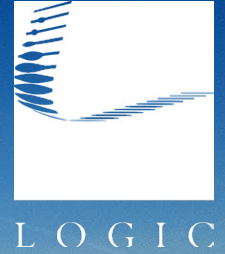


For Lease

Southtowne Crossing



47 - 189 Damonte Ranch Pkwy.
Reno, NV 89521

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Listing Snapshot



\$2.75 PSF NNN
Lease Rate



± 1,200 SF
Available Square Footage



\$0.50 PSF
Lease Expense

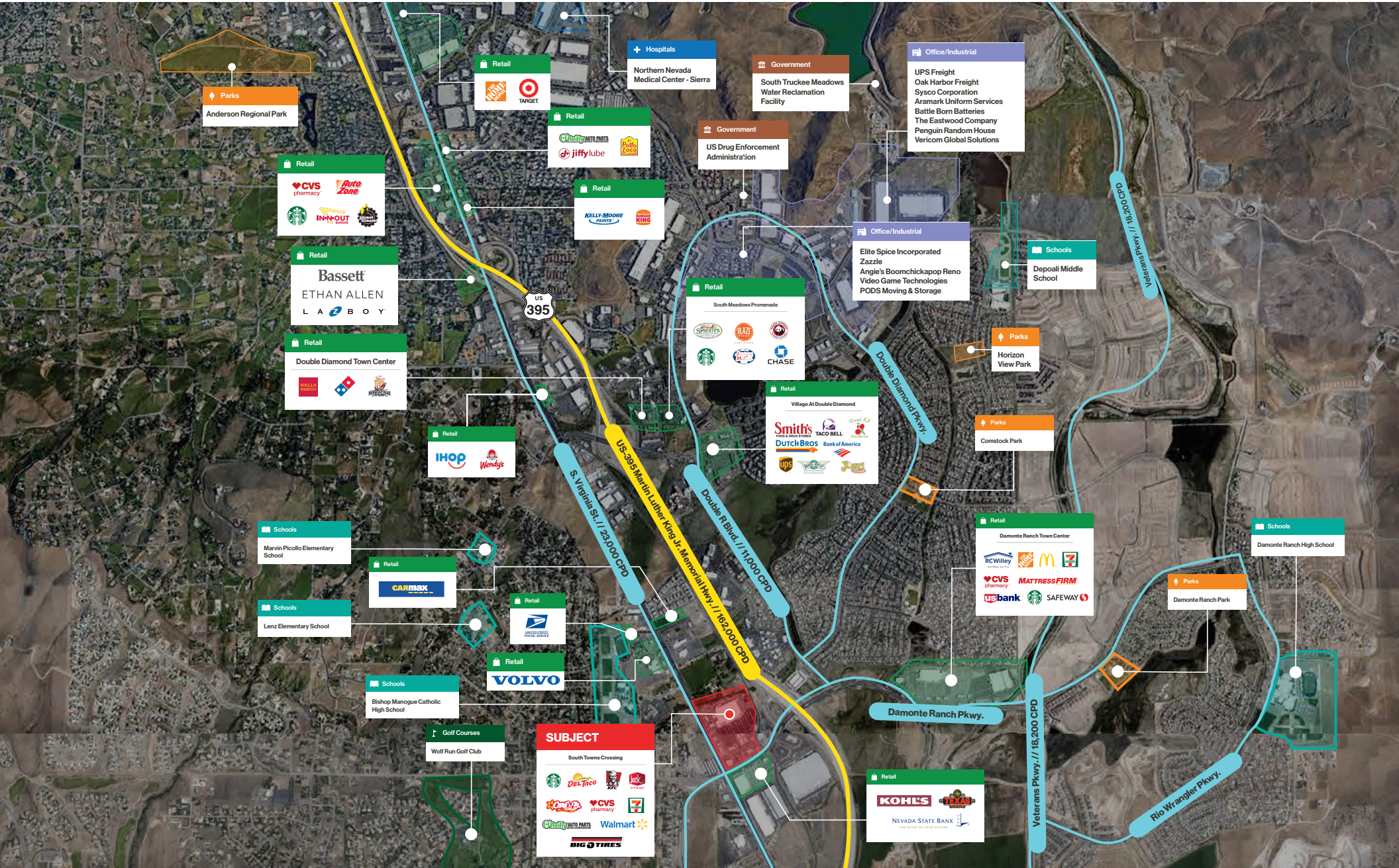
Property Highlights

- Rare opportunity in Class-A Damonte Ranch shopping center
- Increased population in the area with expanding growth in the South Meadows submarket
- Average household income over \$156,738 within a 1-mile radius
- Walmart-anchored shopping center with multiple national tenants including CVS Pharmacy, Starbucks, Del Taco, AT&T, Round Table Pizza, State Farm, Verizon, Big O Tires, and Sprint
- Traffic counts along Damonte Ranch Pkwy. over 23,000 CPD
- Professionally managed shopping center with high interest and historically low vacancy

Demographics

	1-mile	3-mile	5-mile
2024 Population	6,859	62,826	94,555
2024 Average Household Income	\$156,738	\$151,133	\$142,739
2024 Total Households	3,264	25,604	38,991



