

5060

Meadowood Mall Circle



Fully Leased NNN Medical Office Investment in the Meadowood Submarket

Rare Opportunity for Long-Term Income in Reno, NV | Sale Price: \$6,000,000

Melissa Molyneaux SIOR, CCIM

Executive Vice President

+1 775 823 4674 Direct

+1 775 762 7990 Cell

Melissa.Molyneaux@colliers.com

NV Lic BS.0144599.LLC

Jason Hallahan

Associate

+1 775 333 6969 Direct

+1 775 287 5610 Cell

Jason.Hallahan@colliers.com

NV Lic S.0200644

Colliers

5060

Meadowood Mall Circle

Fully Leased Medical Investment

Property Overview

Colliers is pleased to present 5060 Meadowood Mall Circle for sale. This fully leased NNN medical office investment is a rare opportunity for long-term income, a location within the strongest retail submarket in northern Nevada and a building that has been invested in by the landlord and tenants. There are two suites: Renew MD and Talbott Plastic Surgery. Talbott Plastic Surgery recently built a 806SF surgery center within their suite. The property is generating over \$262,000 per year in net income. The leases have annual increases in base rent and a NNN lease with expenses passed through to the tenants.

The property is well located on S. McCarran Boulevard with easy access to S. Virginia Street and I-580. It is situated just north of Meadowood Mall. Meadowood Mall is a one-level, 901,357-square-foot super-regional mall in Reno, Nevada, managed by Simon Property Group. Meadowood Mall contains 125 retailers and restaurants and it is anchored by Macy's Women, Macy's Men/Home, JCPenney, and Dick's Sporting Goods. In addition, Trader Joe's, Whole Foods, and other major retail, hotel and office projects are close by.





Building Highlights



Two tenant fully leased 9,704 SF Medical office building in the Meadowood Submarket



Well located on S. McCarran Boulevard with easy access to S. Virginia Street and I-580



Located across from Meadowood Mall, a 901,357 SF regional mall



2026 Estimated NOI:
\$262,351



Situated on a 0.751 acre lot with additional shared parking with the neighboring bank building



