

For Lease

# THE VILLAGE AT RANCHARRAH

tolles



7100-7700 Rancharrah Pkwy.  
Reno, NV 89511

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## Listing Snapshot



**Negotiable**  
Lease Rate



**\$0.75 PSF NNN**  
Lease Expense



**± 3,515 SF**  
Available Square Footage

## Property Highlights

- Retail opportunity at Reno's high-end Village at Rancharrah boutique center
- Turn-key bar and restaurant opportunity with grease interceptor in place
- Positioned within the Rancharrah development complete with a ± 40,000 SF clubhouse and over 600 new homes on property
- Strategically located just off of I-580 with access along Kietzke Ln. connecting the center to the southwest Reno submarket
- High-income neighborhood with average household income over \$135,000 within a 0.5-mile radius
- Heavy daytime population with over 6,000 employees within a 0.5-mile radius across more than 440 businesses
- Existing tenants include Dolce Vita Wellness Spa, Village Dental, Perenn, Elixir, The Village Well, and more

## Demographics

	1-mile	3-mile	5-mile
2024 Population	6,522	72,115	166,970
2024 Average Household Income	\$111,732	\$102,359	\$117,565
2024 Total Households	2,964	31,128	73,883



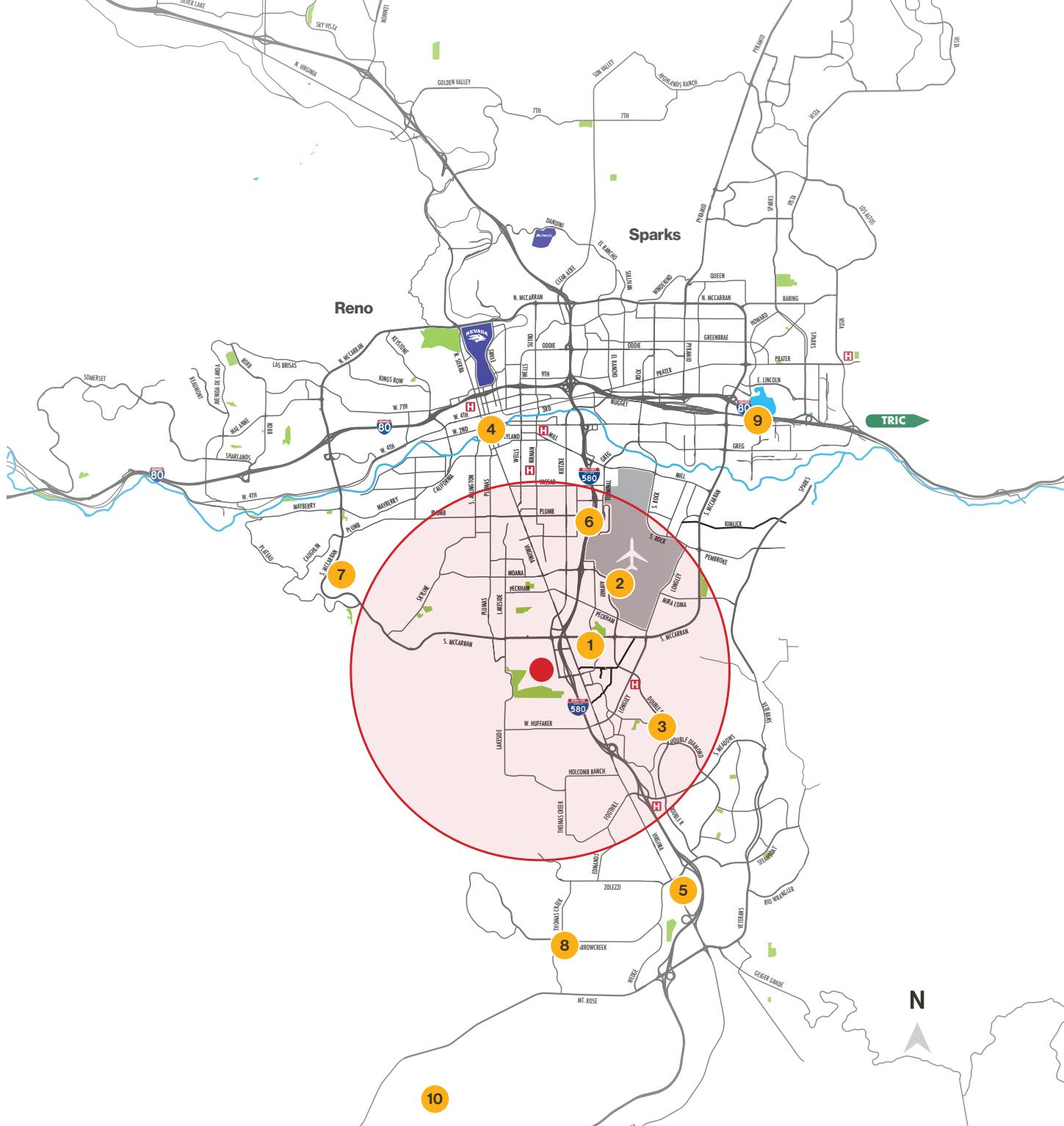
# Vicinity Map

The Village at Rancharrah is strategically located along Kietzke Ln. with direct access to I-580, Old Southwest Reno, Downtown Reno, and south Reno. This area benefits from over 33,000 homes within a 3-mile radius with just over \$100,000 in average household income.