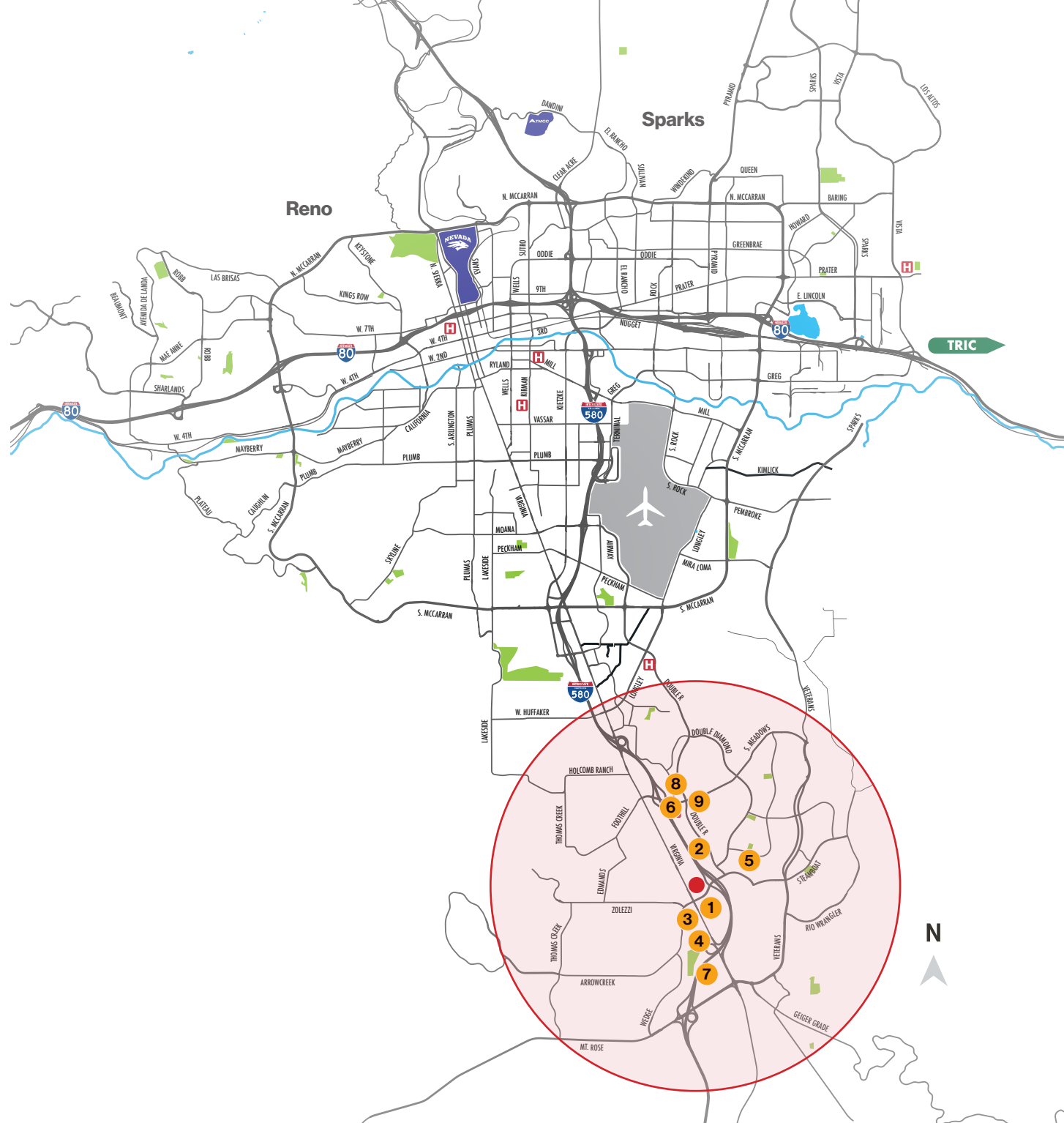


Vicinity Map

Southtowne Shopping Center is located just off I-580 in south Reno. As one of the first developments to go along with the expansion of the Damonte Ranch submarket, this Walmart-anchored is now surrounded by just under 3,000 homes within a 1-mile radius with an average household income over \$156,738 per year.

Amenities within a 5-mile radius

- 1 **Kohl's**
-0.17 miles
- 2 **Northern Nevada Corporate Center**
-0.17 miles
- 3 **Walgreens**
-0.24 miles
- 4 **Tamarack Casino**
-0.38 miles
- 5 **Damonte Ranch Town Center**
-0.87 miles
- 6 **Renown South Meadows Medical Center**
-1.14 miles
- 7 **The Summit Reno**
-1.16 miles
- 8 **South Meadows Promenade**
-1.22 miles
- 9 **Village at Double Diamond**
-1.22 miles



Tenant Mix

*Do not disturb current tenant

Suite	Tenant	SF
47	Heritage Bank	± 3,500 SF
55	CVS	± 16,677 SF
57-A	Doughboy Donuts	± 1,200 SF
57-B & C	T-MOBILE	± 2,040 SF
57-D & E	Cold Stone Creamery	± 2,126 SF
59-A	State Farm Insurance	± 1,200 SF
59-B	UPS Store	± 1,200 SF
59-C	Super Cuts	± 1,200 SF
59-D - G	Pacific Dental Service	± 3,600 SF
