

For Lease

The Ridge



5000 - 5090 Smithridge Dr.
Reno, NV 89502

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Point of contact

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$1.45 PSF NNN
Lease Rate



\$0.50 PSF
Lease Expense



± 5,111 SF
Available Square Footage



Negotiable
Ground Lease/BTS Rate



± 4,000 SF
Potential Building Size



BTS/Ground Lease
Opportunity

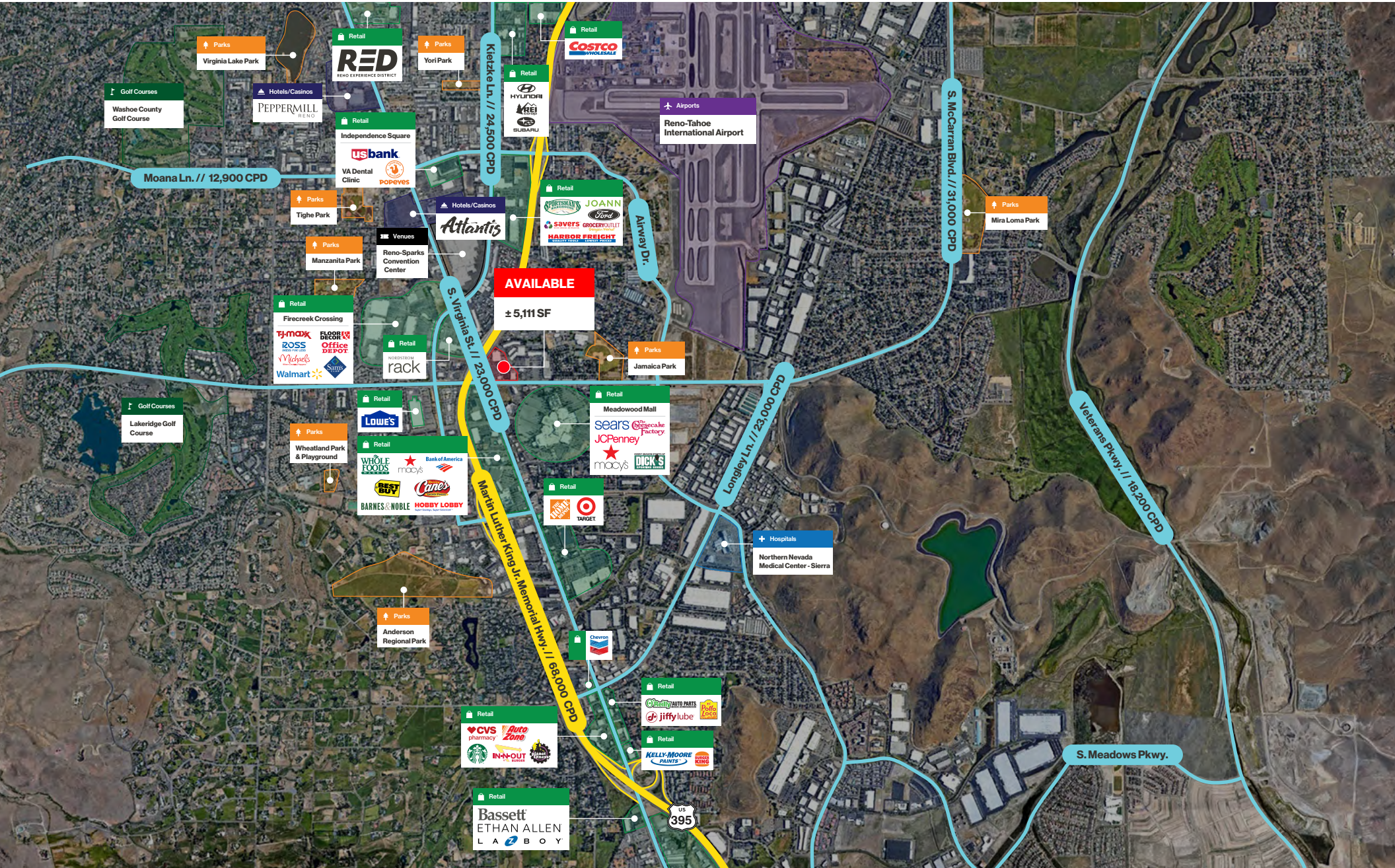
Property Highlights

- Open retail space with potential for outdoor patio seating
- High-traffic shopping center in the Meadowood submarket home to the highest-ranked Verizon Wireless in the state of Nevada
- Visibility from three major thoroughfares: S. McCarran Blvd., S. Virginia St., and I-580 North
- Average daily traffic counts along S. McCarran Blvd. over 31,000 CPD and over 23,000 CPD along S. Virginia St.
- Located directly across from the Meadowood Mall and a Best Buy, Barnes & Noble, and Petco-anchored shopping center
- Neighboring tenants include Verizon Wireless, State Farm, Port of Subs, The Men's Wearhouse, Chili's, and more

Demographics

	1-mile	3-mile	5-mile
2025 Population	12,717	78,588	197,559
2025 Average Household Income	\$90,663	\$108,115	\$113,362
2025 Total Households	5,342	34,513	87,039





Retail
Crummer Lane Plaza
KFC, Dunkin', Del Taco

Retail
Del Monte Plaza
Tuesday Morning, Whole Foods, macy's, Cane's

Retail
HOBBY LOBBY

Retail
BARNES & NOBLE, BEST BUY, DXL MENS APPAREL, petco

Mixed-Use
Skypointe Reno

PAD SITE
± 4,000 SF

SUITE A19-A21
± 5,111 SF

Retail
Smithridge Plaza
TRADER JOE'S, BIG LOTS!, CVS pharmacy, Popcorn

Office
Smithridge Professional Plaza

S. Virginia St. // 23,000 CPD

Martin Luther King Jr. Memorial Hwy. // 68,000 CPD

S. McCarran Blvd. // 31,000 CPD

Smithridge Dr.

Site Plan

Available ■ NAP ■

Suite	Tenant	SF
A1-A5	Verizon Wireless	± 3,885 SF
A7-A9	Fingerprinting Express	± 2,787 SF
A10	State Farm Insurance	± 1,090 SF
A11-A17	Confidential - lease in place	± 3,841 SF
A19-A21	AVAILABLE* Open floor plan with private restrooms and outdoor patio opportunity	± 5,111 SF
A23-A25	Desert Sun Bagel	± 1,950 SF
B2-B10	Chuck E Cheese	± 13,975 SF
B16	Port of Subs	± 1,950 SF
C1	Sparks Florist	± 3,353 SF
C7	Barbershop	± 960 SF
D2-D12	Men's Warehouse	± 6,276 SF
D10	Atmosphere Beauty Lounge	± 1,656 SF
CH	Chili's	± 5,645 SF
PB	Pep Boys and Auto Zone	± 20,000 SF
GW	Goodwill	± 43,012 SF
PAD	AVAILABLE Build-to-suit opportunity up to ± 4,000 SF building for retail user. Potential drive-thru.	± 4,000 SF



*Available November 1, 2025

Property Photos



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For inquiries please reach out to our team.

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