

SPACE AVAILABLE

SMITHRIDGE PLAZA

5001-5093 S McCARRAN BLVD.

RENO, NV 89502



Smithridge Plaza

TRADER JOE'S

BIG LOTS! CVS pharmacy

Stein Mart

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



RETAIL AERIAL



www.cbre.us/reno

CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



ELEVATION-4

REMODEL NOW COMPLETE



PROPERTY FEATURES

- + Multiple anchors including the market exclusive location for Trader Joe's ensures a large customer base frequenting the center daily
- + New ownership committed to delivering a quality tenant mix
- + Ample TI dollars available to qualified tenants



TRAFFIC COUNTS

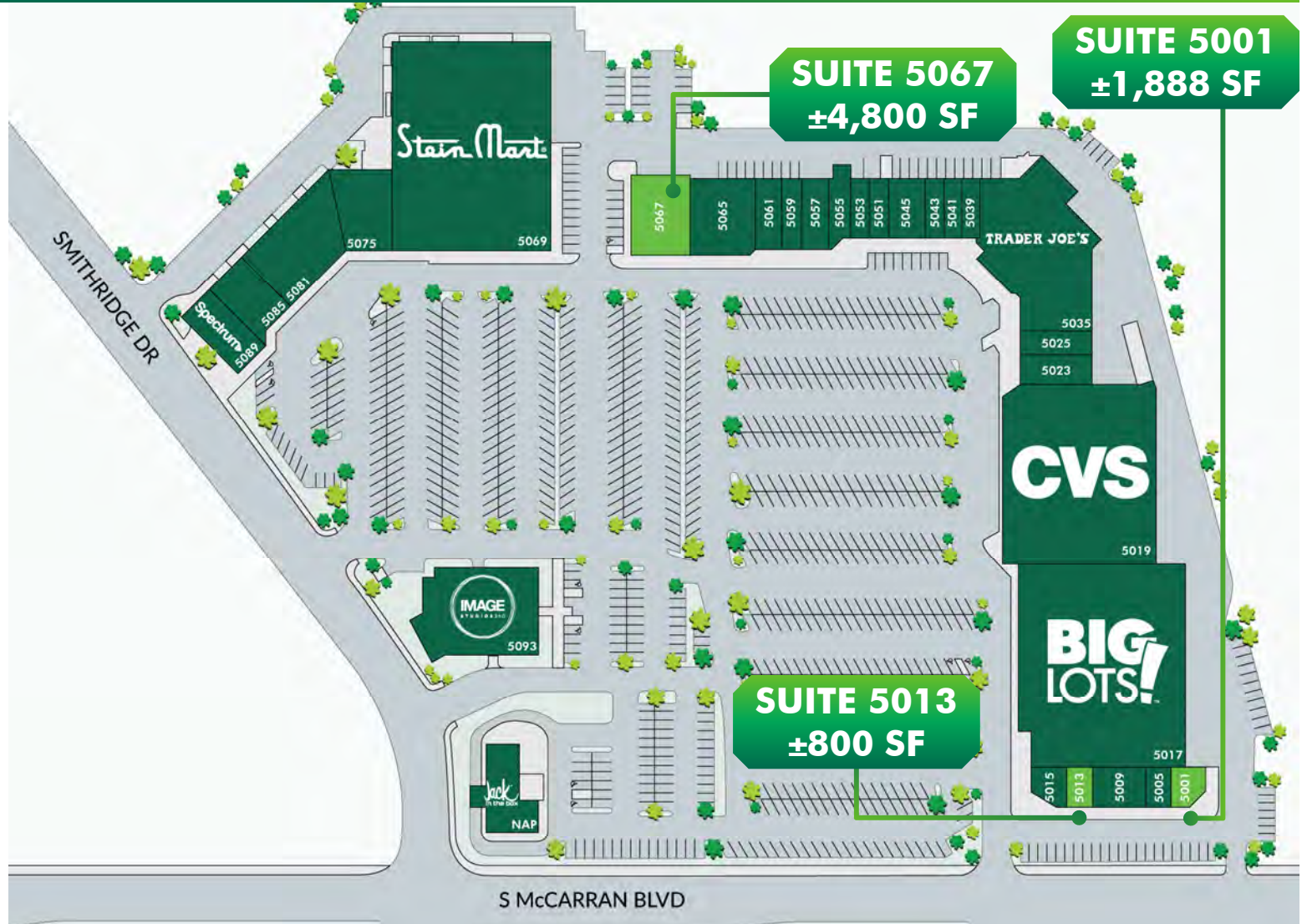
Traffic Counts	
IR580/395N S of Moana Ln	139,000 ADT
S Virginia St N of McCarran Blvd	23,100 ADT
S McCarran Blvd W of Smithridge Dr	22,300 ADT
S McCarran Blvd 0.1 mi W of Neil Rd	16,800 ADT

