

# For Lease University Village

2900 Clear Acre Lane, Reno, NV



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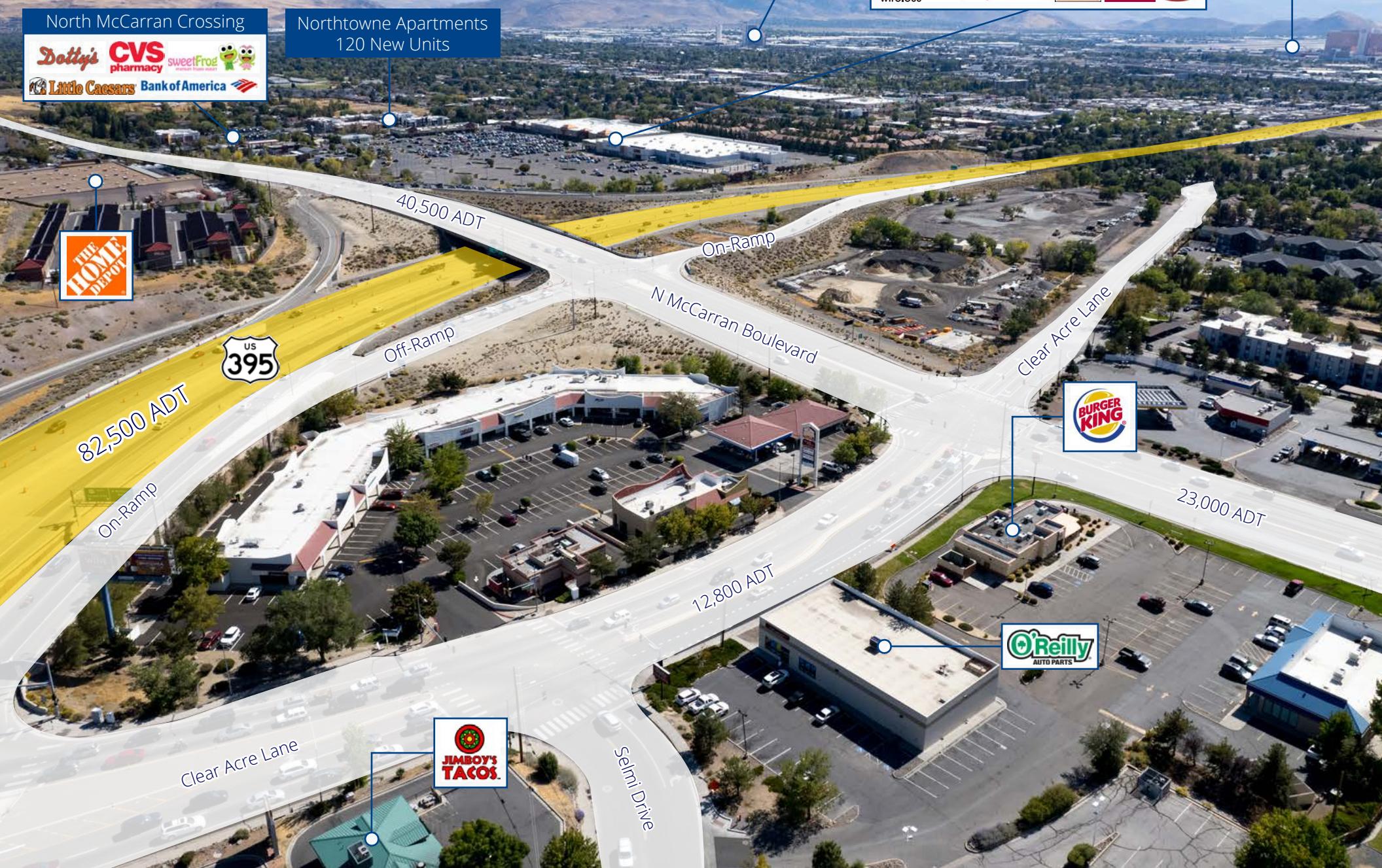
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# About the Center

University Village is a 41,000 square foot, Class "B" Retail Strip Center located in the Northern part of Reno. An average of 12,800 vehicles drive by on Clear Acre Lane each day with an additional 75,000 vehicles exiting the freeway and traveling on N McCarran Boulevard.

