#### For Lease

# McCarran Marketplace Renovations Underway





3915 – 3999 S. McCarran Blvd. Reno, NV 89502

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#### Listing Snapshot



Negotiable Lease Rate





### **Property Highlights**

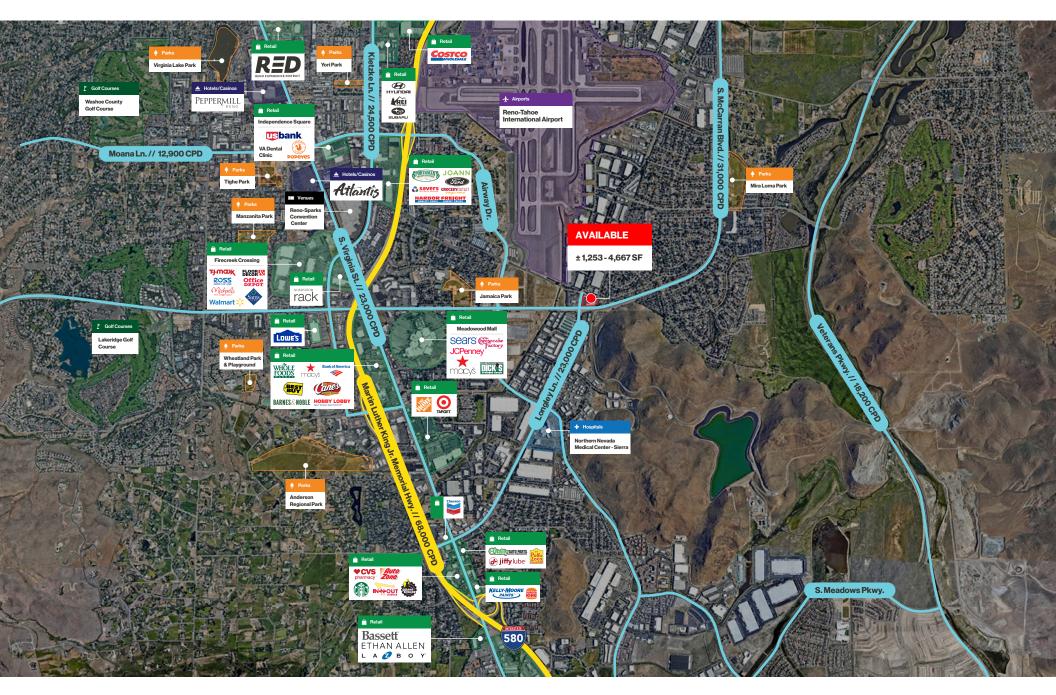
- Retail space available in prominent neighborhood shopping center
- Variety of size and configurations available including opportunity for frontage along S. McCarran Blvd.
- Renovations underway including interior and exterior refresh to the center
- Signage and tenant improvement allowance available to qualifying tenants

- Neighboring tenants include Human Bean, The UPS Store, and Juicy's Giant Hamburgers
- High-traffic area with traffic counts over 26,370 CPD along S. McCarran Blvd. at Longley Ln.
- Located less than 1.5 miles from Meadowood Mall with a over 9,000 employees within a 1-mile radius
- Neighboring a heavy residential area with over 28,600 housing units within a 3-mile radius

#### Demographics

	1-mile	3-mile	5-mile
2024 Population	8,738	71,610	185,086
2024 Average Household Income	\$84,467	\$95,963	\$106,868
2024 Total Households	3,601	30,495	81,443







## Site Plan

Suite	Tenant	SF
3915	Human Bean	±442SF
3923	AVAILABLE* Restaurant improved space with hood, walk-in, and grease interceptor in place	±3,215 SF
3929	AVAILABLE* Space demisable as low as ± 1,300 SF	±1,300 - 2,994 SF
3931	<b>AVAILABLE</b> Open floor plan in shell condition. Space demisable as low as ± 1,500 SF	±1,500 - 4,667 SF
3937	La Belle Nail Spa	±1,514 SF
3939	Sugar and Lash	±1,596 SF
3941	AVAILABLE* Retail or office space with five individual offices in place	±1,829 SF
3943	AVAILABLE Open concept retail with private office and storage	±1,525 SF
3945	Casa de Oracion	±5,005SF
3951	Northern Nevada Real Estate School	±1,636 SF
3953	DBB Holdings	±2,294 SF
3961	<b>AVAILABLE</b> Open floor plan in shell condition. Demising options available.	±3,053 SF
3967	7 Star Massage	±2,605 SF
3969	State Farm Insurance	±1,254 SF
3971	Salon 775	±1,442SF
3973	<b>AVAILABLE</b> Open floor plan in shell condition	±1,571SF
3975	FarmersInsurance	±1,053 SF
3977-101	AVAILABLE Open floor plan in shell condition	±1,253 SF
397-102	Disc Giant	±869 SF
3983	The UPS Store	±1,440 SF
3981	Juicy's Giant Hamburgers	±2,309SF
3979	Fortino Rojas	±1,618 SF
3987A	Cash Clinical	±1,030 SF
3987	Gymboree	±2,706 SF
3993	Life Jiu Jitsu	±897 SF
3995	Teal Beauty Lounge	±899SF
3997	Create Health Chiropractic	±928SF
3999	Spoiled Petz	±862 SF

\*Do not disturb current tenant



Available NAP

N

# Representative Renderings



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For inquiries please reach out to our team.

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