

FOR LEASE

MIRA LOMA

SHOPPING CENTER



Retail

PRODUCT TYPE



±1,800 SF

AVAILABLE SF



\$2.50/SF

RATE



NNN

LEASE TYPE



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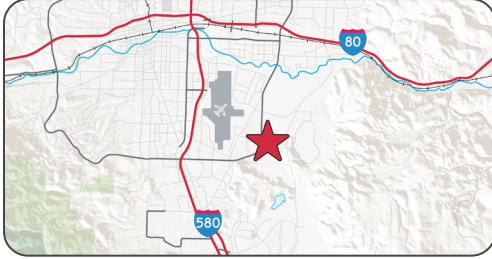
NRED N°: S.185410

NAI Alliance

FOR LEASE

MIRA LOMA

SHOPPING CENTER



Center Description

The Mira Loma Shopping Center, located in Southeast Reno, is composed of 23 tenants made up of a variety of national and local tenants. The center is located in close proximity to high-density residential areas with high daily traffic counts. With 1.2M total visits a year from 219k unique visitors, the Mira Loma Shopping Center continues to be one of the busiest centers in the Greater Reno Area.

Property Details

Address	3304 S McCarran Blvd, Reno, NV 89502
Available SF	±1,800 SF
Lease Rate	\$2.50 /SF
Lease Type	NNN
Parking	±438
APN	021-281-13
Year Built	1990
Zoning	GC - General Commercial



Property Highlights



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11,300 CPD

MIRA LOMA DR



17,100 CPD

S MCCARRAN BLVD



51,480

3 MILE POPULATION



\$69,501

3 MILE AVERAGE HOUSE
HOLD INCOME

Street Frontage



±510 FT

MIRA LOMA DR



±805 FT

S MCCARRAN BLVD

Exemplary Tenants

MANY MORE LOCAL AND NATIONAL TENANTS.

Raley's

ACE
The helpful place.