Built in 1983 with recent major remodels to both medical office suites

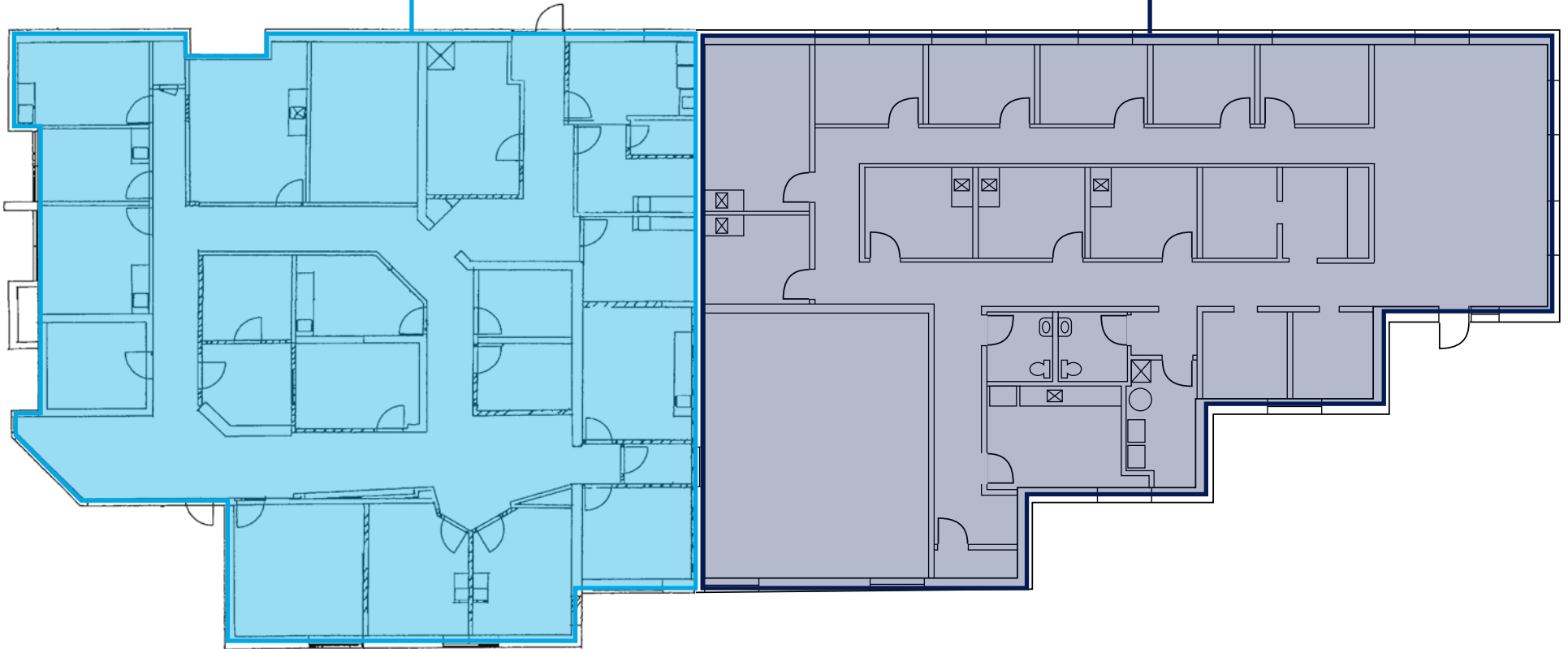
5060 Meadowood Mall Circle – Floor Plan

 Suite 100

 Suite 200

 **RenewMD**

TALBOTT
PLASTIC SURGERY CENTER



Suite 100 – 4,750 RSF – Renew MD (Owned by Milan)

Suite Layout

Suite offers an abundance of natural light and an efficient layout. The suite includes exam rooms with sinks, general offices, storage closets, utility room, washer/dryer hook-up, staff break room, and check in area with large waiting room.

Suite 100 Lease Details

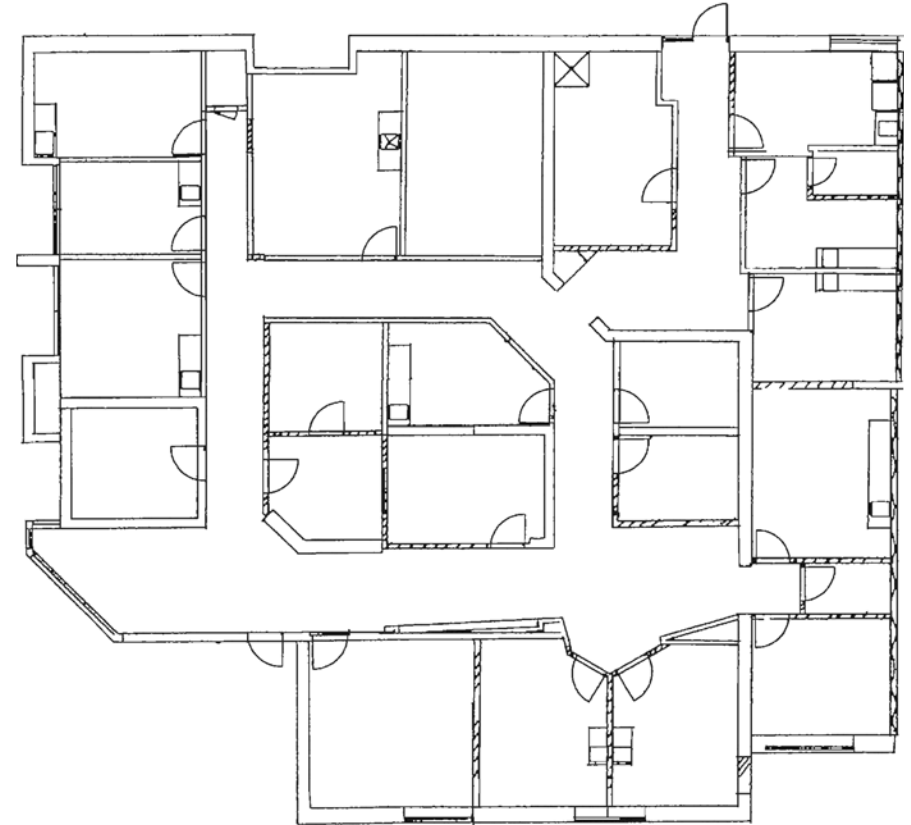
Lease Rate	\$2.21/SF/MO NNN
Increases	Each February
Estimated CAM	\$3,400/MO
Lease End Date	9/30/2035
Renewal Option	Tenant has one (1) option to renew for a period of sixty (60) months
Notes	10 year lease commenced 10/1/2025 Lease has a personal guarantee Tenant pays 49.48% of the total CAM fee