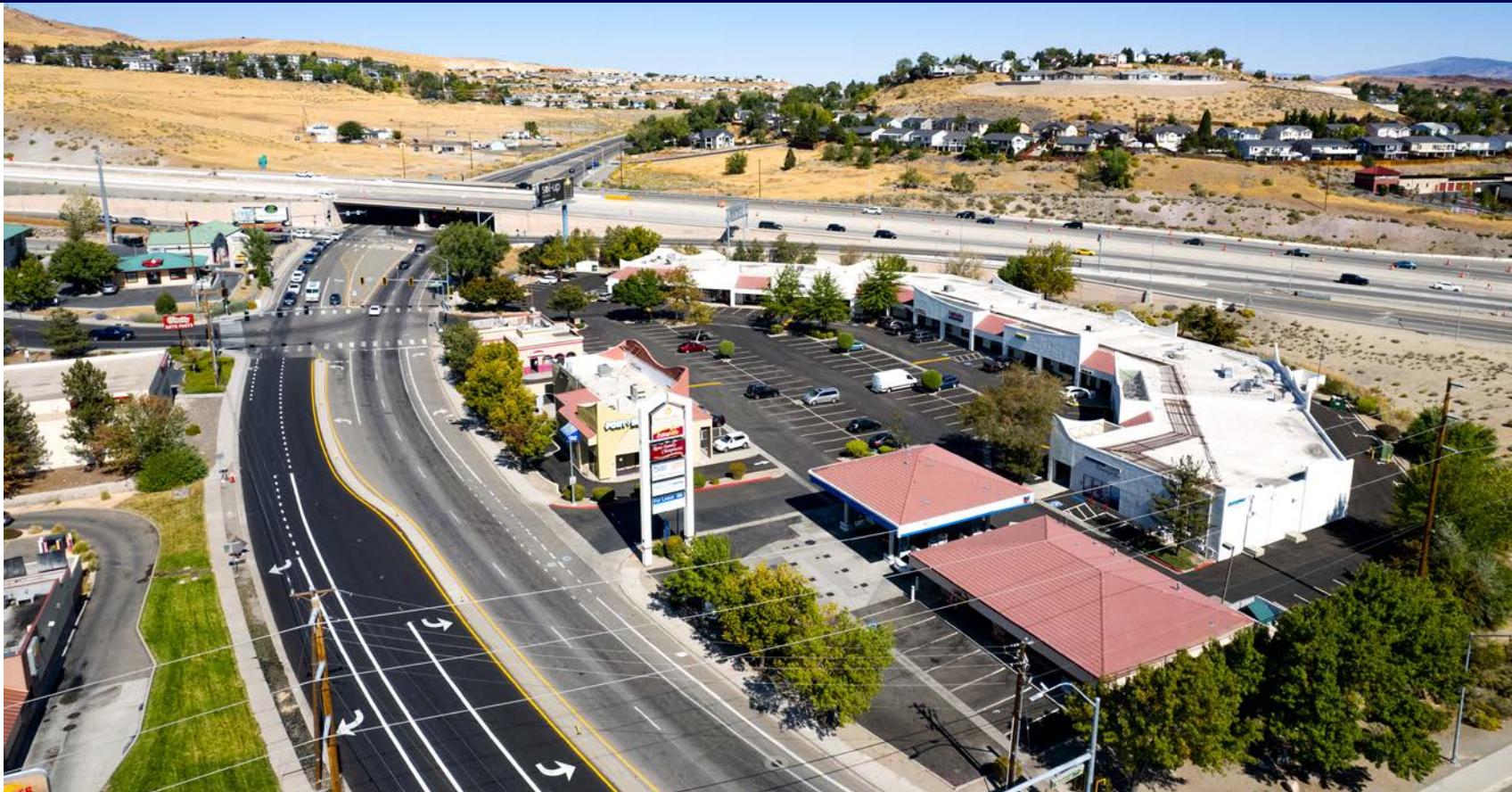




Co-tenants include: Chicago's Pizza With A Twist, Blessed Nails, A Downtown Barber Shop, K9 Groom & Wash, Metro by T-Mobile, Hookah & Vape, Mixers, Sunny Discount Liquor, Cricket Wireless, Pinches Tacos / Maui Jane's, India Bazaar Grocery, Absolute Dental, Jacksons Food Stores, Inc., Port of Subs, Ding Tea, and One Nevada Credit Union.

## Property Features

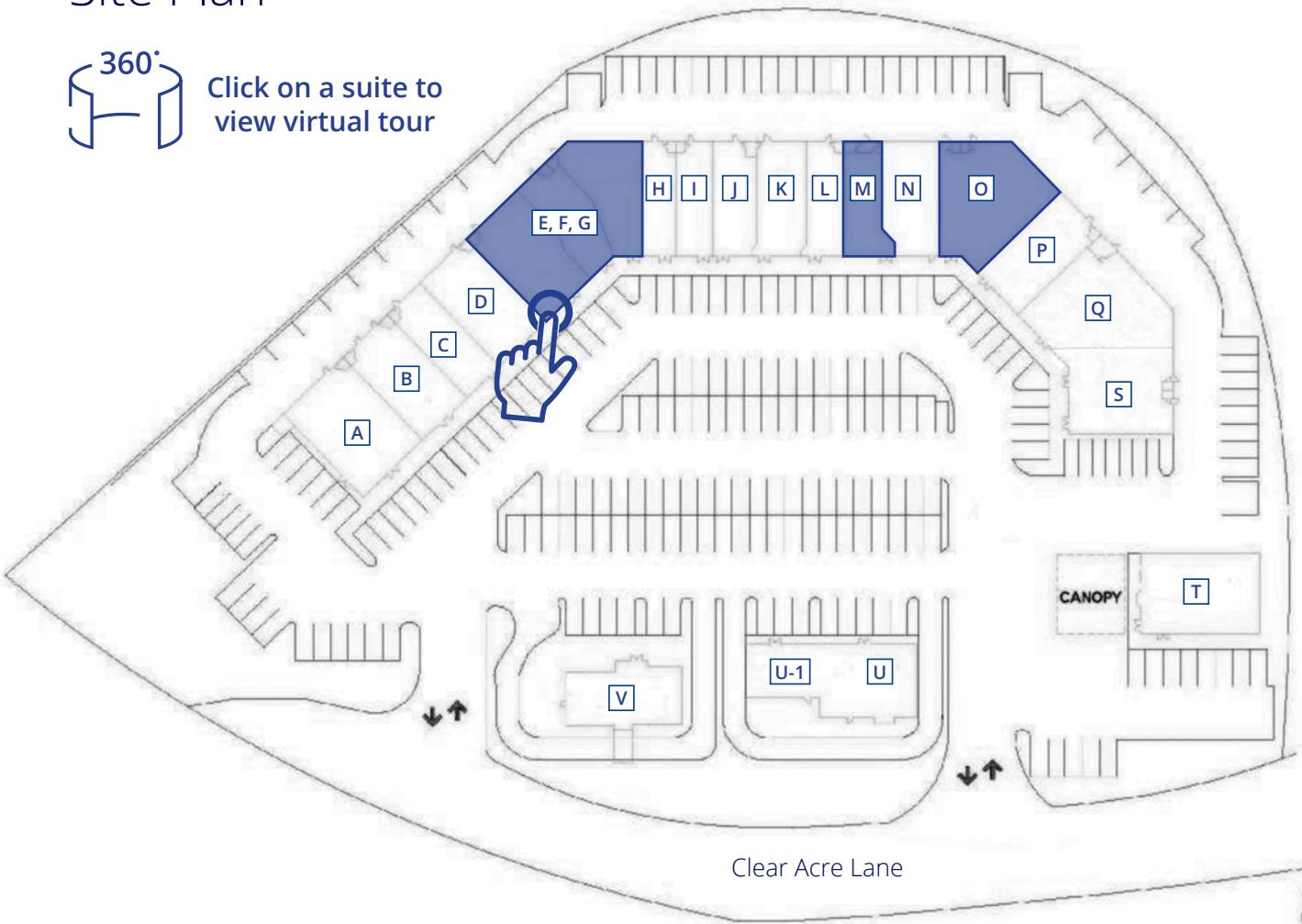
- Bordered by Hwy 395 and N McCarran Boulevard provides excellent visibility and signage potential
- Fully signalized intersection and adjacent to freeway on/off ramps on Clear Acre Lane
- Population within a 3-mile radius is 112,526 with a median household income of \$51,757
- An average of 12,800 vehicles per day on Clear Acre Lane and 82,500 vehicles per day on Hwy 395
- Strong daytime population of 79,149 workers within a 3 mile radius
- The center receives approximately 40k monthly visitors totaling over 1.15M total yearly visits