McDonald's

PORT
OF
SUBS

CVS
pharmacy

MOUNTAIN MIKE'S
PIZZA

Dotty's

Center Highlights



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AVAILABLE SF



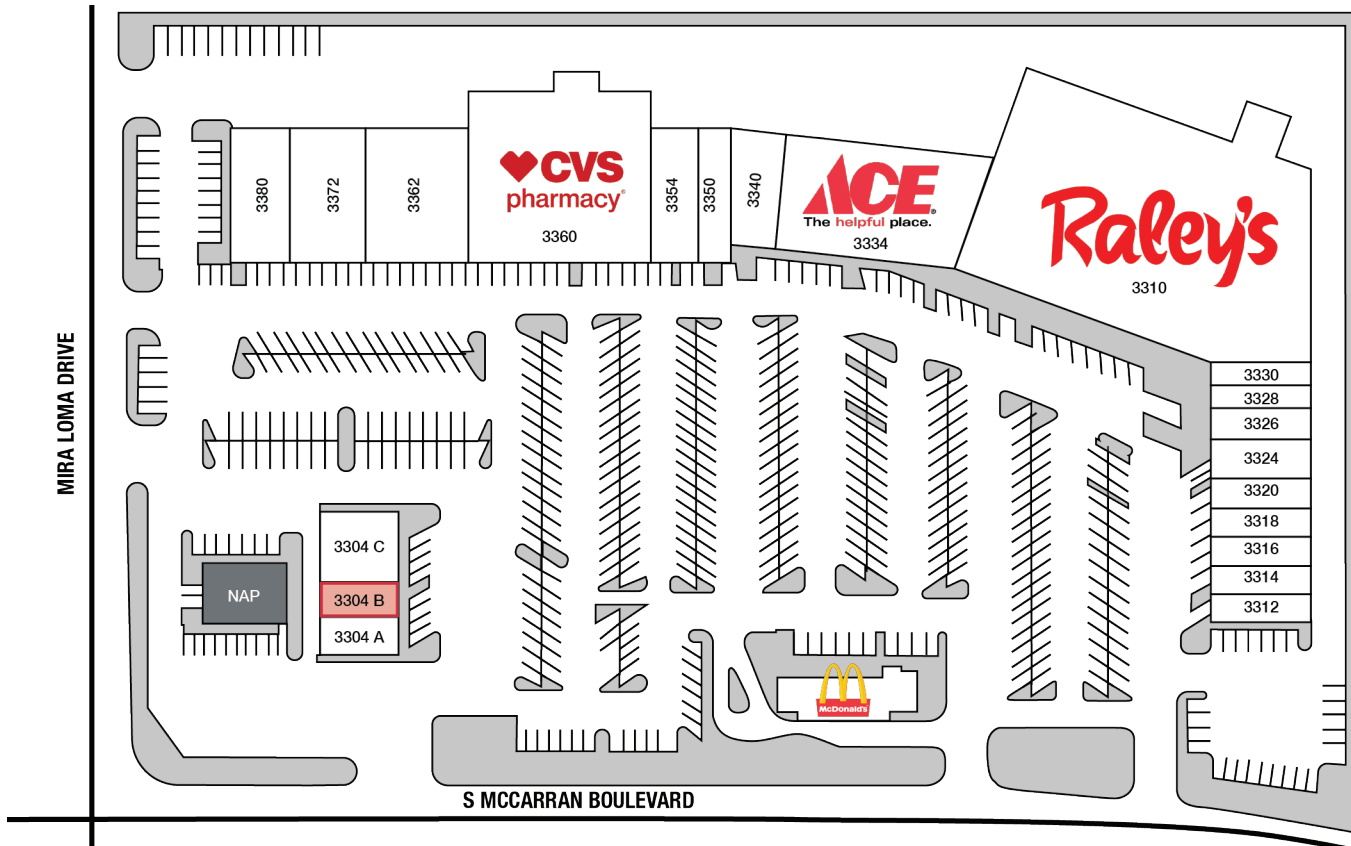
\$2.50/SF

RATE



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Suite	Available SF	Lease rate	Lease type	Notes
Available SF	±1,800 SF	\$2.50 /SF	NNN	Open Reception Area, 2 Private Offices, Private Restroom