Tenant Details



Milan Salon + Spa and Milan Institute are family-owned businesses that have earned the trust of the Reno community in education for over 40 years. We are proud to announce that Renew MD Medical Spa, also located in Reno, is now under our ownership and management, joining our network. This change provides fresh leadership and the highest standards of care for local clients. RenewMD Medical Spa in Reno is now a part of the Milan Institute's growing network of professional service providers. All locations operate under our trusted and dedicated management.

www.renewmd.com



Suite 100 Photos



Suite 200 – 4,850 RSF – Talbott Plastic Surgery

Suite Layout

Recently remodeled and upgraded suite with high-end and contemporary finishes. Suite offers an abundance of natural light and an efficient layout. The suite includes an 806 SF surgery center, six exam rooms with sinks, four general offices, two storage closets, utility room, washer/dryer hook-up, staff break room, and check in area with large waiting room as well as a sitting room.

Suite 200 Lease Details

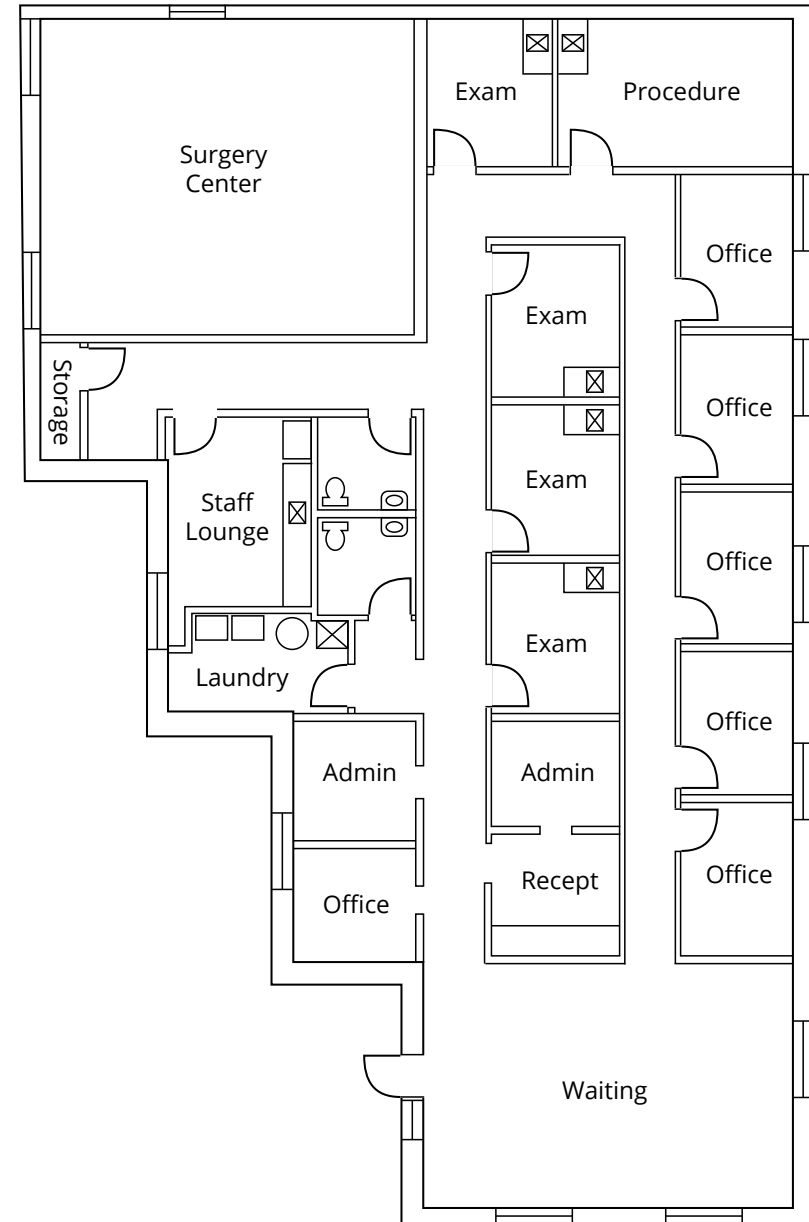
Lease Rate	\$2.32/SF/MO NNN
Increases	The greater of CPI or 3% per year every September
Estimated CAM	\$3,200/MO
Lease End Date	8/31/2027
Renewal Option	Tenant has one (1) option to renew per Exhibit E of the lease for an additional sixty (60) month term
Notes	Substantial investment has been made by tenant to build out a surgery center in the building. Tenant pays 51% of the total CAM fee

