

For Lease

Mayberry Landing



3882 - 3960 Mayberry Dr.
Reno, NV 89519


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Listing Snapshot

 **\$1,000**
Monthly Rate

 **± 300 SF**
Available Square Footage

 **\$0.80 PSF**
Lease Expenses

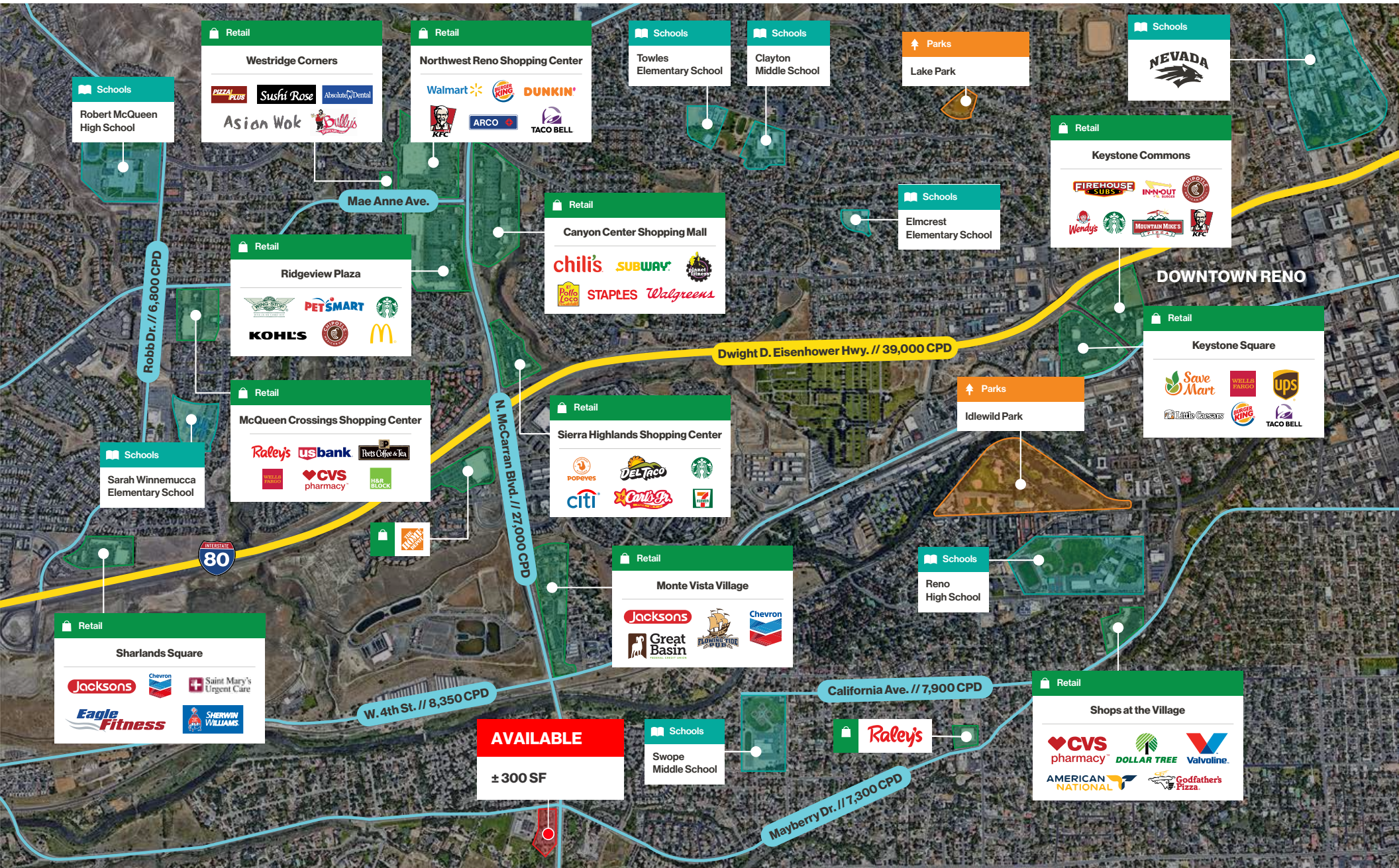
Property Highlights

- ± 300 SF standalone office with private restroom. Asking rent at \$1,000/month + NNN
- Frontage along S. McCarran Blvd. with traffic counts over 27,300 CPD
- Strong tenant-mix including Bighorn Olive Oil, Yogurt Beach, Buenos Grill, Peach Lagree, 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
- Average household income over \$147,764 within a 1-mile radius

Demographics

	1-mile	3-mile	5-mile
2025 Population	7,971	88,365	181,199
2025 Average Household Income	\$147,764	\$123,699	\$110,593
2025 Total Households	3,668	40,759	78,313