# Site Plan



Click on a suite to view virtual tour

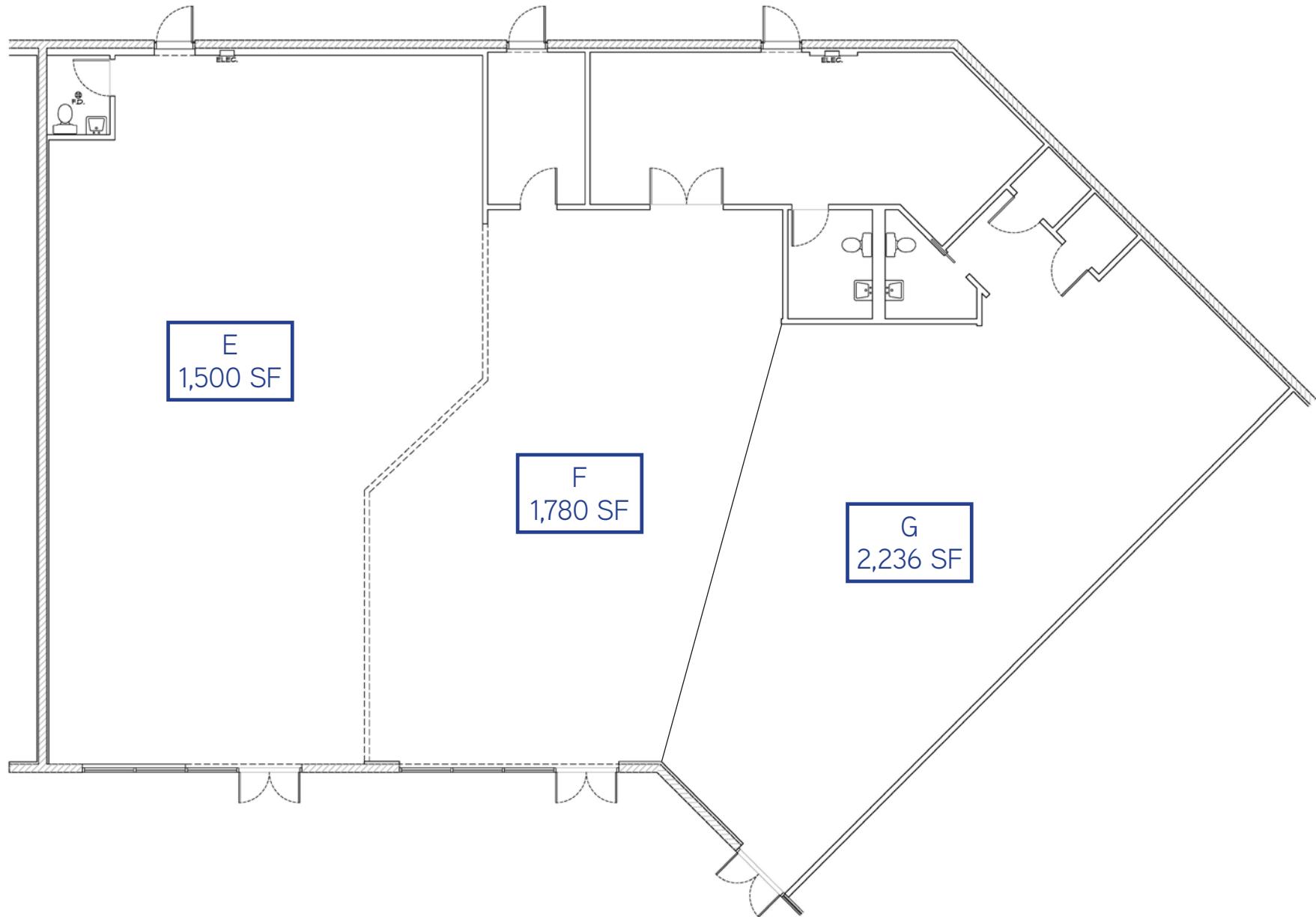
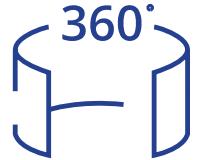