Tenant Details

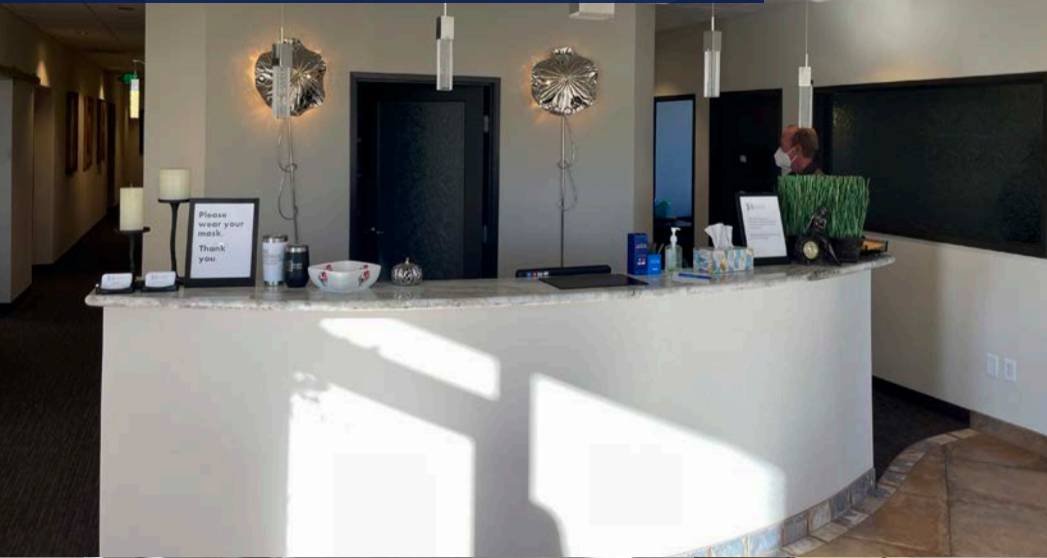
TALBOTT
PLASTIC SURGERY CENTER

When it comes to plastic surgery in Reno, there's only one name you can trust: Dr. LaDawn Talbott. Certified by the American Board of Plastic Surgery, Dr. Talbott performs cosmetic and reconstructive procedures tailored to your individual needs and aesthetic goals.

