

For Lease

# Mayberry Landing



3882 - 3960 Mayberry Dr.  
Reno, NV 89519

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# Listing Snapshot



**\$2.00 - \$2.95 PSF NNN**  
Lease Rate



**± 1,080 - 1,236 SF**  
Available Square Footage



**\$0.80 PSF**  
Lease Expenses

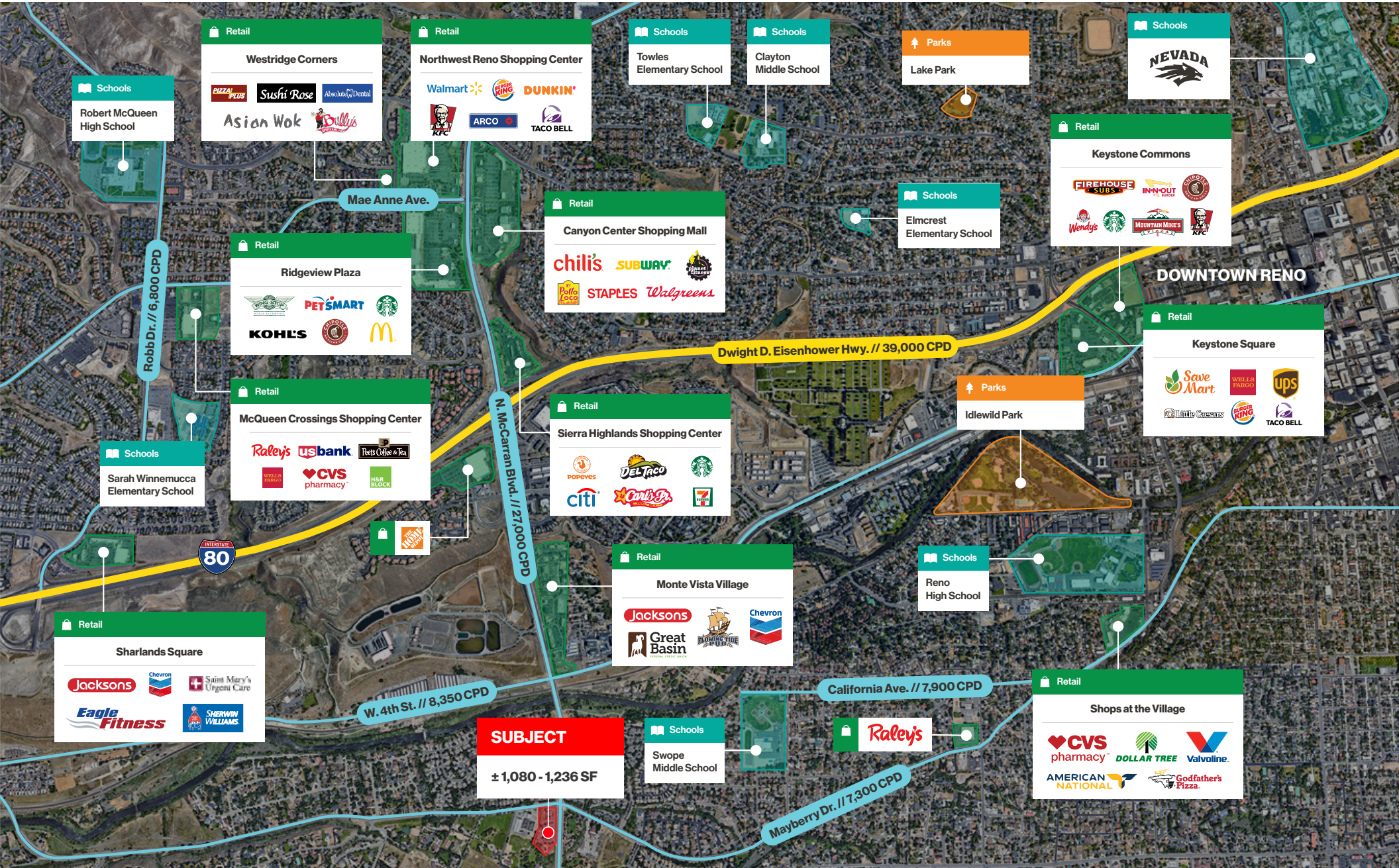
## Property Highlights

- ± 1,236 SF general retail space coming soon with open floor plan and visibility from S. McCarran Blvd.
- ± 1,080 SF second floor office space with two (2) private offices, full kitchen and open work area
- Frontage along S. McCarran Blvd. with traffic counts over 27,300 CPD
- Strong tenant-mix including Bighorn Olive Oil, Yogurt Beach, Buenos Grill, Edward Jones, Madein, and Walden's Coffee Shop
- Center is home to the #1 visited Yogurt Beach location in northern Nevada via Placer.ai data
- Main thoroughfare connecting Caughlin Ranch, Old Southwest Reno, and Mayberry neighborhoods to I-80 and Northwest Reno
- Strong tenant-mix including Bighorn Olive Oil, the top-visited Yogurt Beach location in northern Nevada, Edward Jones, Claio Rotisserie, and Walden's Coffee Shop
- Average household income over \$130,000 within a 1-mile radius

## Demographics

	1-mile	3-mile	5-mile
2024 Population	8,004	88,287	180,933
2024 Average Household Income	\$141,327	\$117,424	\$104,963
2024 Total Households	3,676	40,410	77,850





