

# Clarkson Plaza



3004-3098 Kietzke Lane Reno NV 89502



# PRIME RETAIL INVESTMENT ALONG KIETZKE LANE

Sidley Real Estate International is pleased to present a multi-tenant retail investment opportunity located in the heart of Reno’s bustling Kietzke Lane corridor.

Clarkson Plaza is a 24,753 SF neighborhood retail center comprised of eleven tenants, featuring a diverse mix of restaurant, service, and retail businesses. Current tenants include Dollar Plus Mini Mart, Reno Pho, Panaderia la Espiga Bakery, Big O Tires, and more. The property sits along one of Reno’s highest-traffic commercial streets, offering excellent visibility, access, and strong surrounding demographics. With stable occupancy and upside potential through rent growth and exterior upgrades, Clarkson Plaza represents a strong investment opportunity in a high-demand trade corridor minutes from Midtown Reno and the Reno–Tahoe International Airport.



Address	3004–3098 Kietzke Lane, Reno, NV 89502
Property Name	Clarkson Plaza
Building Size	24,753 SF
Land Size	1.73 Acres
Zoning	Commercial (GC)
Number of Units	11
Occupancy	100%
Parking	Ample Surface Parking
Traffic Count	±20,000 VPD on Kietzke Lane



# RENT ROLL SUMMARY 2025

## Clarkson Plaza 3004–3098 Kietzke Lane, Reno NV 89502

Unit	Tenant / Business Name	Sq. Ft.	Monthly Rent	\$/SF	CAM Fees
Lot	Tacos E. Toto	—	\$235.00	—	—
3004	Reno Pho	1,558	\$2,337.00	\$1.50	—
3016	Jennifer Garcia Vazquez	1,515	\$2,134.00	\$1.41	—
3024	Melanie Fancher	579	\$690.00	\$1.19	—
3050	Annv, LLC	7,908	\$6,753.00	\$0.85	—
3052	Dollar Plus & Minimart	3,910	\$4,497.00	\$1.15	—
3070	Irma Casas	1,194	\$1,621.00	\$1.36	—
3080	Katharine LLC	1,302	\$1,461.00	\$1.12	—
3084	Panadería La Espiga Bakery	1,467	\$1,365.01	\$0.93	—
3090	Big O Tires	4,221	\$6,120.00	\$1.45	—
3098	Kevin Zurla	1,099	\$1,804.00	\$1.64	—
TOTAL	11 Units Total	24,753 SF	\$29,017.01 / mo	\$1.16 avg	28,958.27/yr



Please note that the rent roll figures may be subject to a 2–3% annual increase, depending on the lease terms.





# PROPERTY HIGHLIGHTS

- Prime Kietzke Lane Location with strong traffic counts and excellent visibility
- 24,753 SF multi-tenant retail center with stable, long-term occupants
- 100% leased to a diverse mix of restaurant, retail, and service tenants
- Ample surface parking with easy access and signage opportunities
- Value-add potential through rent growth and exterior upgrades
- Minutes from Midtown Reno and Reno–Tahoe International Airport













**Exclusively listed by**

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