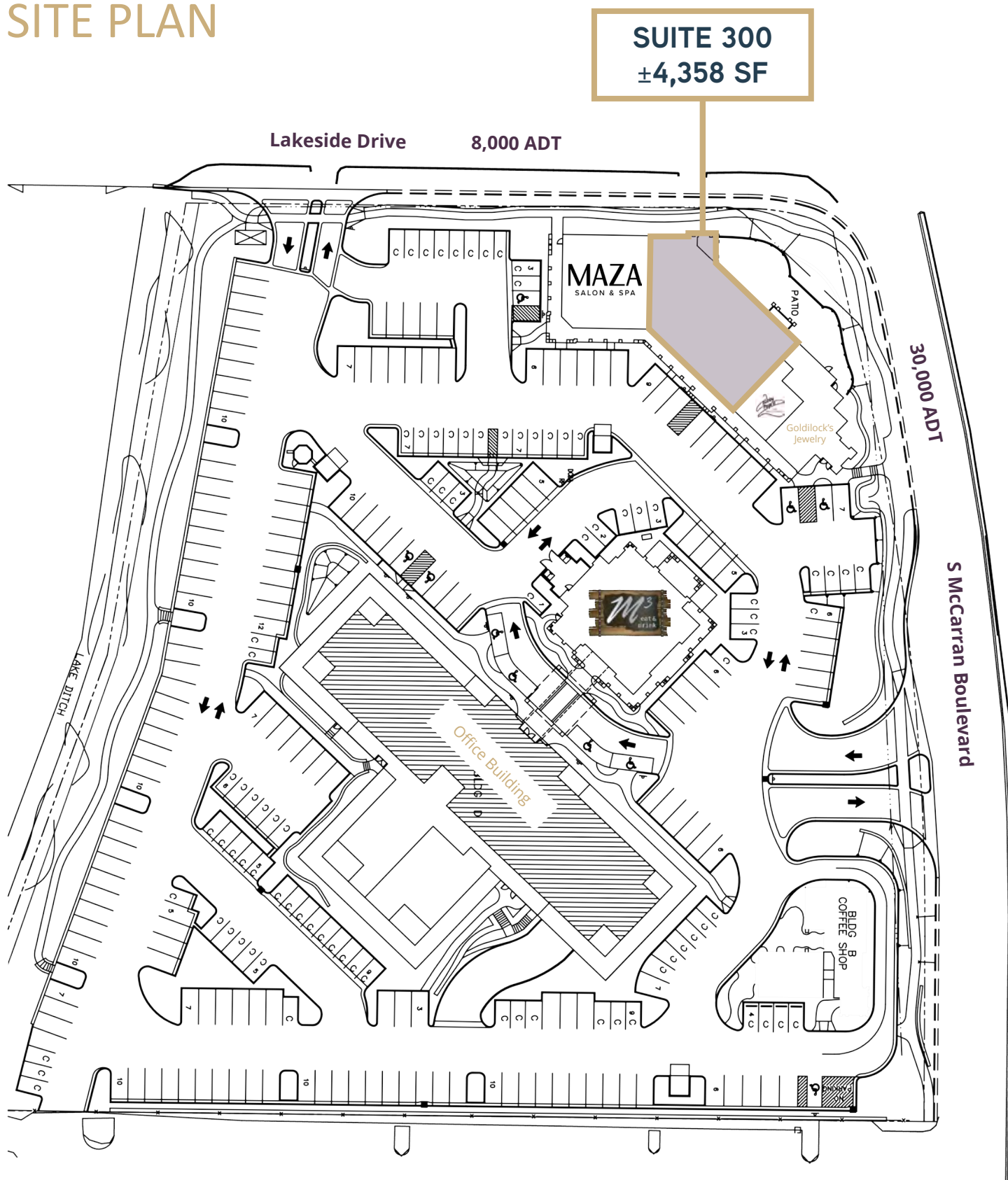
Office Building



# VILLAGE AT LAKERIDGE PHOTOS



# SITE PLAN



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