**SUBJECT**  
± 1,080 - 1,236 SF

**Retail**

**Sharlands Square**

Jacksons, Chevron, Saint Mary's Urgent Care, Eagle Fitness, SHERMAN WILLIAMS

**Retail**

**McQueen Crossings Shopping Center**

Raley's, USbank, Peets Coffee & Tea, CVS pharmacy, H&R BLOCK

**Retail**

**Ridgeview Plaza**

PETSMART, Starbucks, KOHL'S, McDonald's

**Retail**

**Westridge Corners**

PIZZA HUTS, Sushi Rose, Absolute/Dental, Asian Wok, Dill's

**Retail**

**Canyon Center Shopping Mall**

chili's, SUBWAY, Firehouse Subs, Pollo Loco, STAPLES, Walgreens

**Retail**

**Sierra Highlands Shopping Center**

POPEYES, DEL TACO, Starbucks, citi, Carl's Jr., 7-Eleven

**Retail**

**Monte Vista Village**

Jacksons, Great Basin, Chevron

**Retail**

**Shops at the Village**

CVS pharmacy, DOLLAR TREE, Valvoline, AMERICAN NATIONAL, Godfather's Pizza

**Retail**

**Keystone Square**

Save Mart, WELLS FARGO, UPS, Little Caesars, INNOVATION, TACO BELL

**Retail**

**Keystone Commons**

FIREHOUSE SUBS, INN-OUT, WENDY'S, STARBUCKS, MOUNTAIN MICES, KFC