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



SITE PLAN



www.cbre.us/reno

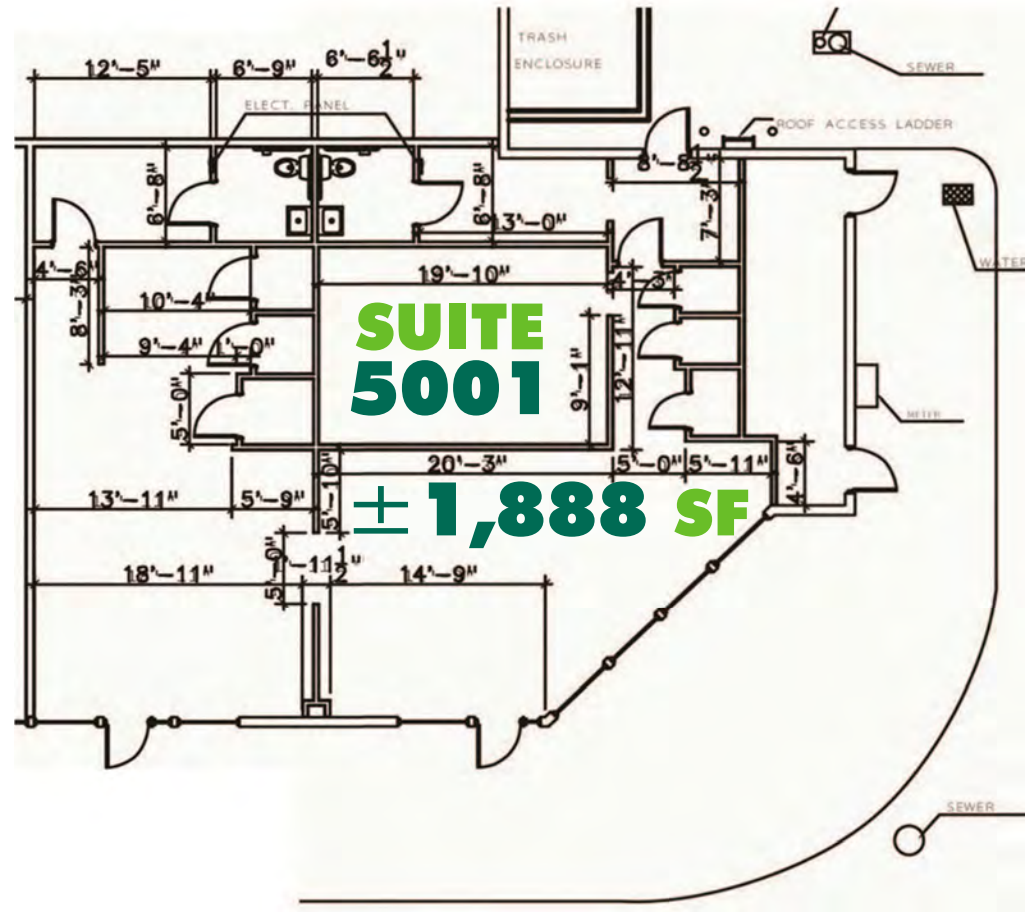
CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