Unit	Tenants	SF
A	Chicago's Pizza With A Twist	3,154
B	Total Wireless	1,033
B-1	Blessed Nails	865
C	A Downtown Barber Shop	1,200
D	K9 Groom & Wash	1,680
<b>E-G</b>	<b>Available - (Demisable)</b>	<b>5,387</b>
H	Metro by T-Mobile	915
I	Mohammad Sheikh and Sheikh Inc.	1,500
J	Mixers	1,770
K	Beauty Supply	1,303
L	Sunny Discount Liquor	1,440
<b>M</b>	<b>Available</b>	<b>1,064</b>
N	Cricket Wireless	900
<b>O</b>	<b>Available (Laundromat-improved)</b>	<b>3,682</b>
P	Pinches Tacos / Maui Jane's	1,220
Q	India Bazaar Grocery	3,312
S	Absolute Dental	3,081
T	Chevron / EM Extra Mile	2,604
U	Port of Subs	1,930
U-1	Ding Tea	1,064
V	Alderto's Mexican	1,794



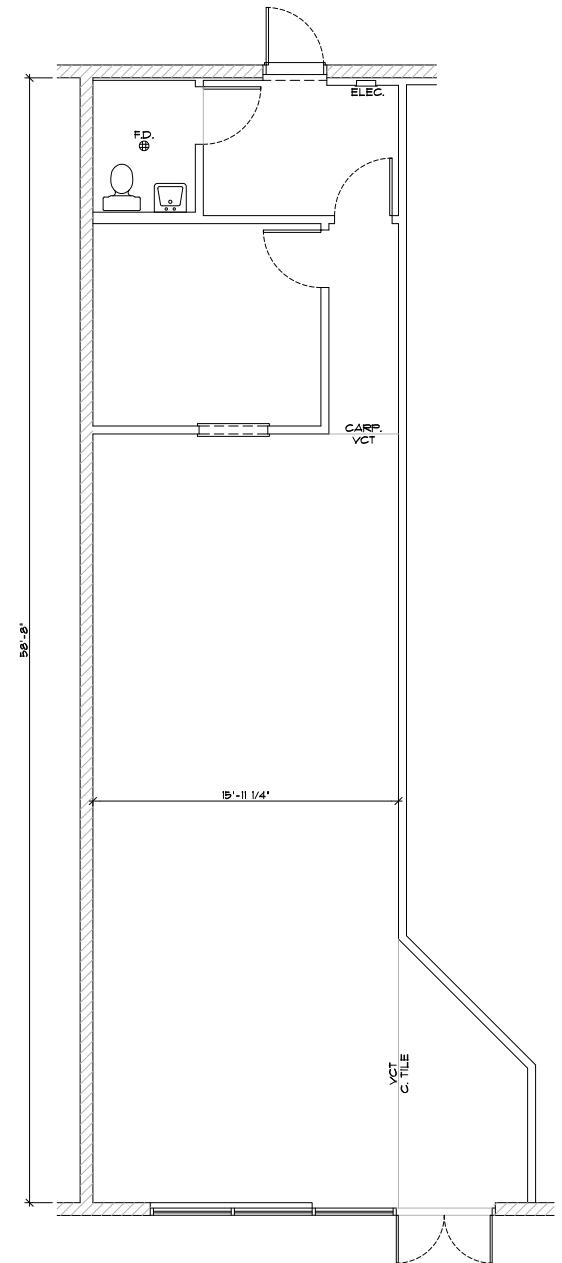
# Units E-G - 5,387 SF (Demisable to E or F & G)