www.talbottmd.com



Suite 200 Photos



Suite 200 Surgery Center Photos



Financial Overview

2026 Estimated Income

Tenant	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Renew MD	\$10,229.16	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03	\$10,536.03
Talbott Surgery Center	\$11,239.36	\$11,239.36	\$11,239.36	\$11,239.36	\$11,239.36	\$11,239.36	\$11,239.36	\$11,239.36	\$11,576.54	\$11,576.54	\$11,576.54	\$11,576.54

	Lease Rate	2026 Total
Renew MD	\$2.21	\$126,127.70
Talbott Surgery Center	\$2.39	\$136,223.43
Total Income (NOI)		\$262,351.14
CAP Rate		4.41%

Expense Overview

Expenses

Tenant's pay 100% of the expenses in the form of CAM fees.

Tenant	Annual 2025	2026 Est (2025 + 3%)	2025 P/Mo	2025 PSF/Mo
Management	\$8,520.00	\$8,775.60	\$710.00	\$0.07
Utilities	\$14,891.00	\$15,337.73	\$1,240.92	\$0.13
Insurance	\$6,851.00	\$7,056.53	\$570.92	\$0.06
Property Tax	\$15,050.79	\$15,502.31	\$1,254.23	\$0.13
Alarm	\$1,259.96	\$1,297.76	\$105.00	\$0.01
Professional Fees*	\$5,000.00	\$5,150.00	\$416.67	\$0.04
Repairs & Maintenance	-	-	-	-
Landscaping	-	-	-	-
Total Expenses	\$51,572.75	\$53,119.93	\$4,297.73	\$0.45