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AVAILABLE SF



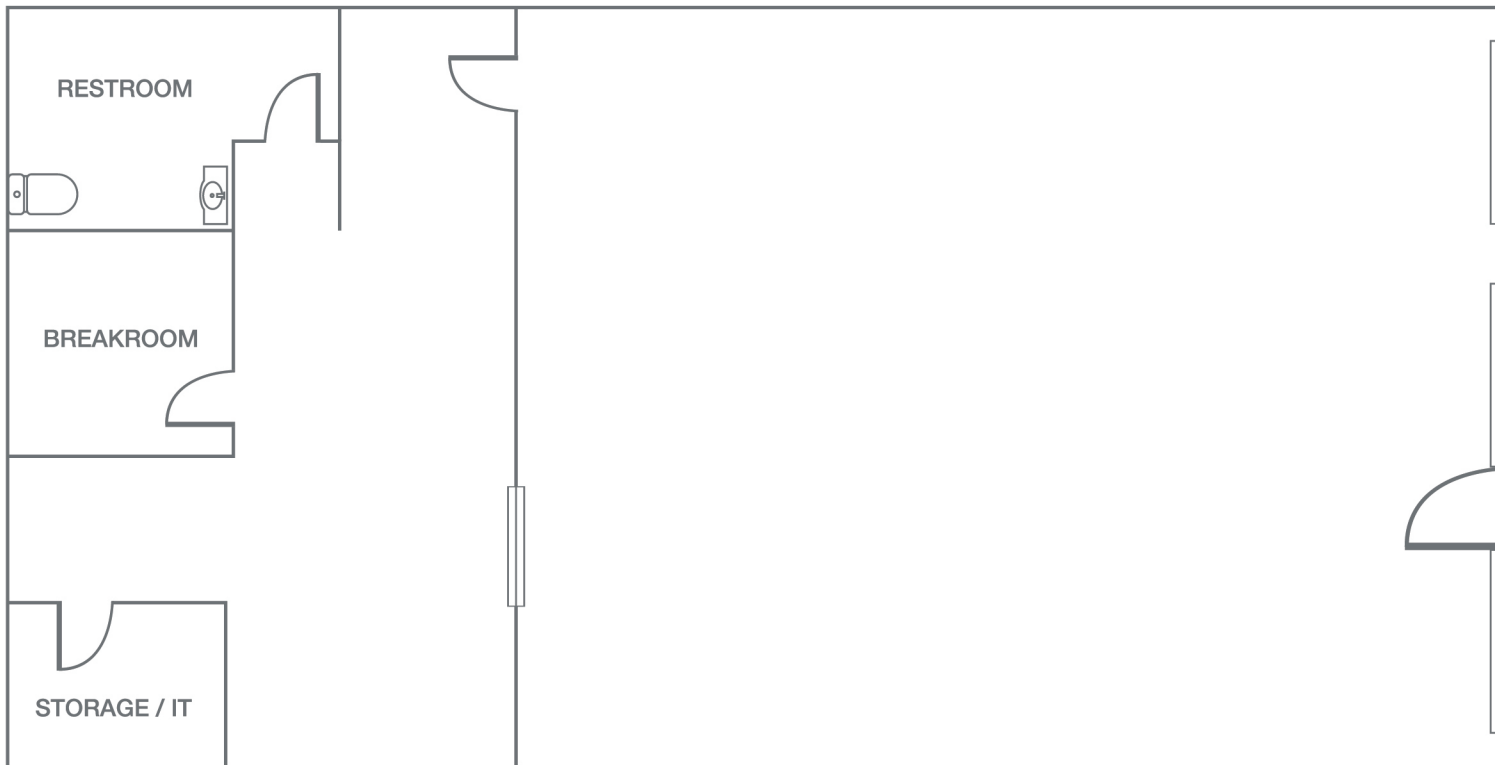
\$2.50/SF

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NNN

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Unit Photos



Retail

PRODUCT TYPE



±1,800 SF

AVAILABLE SF



\$2.50/SF

RATE



NNN

LEASE TYPE



Exterior Photos



Retail

PRODUCT TYPE



±1,800 SF

AVAILABLE SF



\$2.50/SF

RATE



NNN

LEASE TYPE

5-MILE KEY FACTS



192,085

POPULATION



5.1%

UNEMPLOYMENT



2.3

HOUSEHOLD
SIZE (AVG.)