## Nearby Amenities

- 1 Meadowood Mall  
-1.2 miles
- 2 Reno-Tahoe International Airport  
-3.8 miles
- 3 Nevada DMV  
-4.5 miles
- 4 MidTown  
-5.2 miles
- 5 Damonte Ranch  
-5.8 miles
- 6 I-580/Hwy 395 Interchange  
-5.8 miles
- 7 Caughlin Ranch  
-7.3 miles
- 8 Arrowcreek  
-8.5 miles
- 9 Sparks Marina  
-10.7 miles
- 10 Montreaux  
-11.9 miles

 5-mile radius









## THE VILLAGE AT RANCHARRAH

The Village at Rancharrah 141-Acre master-planned community stands as a premier destination that seamlessly blends modern luxury with the natural beauty of its surroundings. What sets The Village at Rancharrah apart is its exceptional integration of upscale retail development. Beyond its exquisite residences, the community features a meticulously curated retail area that caters to the discerning tastes of its residents. The retail spaces are designed to offer a seamless and sophisticated shopping experience, showcasing a diverse selection of boutiques, specialty stores, and dining establishments.

The retail development at The Village at Rancharrah goes beyond mere convenience; it enriches the community's sense of connection and belonging. With its thoughtfully designed retail spaces, the community provides opportunities for social interactions and gatherings, further fostering a strong sense of community among its residents. Strategically located in close proximity to Reno's attractions and services, The Village at Rancharrah offers the best of both worlds – a serene oasis surrounded by nature, along with easy access to the city's amenities. Additionally, its commitment to retail excellence ensures that residents have access to high-end shopping and dining experiences that elevate their quality of life.



## Surrounding Housing Developments

The Villas at Rancharraah

Latigo at Rancharraah

Cantaro at Rancharraah

Lariat at Rancharraah

Riata at Rancharraah

The Estates at Rancharraah

Lariat II



**200+ Homes**

Within a Half-Mile Radius



**+575**

Club at Rancharraah Members



**Healthy Tenant Mix**

Including Retail Shopping, Dining, Bar, and Spa & Wellness



**± 52,000 SF**

Equestrian Center on Site



**± 94,520 SF**

Office and Retail Space Within  
the Village at Rancharraah Community



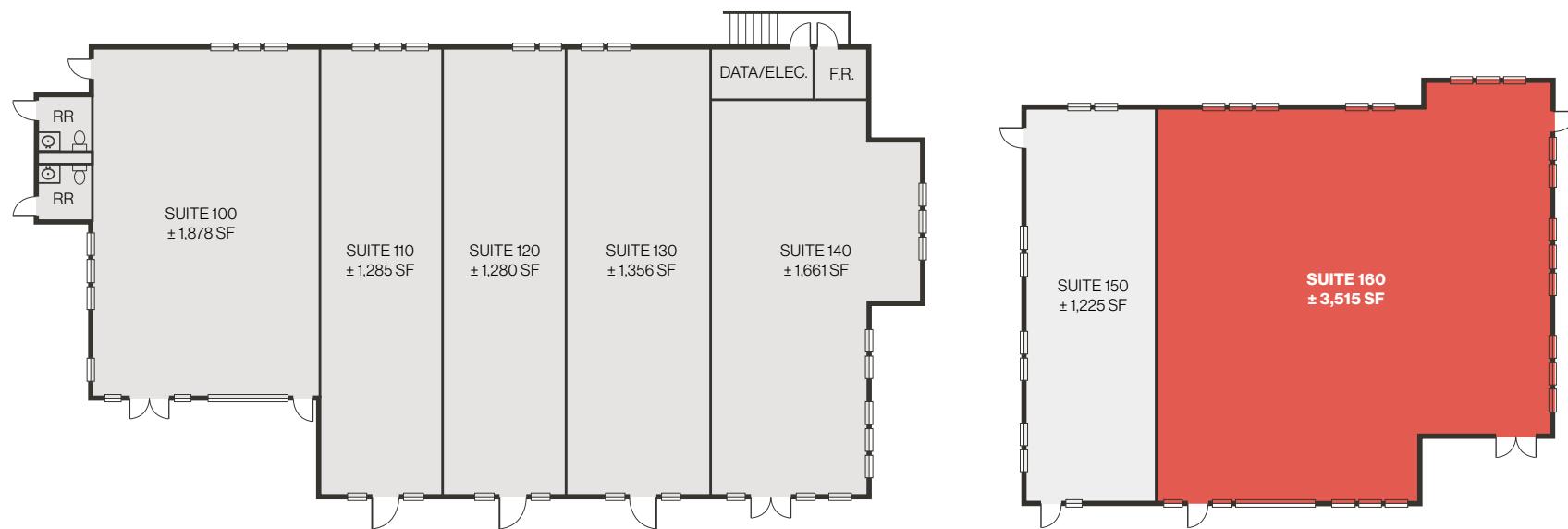
# Site Plan

■ Available



# Floor Plan | Building 3

Available  NAP



## Property Photos



## Property Photos



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