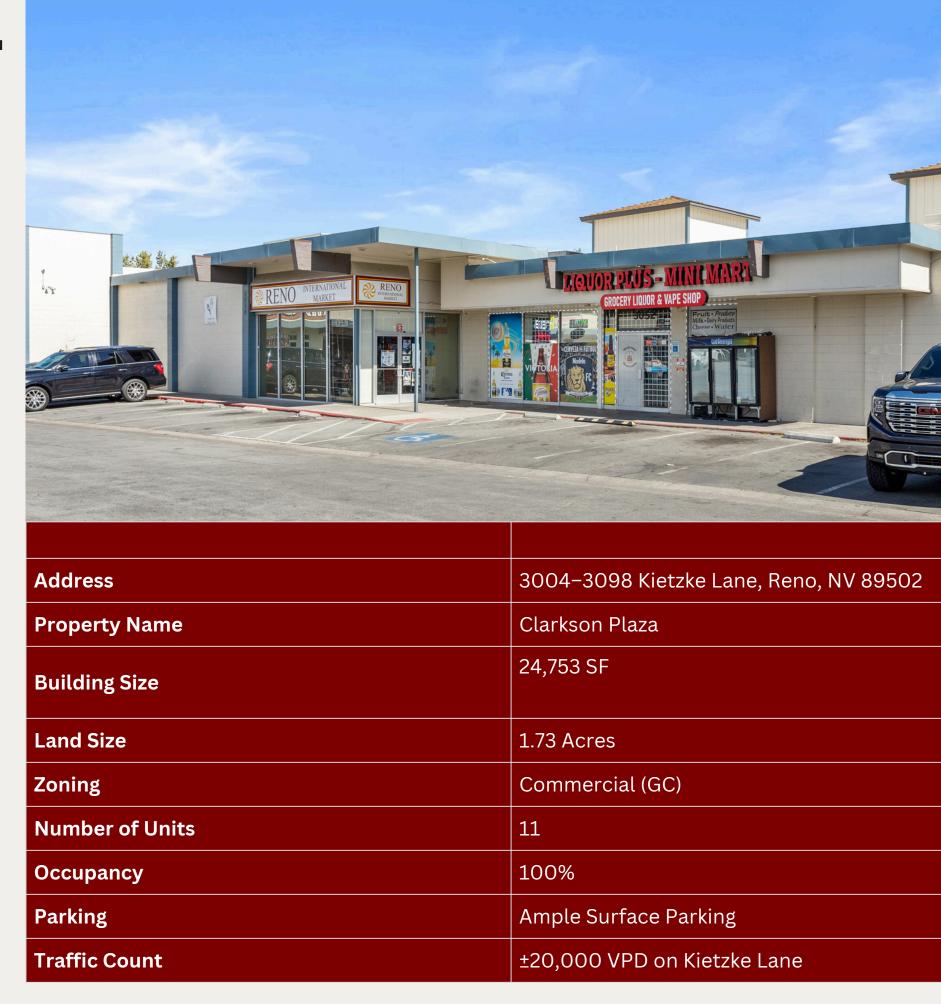


PRIME RETAIL INVESTMENT ALONG KIETZKE LANE

Sidley Real Estate International is pleased to present a multitenant 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.





RENT ROLL SUMMARY 2025

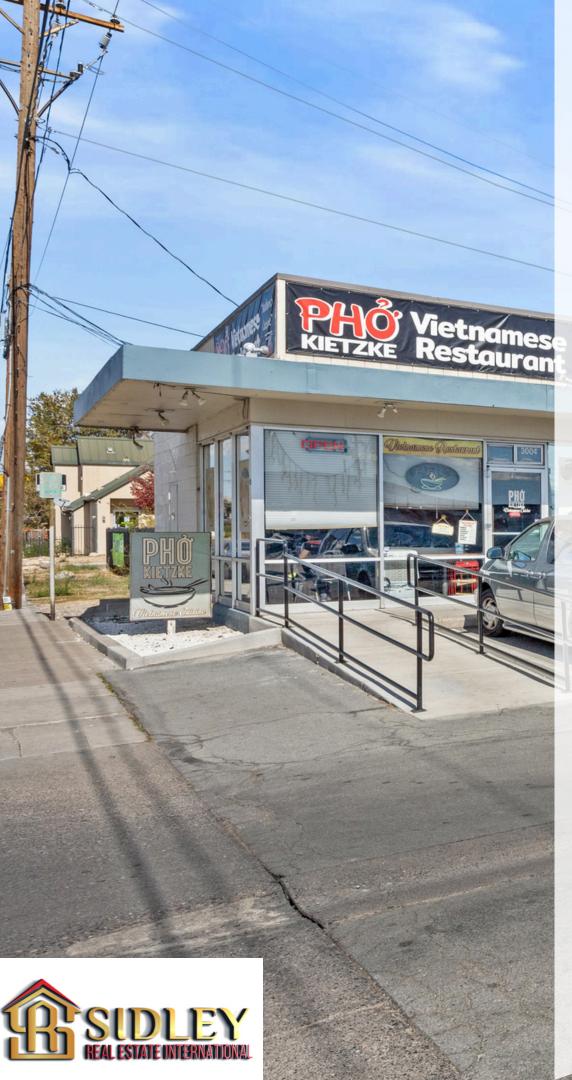
Clarkson Plaza 3004-3098 Kietzke Lane, Reno NV 89502

	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	_
1	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	_
Z	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