**Retail**

**Northwest Reno Shopping Center**

Walmart, DUNKIN', KFC, ARCO, TACO BELL

**Schools**

Towles Elementary School

**Schools**

Clayton Middle School

**Parks**

Lake Park

**Schools**

NEVADA

**Schools**

Elmcrest Elementary School

**Parks**

Idlewild Park

**Schools**

Reno High School

**Schools**

Swope Middle School

California Ave. // 7,900 CPD

Mayberry Dr. // 7,300 CPD

N. McCarran Blvd. // 27,000 CPD

W. 4th St. // 8,350 CPD

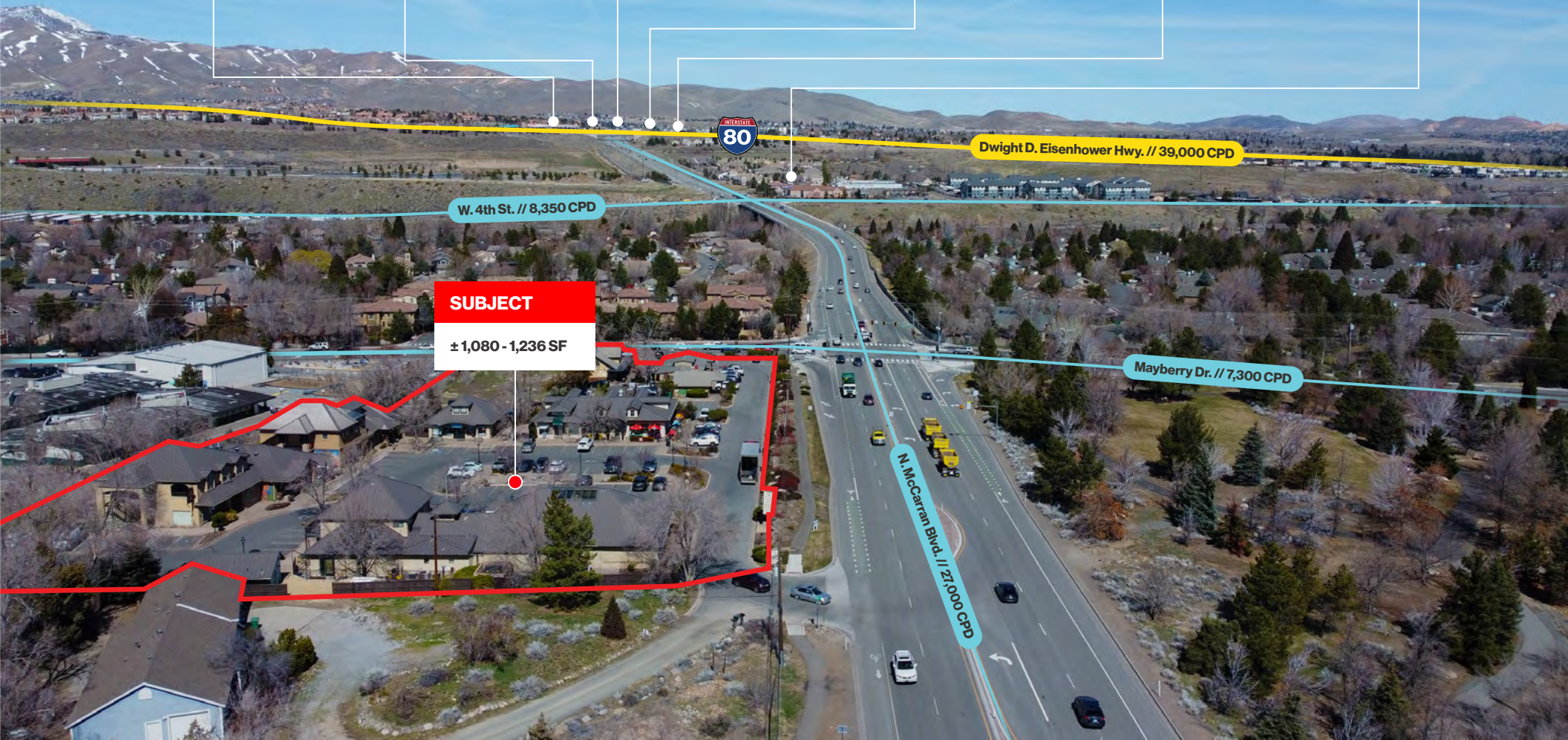
Dwight D. Eisenhower Hwy. // 39,000 CPD

Robb Dr. // 6,800 CPD



**DOWNTOWN RENO**

<p>Retail</p> <p>Ridgeview Plaza</p>	<p>Retail</p> <p>McQueen Crossings Shopping Center</p>	<p>Retail</p> <p>Northwest Reno Shopping Center</p>	<p>Retail</p> <p>Canyon Center Shopping Mall</p>	<p>Retail</p> <p>Sierra Highlands Shopping Center</p>	<p>Retail</p> <p>Monte Vista Village</p>
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**SUBJECT**  
± 1,080 - 1,236 SF