65	KFC	± 3,234 SF
75-A & B	AT&T Wireless	± 2,520 SF
75-C	Chop Stop	± 1,280 SF
85	Carl's Jr.	± 3,125 SF
91	O'Reilly	± 5,500 SF
99	USA Gasoline	N/A
155	Walmart	± 205,271 SF
175-A	PAWSitively Pets	± 2,604 SF
175-B	AVAILABLE* General retail with private office and restroom in rear	± 1,200 SF
175-C	H & R Block	± 1,200 SF
175-D	Crush Nutrition	± 1,200 SF
179	Jack in the Box	± 2,596 SF

Suite	Tenant	SF
185	Round Table Pizza	± 3,000 SF
189	Huckleberry's	± 4,850 SF
191-A	Starbucks	± 1,550 SF
191-B	Jūs Bar	± 1,302 SF
191-C - E	Genghis Grill	± 4,464 SF
193-P	Sally Beauty Supply	± 1,500 SF
193-Q - S	Dotty's	± 3,600 SF
193-T	Crumbl Cookie	± 1,500 SF
195-F	Pacific Sun	± 1,500 SF
195-G & H	Happy Foot & Nail Spa	± 2,400 SF
195-I & G	Qdoba Mexican Grill	± 2,700 SF
197-A - C	Renown	± 2,700 SF
197-D & E	Lease	± 2,700 SF
197-K & L	Firehouse Subs	± 2,400 SF
199-M - O	Ijji 3	± 4,200 SF
12490	Del Taco	± 2,216 SF
12450	Peerless Cleaners	± 832 SF
12270	Big O Tires	± 8,354 SF
PAD 1	Maverik	± 103,000 SF
PAD 2	Evolution Car Wash	± 26,645 SF
PAD 3	Deep Roots Harvest	± 35,415 SF

Property Photos



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