Retail

Ridgeview Plaza

Wendy's, PETSMART, Starbucks, KOHL'S, Dunkin', McDonald's

Retail

McQueen Crossings Shopping Center

Raley's, US Bank, Peet's Coffee & Tea, CVS pharmacy, H&R BLOCK

Retail

Northwest Reno Shopping Center

Walmart, Burger King, DUNKIN', KFC, ARCO, TACO BELL

Retail

Canyon Center Shopping Mall

chili's, SUBWAY, Planet Fitness, Pollo Loco, STAPLES, Walgreens

Retail

Sierra Highlands Shopping Center

Popeyes, DELTACO, Starbucks, Citi, Carib's Jr., 7-Eleven

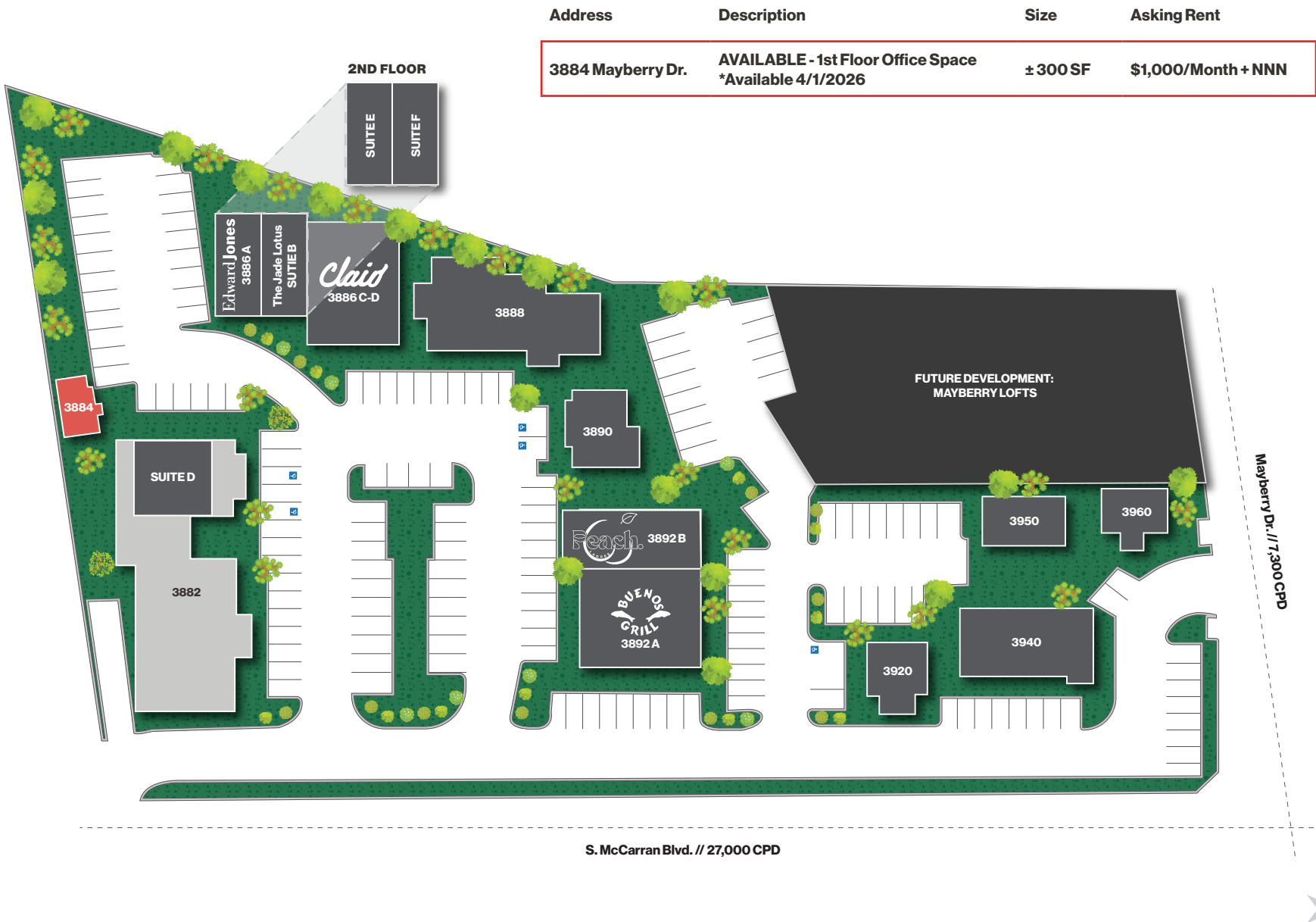
Retail

Monte Vista Village

Jacksons, Great Basin, Chevron

Site Plan

Available NAP



Property Photos



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For inquiries please reach out to our team.

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