W. 4th St. // 8,350 CPD

Dwight D. Eisenhower Hwy. // 39,000 CPD

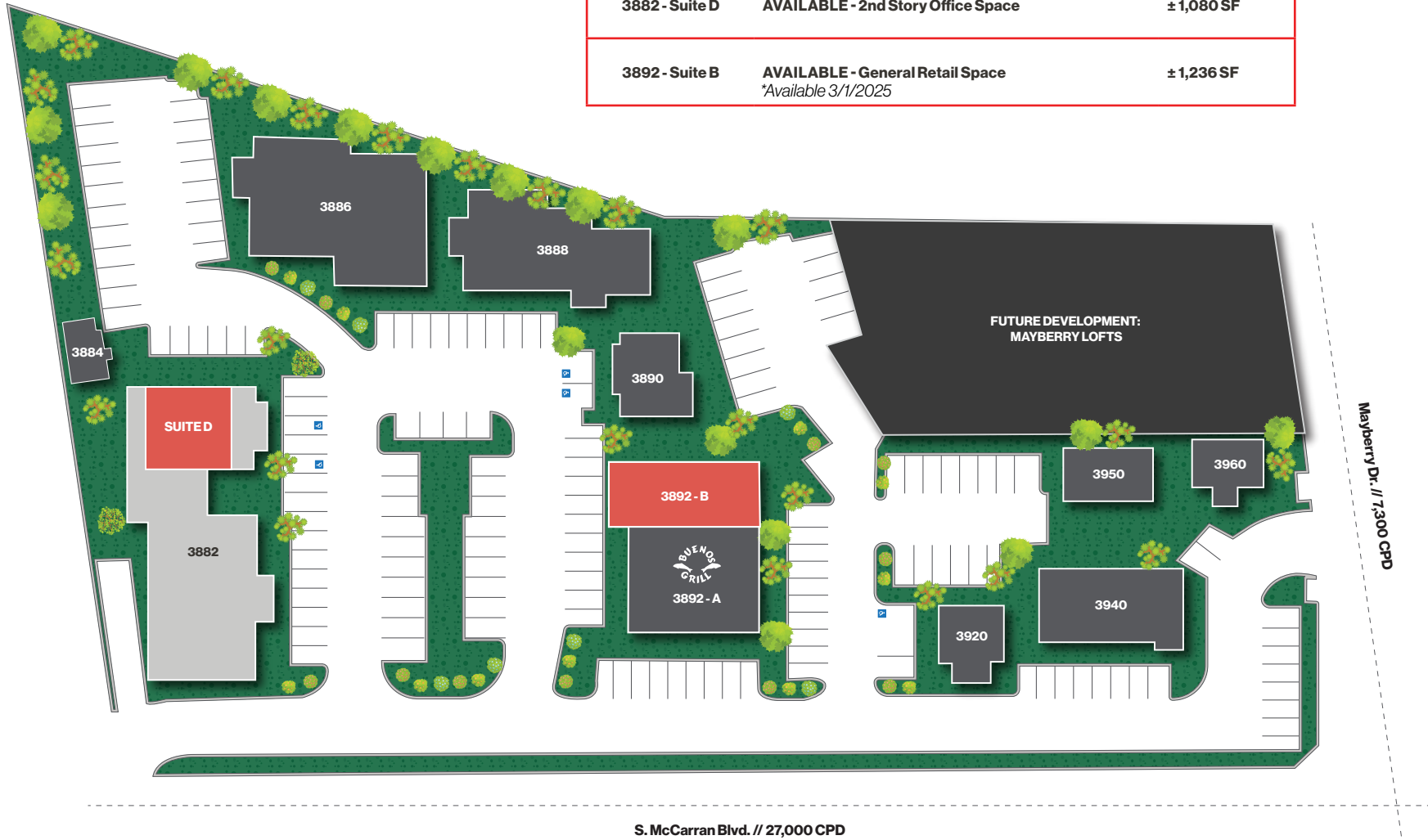
Mayberry Dr. // 7,300 CPD

N. McCarran Blvd. // 27,000 CPD

# Site Plan

Available ■ NAP

Suite	Tenant	SF
3882 - Suite D	AVAILABLE - 2nd Story Office Space	± 1,080 SF
3892 - Suite B	AVAILABLE - General Retail Space <i>*Available 3/1/2025</i>	± 1,236 SF