*2026 Property tax was used

Property and Parking Overview

N

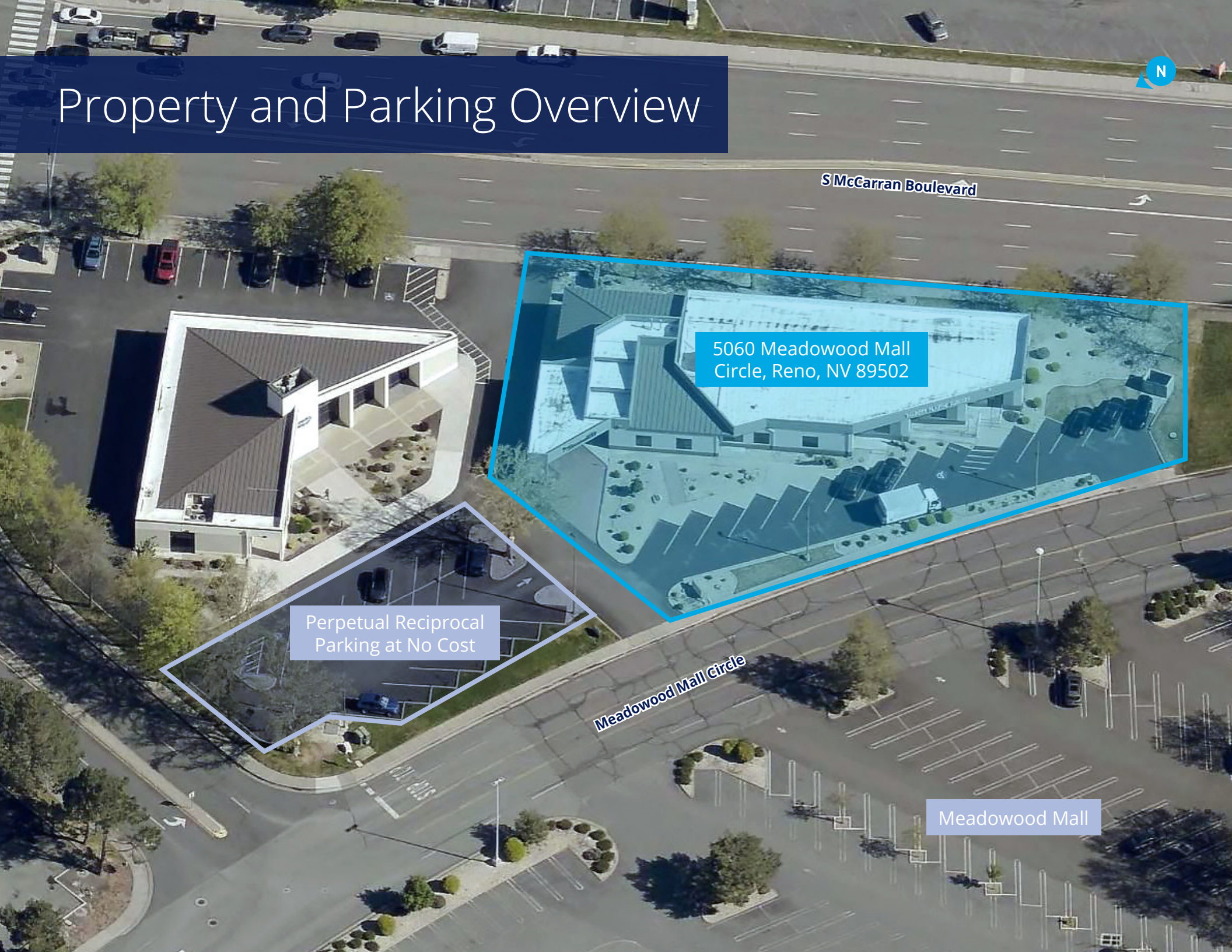
S McCarran Boulevard

5060 Meadowood Mall
Circle, Reno, NV 89502

Perpetual Reciprocal
Parking at No Cost

Meadowood Mall Circle

Meadowood Mall



Unrivaled Retail Amenities

- 1. Sierra Town Center**
 - Target
 - Need 2 Speed
 - Club Pilates
 - The Home Depot
 - The Cup Cafe
 - Greater Nevada Credit Union
- 2. Commons Shopping Center**
 - Total Wine & More
 - Guitar Center
 - DSW Designer
 - Starbucks
 - Wrap It Up
 - PetSmart
- 3. Whole Foods Market**
- 4. Meadowood Mall**
 - The Cheesecake Factory
 - JCPenney
 - Macy's
 - Round1 Bowling
 - Crush Fitness
 - Dotty's
- 5. Best Buy Center**
 - Petco
 - Barnes & Noble
 - DXL Big + Tall
 - Great Basin Brewing
 - Macaroni Grill
- 6. Restaurant Row**
 - Mimi's Cafe
 - Jamba Juice
 - Nick The Greek
 - Panda Express
 - Capriotti's
 - P.F. Chang's
- 7. Lowe's**
- 8. Firecreek Crossing**
 - Walmart
 - Michaels
 - Sam's Club
 - Natural Grocers
 - Applebee's
 - ULTA Beauty
- 9. Redfield Promenade**
 - World Market
 - Nordstrom Rack
 - Ijji 2 Sushi
 - Jersey Mike's
 - MOD Pizza
- 10. Smithridge Plaza**
 - Trader Joe's
 - Big Lots
 - Goodwill
- 11. Reno-Sparks Convention Center**
- 12. Rancharrah**
- 13. NevDex Office Park**
- 14. Anderson Park**



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2024 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.3%