[View Virtual Tour Here](#)

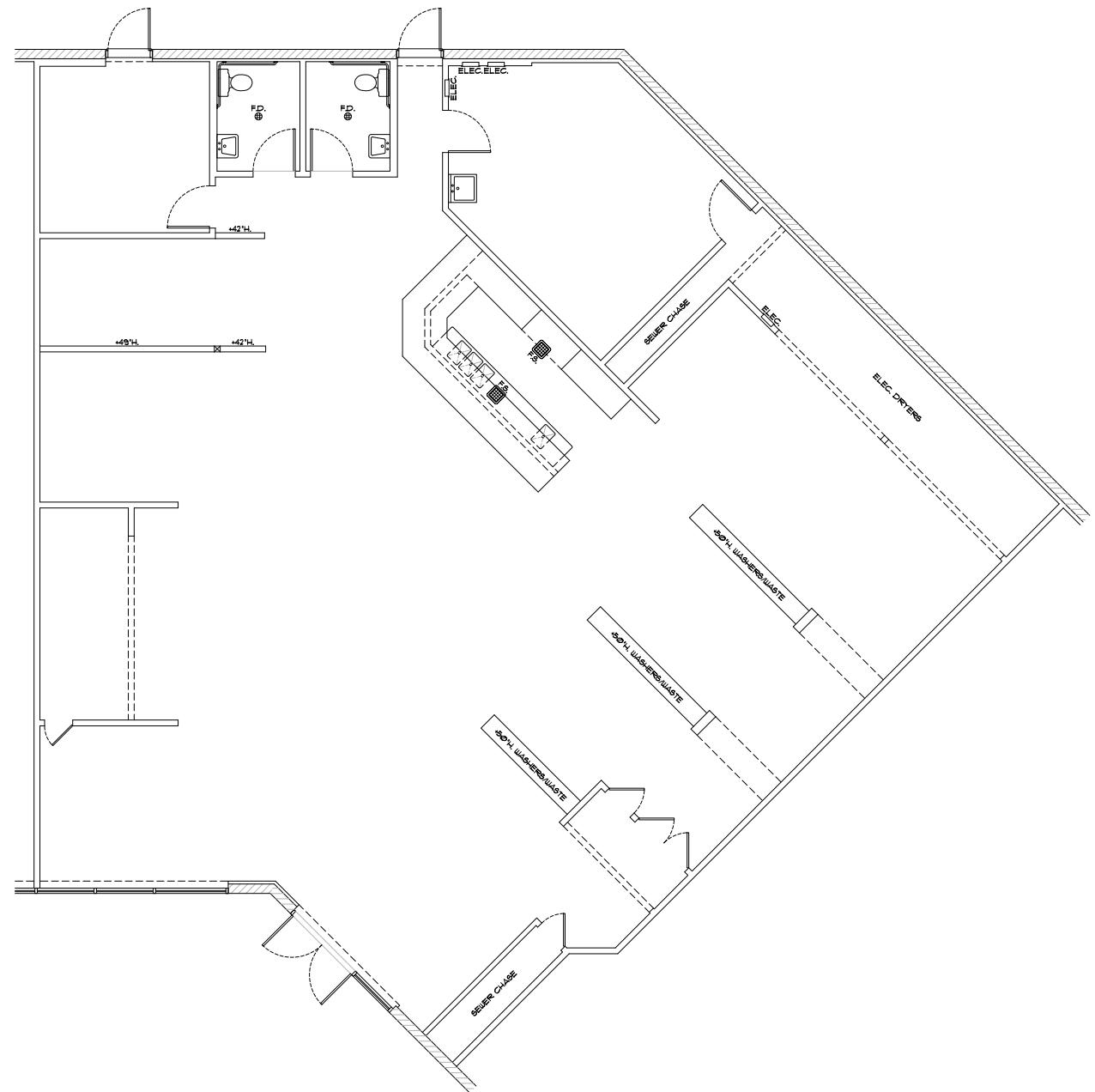


Unit M - 1,064 SF