39

MEDIAN
AGE

5-MILE INCOME FACTS



\$71,308

MEDIAN
HOUSEHOLD
INCOME



\$43,693

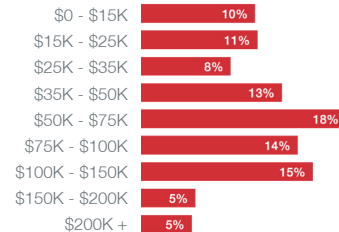
PER CAPITA
INCOME



\$101,980

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,076

BUSINESSES



173,573

EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA

27%

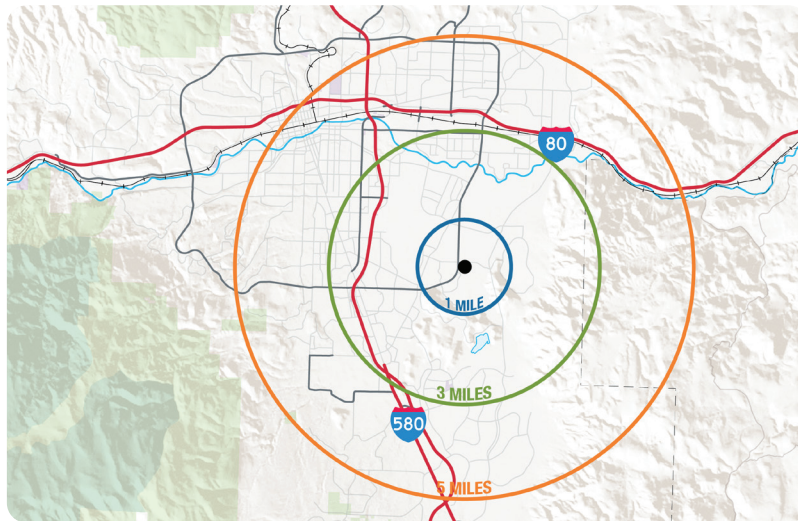
HIGH
SCHOOL
GRADUATE

29%

SOME
COLLEGE

31%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

MIRA LOMA SHOPPING CENTER

SUBJECT



Reno-Tahoe
International
Airport

S MCCARRAN BLVD

580

Reno Town Mall



Meadowood Mall



DISTANCE FROM SUBJECT

NEAREST 580 ON-RAMP	3.5 MI 9 MIN DRIVE
RENO-TAHOE AIRPORT	5 MI 14 MIN DRIVE
SOUTH RENO	5 MI 10 MIN DRIVE
CARSON CITY	28 MI 30 MIN DRIVE



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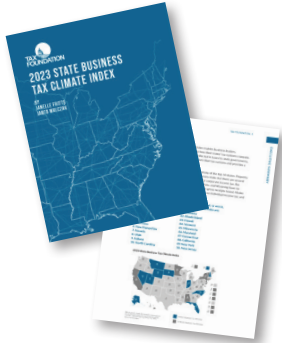
RATE



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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

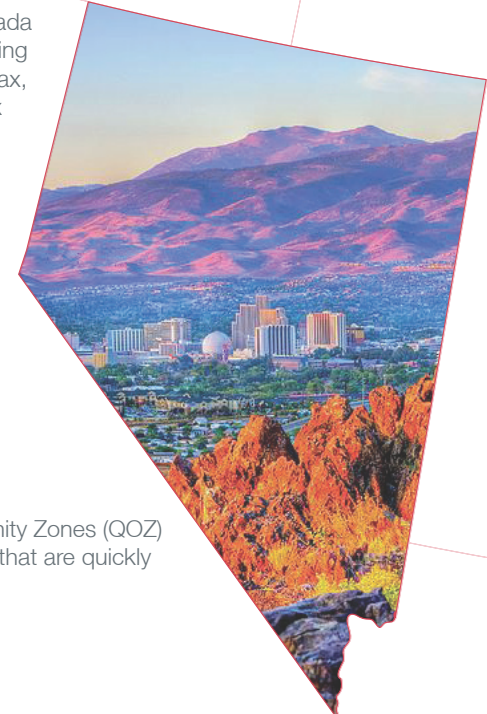
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

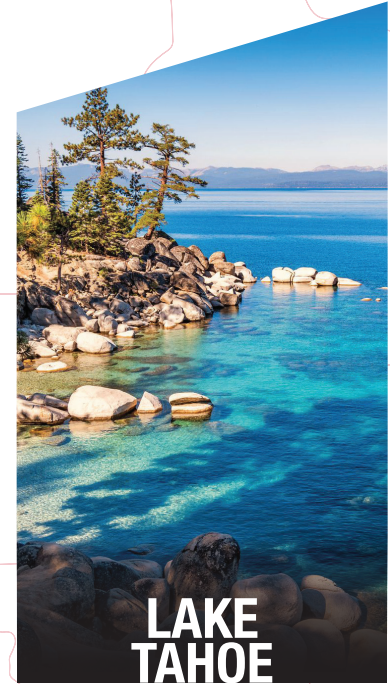
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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