

**780**  
**SMITHRIDGE DR**  
RENO, NV 89502

**RETAIL**  
**FOR**  
**SUBLEASE**

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**SUITE 450**



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**CORFAC**  
INTERNATIONAL





# PROPERTY HIGHLIGHTS



## SUITE 450

### LEASE RATE | Per Current Master Lease

\*MASTER LEASE EXPIRES 3/20/2027

### SIZE | 2,600 SF

Includes 1,000 SF warehouse space with 12x10 roll up door

### ZONING | MU

MIXED-USE URBAN

### APN | 025-021-20

780 Smithridge Drive, Suite 450, is situated behind the Smithridge Center in the Meadowood submarket. This center boasts a variety of retail options, including Trader Joe's, Subway, Big Lots, Chili's, CVS, and Goodwill.

Suite 450 features a showroom area and office space in the front, as well as a 1,000 square foot warehouse space in the back.

Across the street lies the Simon Meadowood Mall, anchored by Macy's, JCPenney, and Dick's Sporting Goods. Surrounded by prominent retailers, the space offers convenient access to Interstate 580 and Reno's main thoroughfare, South McCarran Blvd.



PARCEL MAP

780 SMITHRIDGE DR



POPULATION

3 miles  
79,053

5 miles  
200,332

780  
SMITHRIDGE DR



CVS pharmacy

BIG LOTS!



chilis

SMITHRIDGE DR

S MCCARRAN BLVD

S VIRGINIA ST

MEADOWOOD MALL®  
A SIMON MALL

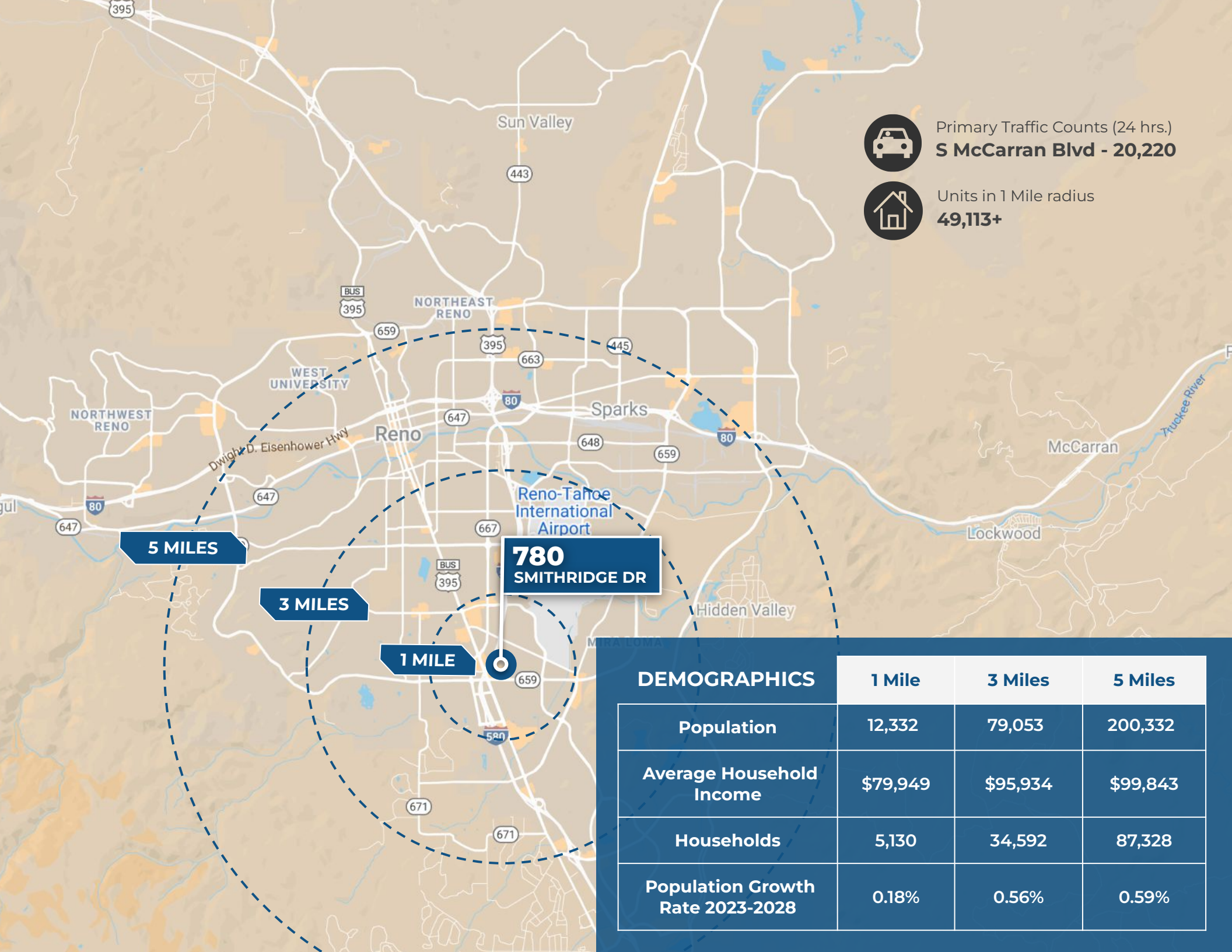
SAS

TIRE PLUS  
TOTAL CAR CARE

ACTION  
CAMERA







Primary Traffic Counts (24 hrs.)  
**S McCarran Blvd - 20,220**



Units in 1 Mile radius  
**49,113+**

**5 MILES**

**3 MILES**

**1 MILE**

**780 SMITHRIDGE DR**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,332	79,053	200,332
Average Household Income	\$79,949	\$95,934	\$99,843
Households	5,130	34,592	87,328
Population Growth Rate 2023-2028	0.18%	0.56%	0.59%





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