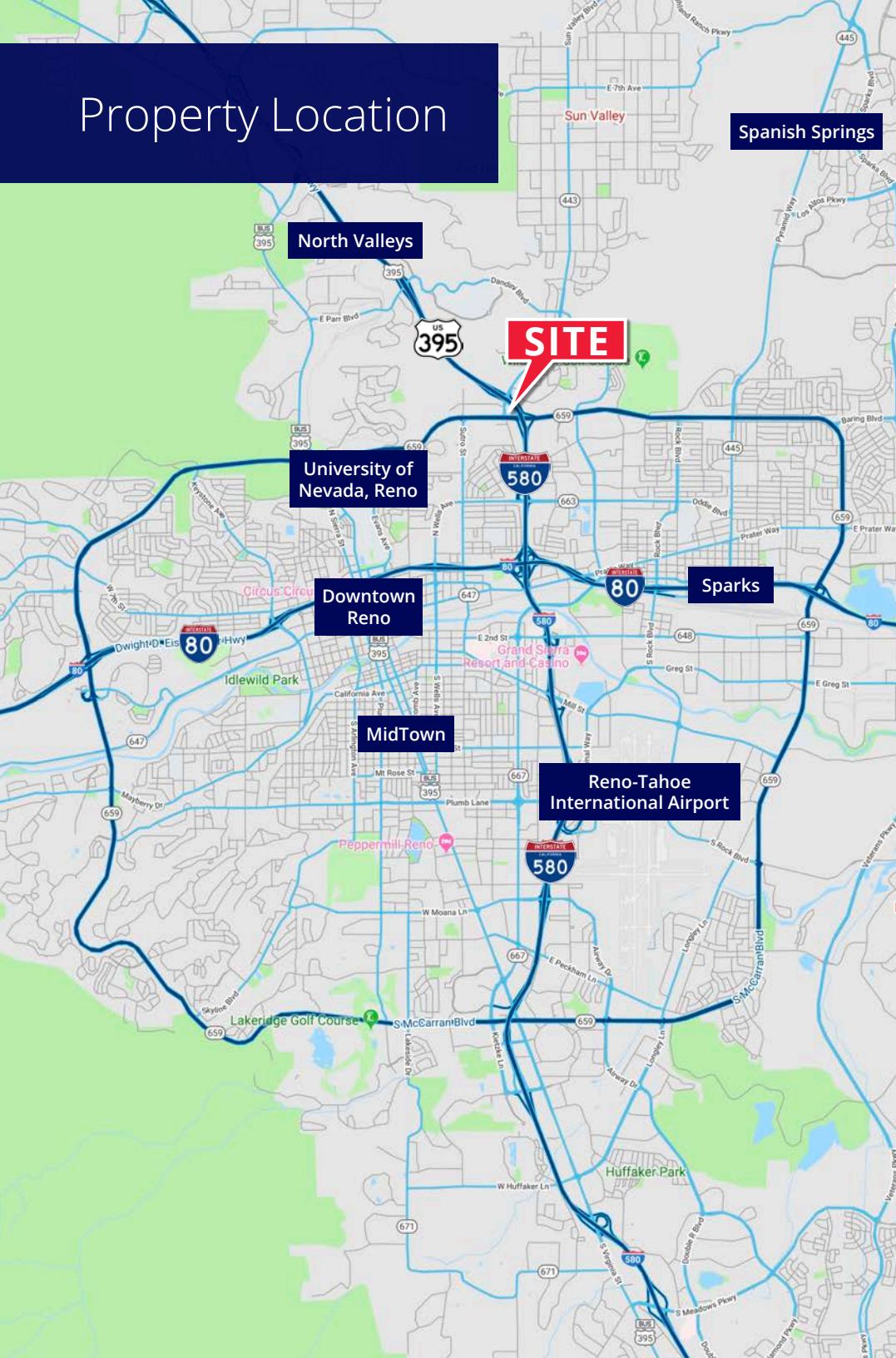
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Unit O - 3,682 SF