SUITE 5001: $\pm 1,888$ SF



www.cbre.us/reno

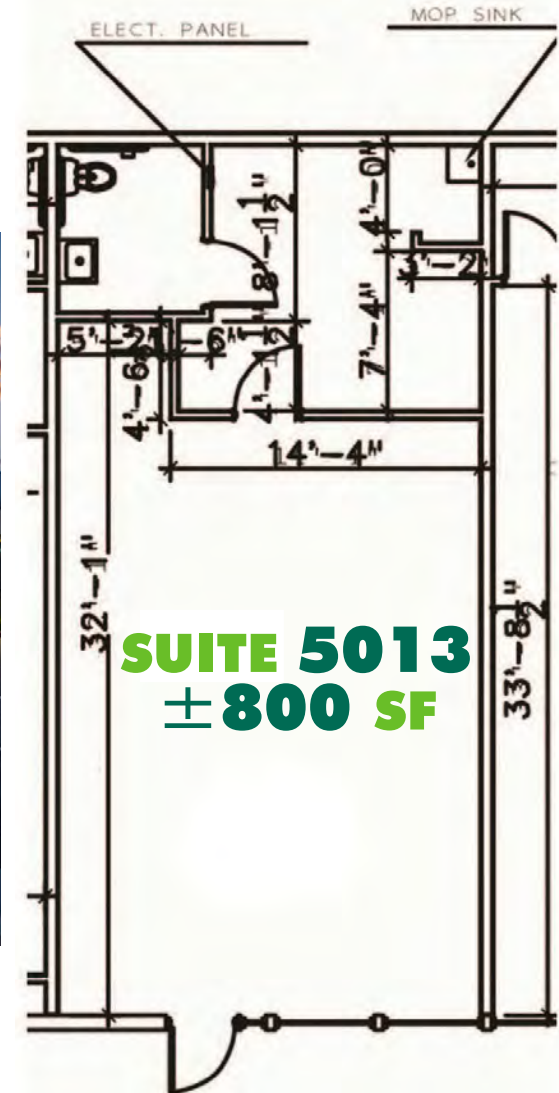
CBRE

SPACE AVAILABLE
SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



SUITE 5013: ±800 SF

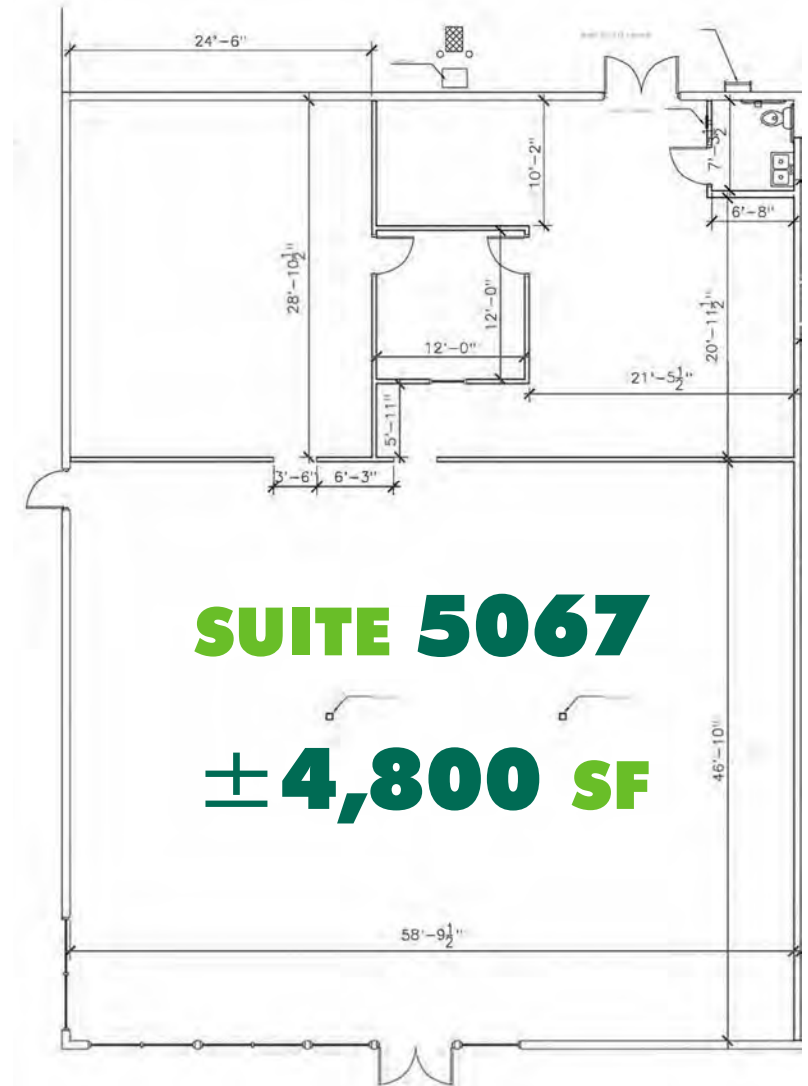


SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



SUITE 5067: ±4,800 SF



www.cbre.us/reno

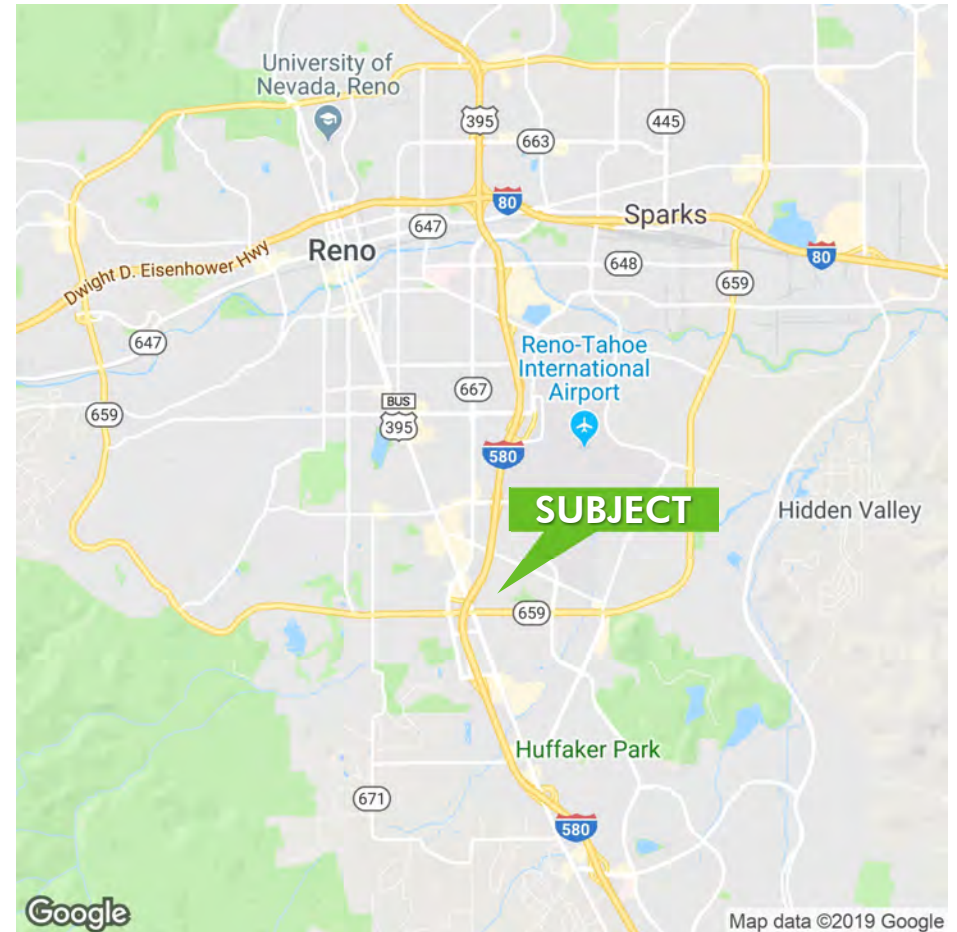
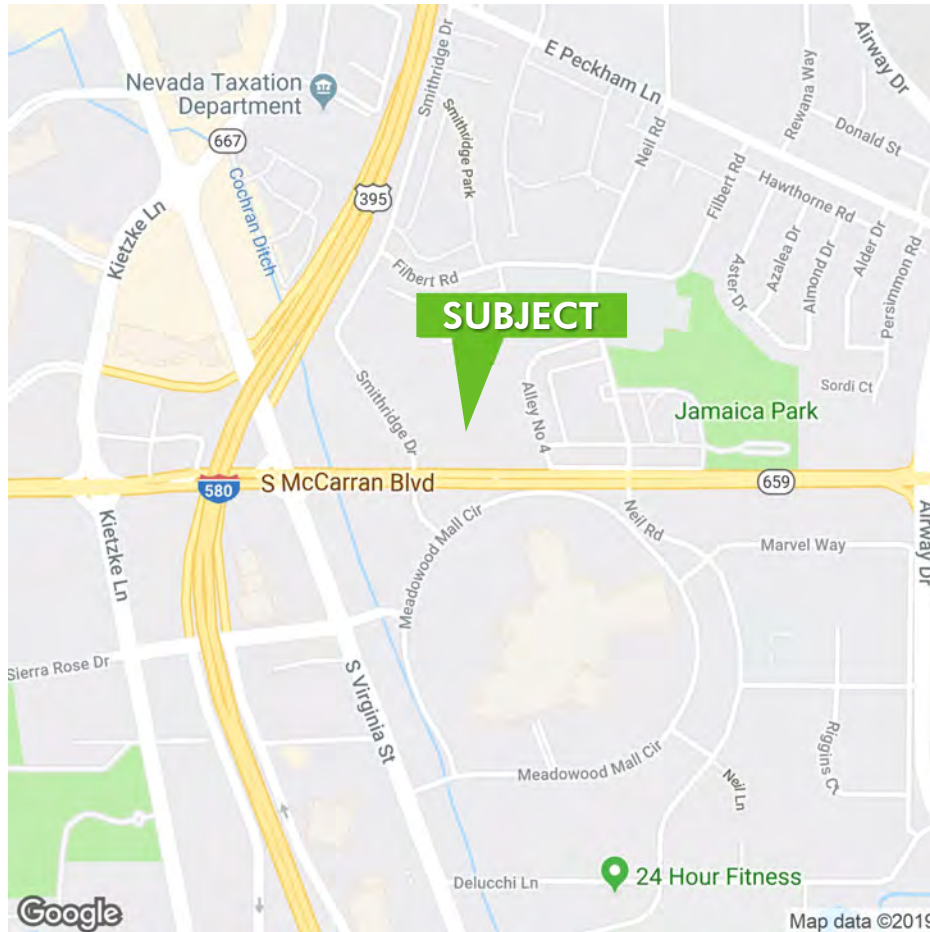
CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