UNEMPLOYMENT RATE
AS OF DECEMBER 2025

275,118

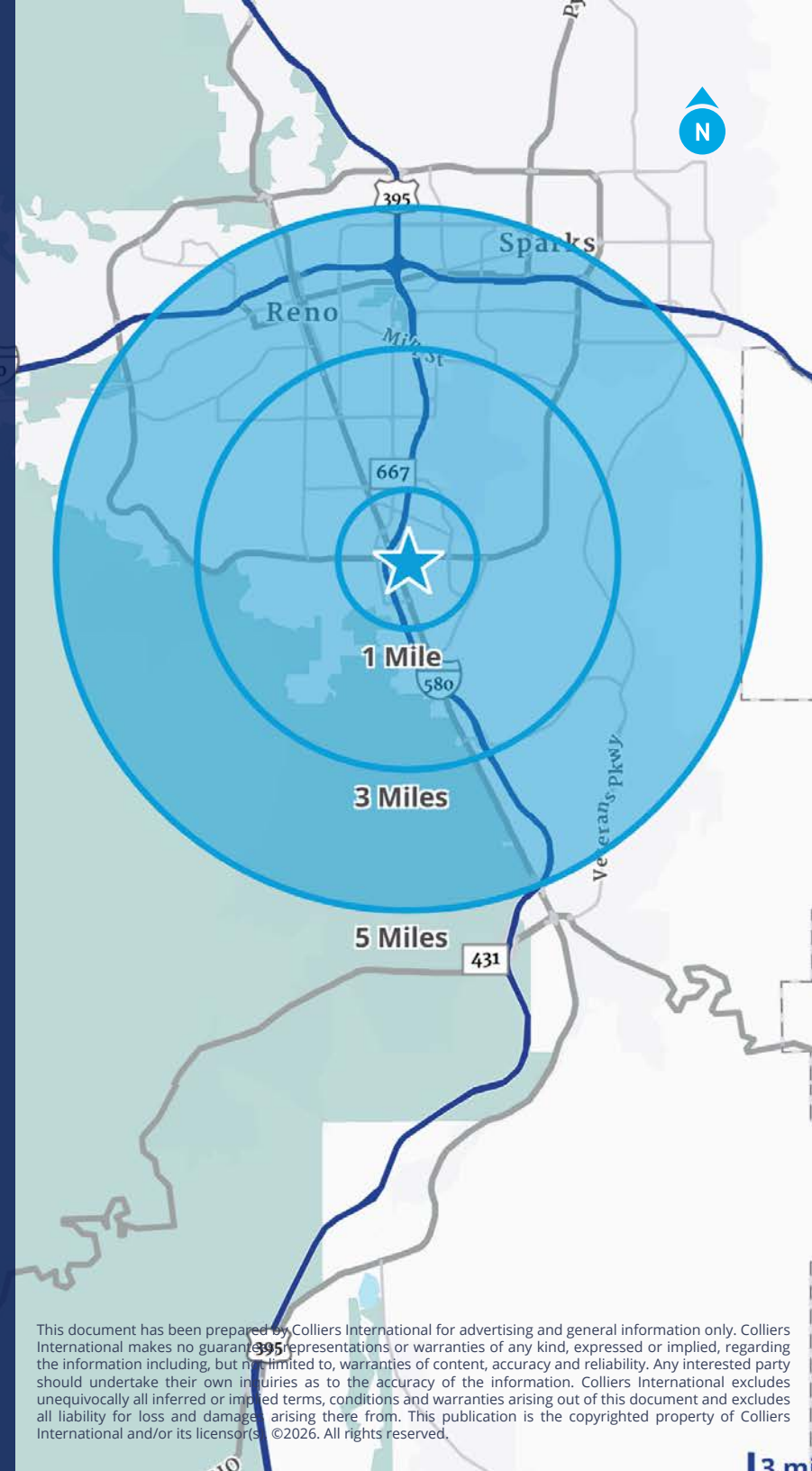
WASHOE COUNTY
EMPLOYMENT AS OF SEPTEMBER 2025

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$557,000

MEDIAN HOME PRICE
AS OF OCT 2025



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantee, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising there from. This publication is the copyrighted property of Colliers International and/or its licensors. ©2026. All rights reserved.