# Property Location



# Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2023 Population	20,372	112,526	249,223
Daytime Population	13,970	139,764	283,333
Median Household Income	\$71,535	\$74,498	\$84,619
Total Households	7,719	44,591	100,464

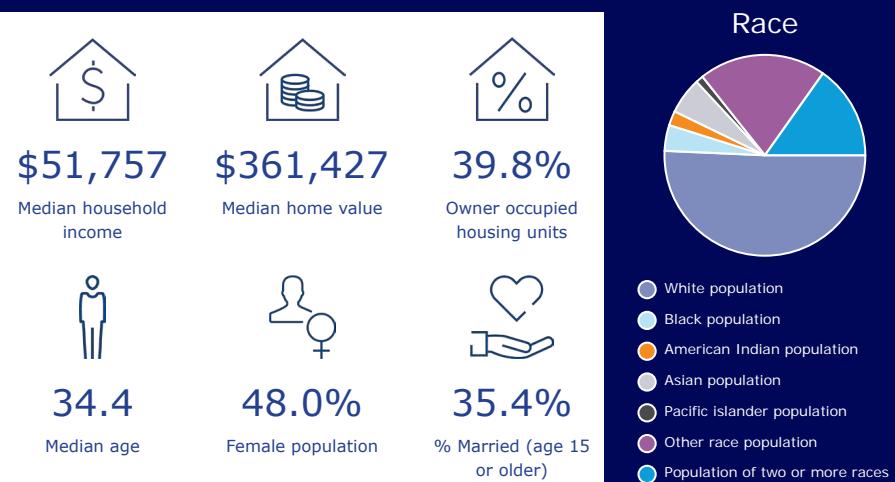
## 2023 Traffic Counts - NDOT

Clear Acre Lane, 100ft N of N McCarran Boulevard: 12,800 ADT

N McCarran Boulevard, 665ft E of Sutro Street: 12,300 ADT

Highway 395: 82,500 ADT

## 3 Mi Household & Population Data



# Why Reno/Sparks



## Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

**Projected Growth:** The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

## How Reno/Sparks Ranks Nationally

- #4 Ranked in Growth Entrepreneurship
- #1 Startup Activity
- #6 Job Growth
- #7 Best Business Tax Climate
- Best** Named America's Best Small City
- Largest** Per-Capita Industrial Space in the Country
- #16 Best Performing Cities
- #4 State for Economic Growth
- Ranked** One of the 12 Best Places to Live
- Top 25** Largest Gen Z Workforce

- #26 Best Cities for Outdoor Activities
- #41 in Entertainment and Recreation
- #4 Amongst America's "Top 10 Leading Metros"
- #9 of 100 Best Places to Live
- #33 Best Places to Live in America
- #39 2019's Best Large Cities to Start a Business
- #8 State for Energy and Internet Access
- #3 State for Short-Term Fiscal Stability
- #8 State for Overall Economy
- #6 State for Business Environment

## Area Growth Generators



# University Village, Reno, Nevada



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