PROPERTY LOCATION



www.cbre.us/reno

CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
POPULATION	2019 POPULATION	12,510	77,037	189,618
	2019 DAYTIME POPULATION	27,978	118,121	280,002
	2024 PROJECTED POPULATION	13,151	81,300	202,091
	2010 CENSUS POPULATION	11,328	70,532	168,503
	2010-2019 ANNUAL POPULATION GROWTH RATE	1.08%	0.96%	1.28%
	2019-2024 ANNUAL POPULATION GROWTH RATE	1.00%	1.08%	1.28%
	2019 MEDIAN AGE	31.7	37.5	38.5
	% SOME COLLEGE OR HIGHER	46.4%	60.7%	63.1%
HOUSEHOLDS	2019 HOUSEHOLDS	4,583	31,694	79,650
	2024 PROJECTED HOUSEHOLDS	4,789	33,342	84,784
	2010 CENSUS HOUSEHOLDS	4,243	29,278	71,153
	2000 CENSUS HOUSEHOLDS	4,751	29,659	66,201
	2010-2019 ANNUAL HOUSEHOLD GROWTH RATE	0.84%	0.86%	1.23%
	2019-2024 ANNUAL HOUSEHOLD GROWTH RATE	0.88%	1.02%	1.26%
	2019 AVERAGE HOUSEHOLD SIZE	2.73	2.41	2.33
INCOME	2019 MEDIAN HOUSEHOLD INCOME	\$39,355	\$51,573	\$52,832
	2024 PROJECTED MEDIAN HOUSEHOLD INCOME	\$45,462	\$58,318	\$60,000
	2019 AVERAGE HOUSEHOLD INCOME	\$53,510	\$74,562	\$79,595
	2024 PROJECTED AVERAGE HOUSEHOLD INCOME	\$62,938	\$84,670	\$90,583
	2019 PER CAPITA INCOME	\$20,047	\$30,541	\$33,449
HOUSING	2019 HOUSING UNITS	5,189	35,370	89,225
	2019 OCCUPIED UNITS	4,584	31,694	79,650
	2019 VACANT UNITS	606	3,676	9,575
	2019 OWNER OCCUPIED UNITS	1,150	12,824	33,283
	2019 RENTER OCCUPIED UNITS	3,434	18,870	46,367
	2019 MEDIAN HOUSING VALUE	\$193,678	\$325,279	\$347,981
	2019 AVERAGE HOUSING VALUE	\$256,836	\$390,869	\$406,801

SPACE AVAILABLE
SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



CONTACT US

SHAWN SMITH

Lic BS.0046702

First Vice President

+1 775 823 6961

shawn.smith@cbre.com

SEAN RETZLOFF

Lic S.0182046

Associate

+1 775 823 6938

sean.retzloff@cbre.com

© 2020 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PN 264059

www.cbre.us/reno

CBRE