

For Lease

# McCarran Marketplace Renovations Underway



Representative Rendering

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

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# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,253 - 4,667 SF**  
Available Square Footage



**\$0.45 PSF**  
Lease Expense

## 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







**Hospitals**

Northern Nevada Medical Center - Sierra

**Retail**

Starbucks, IN-N-OUT, Kelly-Moore Paints, Jiffy Lube, CVS pharmacy, Auto Zone, Fire King

**AVAILABLE**

± 1,253 - 4,667 SF

**Retail**

Meadowood Mall, Sears, JCPenney, Macy's, Dick's

**Retail**

Whole Foods, Bank of America, Cune's, Hobby Lobby, Barnes & Noble, Petco, Macy's

**Airports**

Reno-Tahoe International Airport

**Retail**

Smithridge Center, Verizon, Port of Subs

# Site Plan

Available ■ NAP ■

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

\*Do not disturb current tenant



Representative Renderings



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For inquiries please reach out to our team.

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