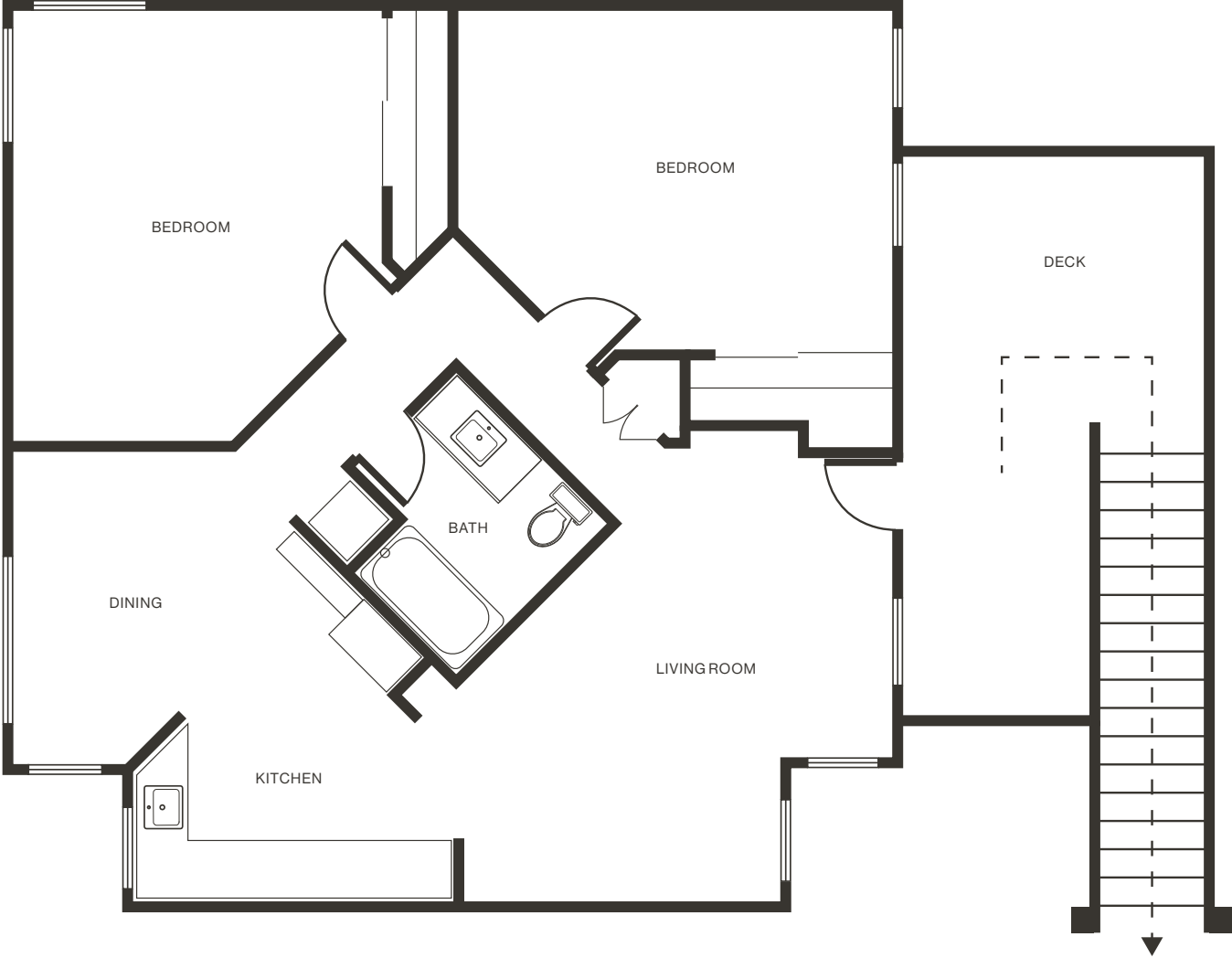
S. McCarran Blvd. // 27,000 CPD

Mayberry Dr. // 7,300 CPD



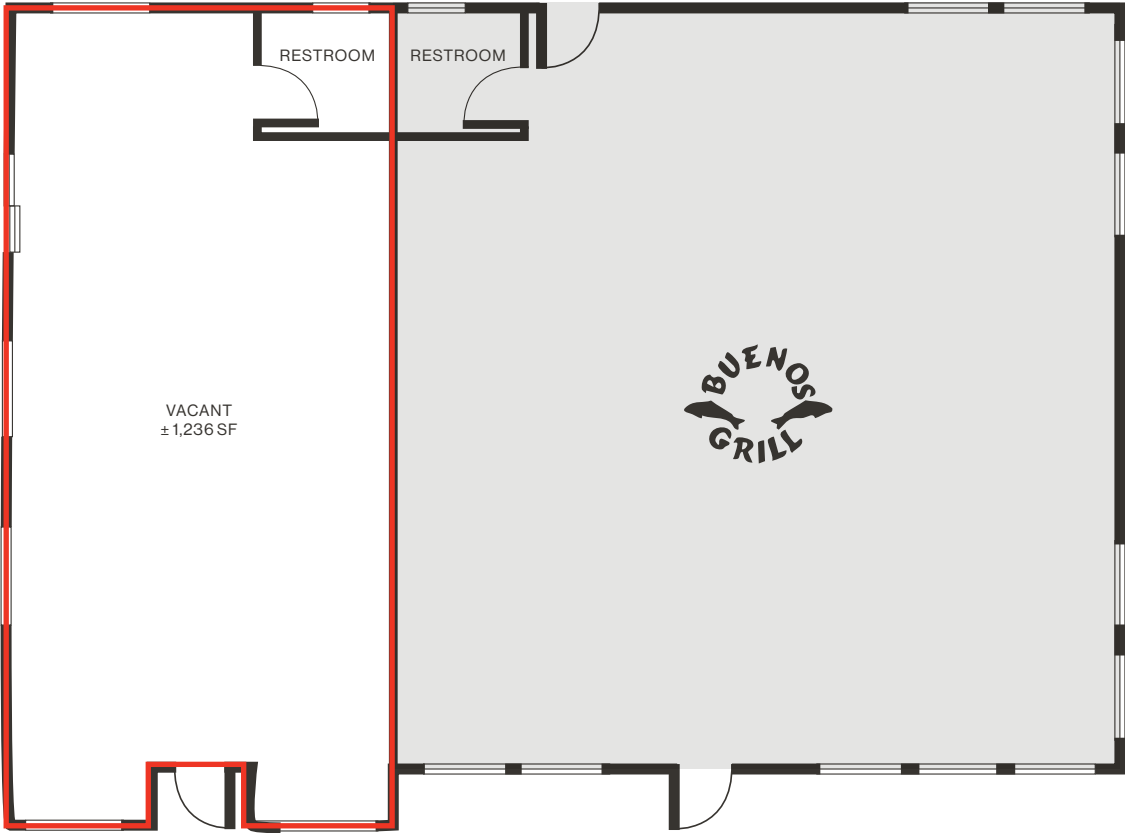
Floor Plan

3882 - Suite D | ± 1,080 SF



Floor Plan

3892 - Suite B | ± 1,236 SF



# Property Photos





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