

FOR LEASE

# Westridge Corners

5365 MAE ANNE AVE



**Retail + Office**  
PRODUCT TYPE



**±215 - 1,968**  
AVAILABLE SF



**Contact Broker**  
RATE



**NNN**  
LEASE TYPE



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NRED NO: S.180915

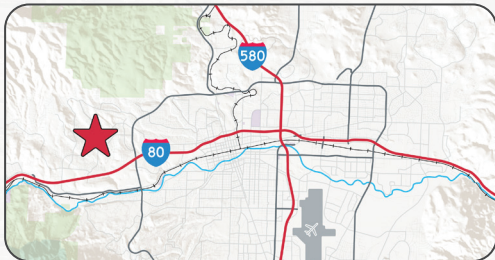
**NAI Alliance**



FOR LEASE

# Westridge Corners

5365 MAE ANNE AVE



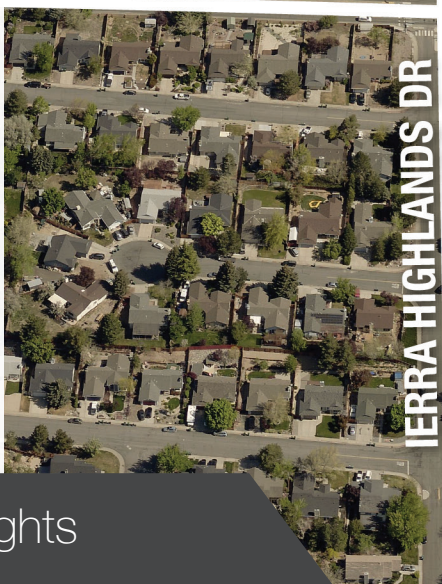
## Property Highlights

Westridge Corners is located in Northwest Reno and is close to high-density residential neighborhoods and prime retail developments. The Property offers easy access to I-80 and North McCarran Boulevard, with excellent visibility on Mae Anne Avenue, a heavily-traveled arterial roadway with over ±12,500 vehicles per day.

Tenants in the center include The Original Bully's Sports Bar, Sushi Rose, Pizza Plus, and Peavine Family Practice, as well as many other medical and general service providers.

## Property Details

<b>Address</b>	5365 Mae Anne Avenue 2005 Sierra Highlands Drive Reno, NV 89523
<b>Available SF</b>	±215 - 1,968 SF
<b>Lease Rate</b>	Contact Broker
<b>Lease Type</b>	NNN - Retail Spaces FS - Office Spaces
<b>Parking</b>	Ample Unassigned Parking
<b>APN</b>	039-052-01
<b>Year Built</b>	1989
<b>Zoning</b>	NC - Neighborhood Commercial 10,000 SQ FT





±215 - 1,100 SF

AVAILABLE OFFICE



±1,968

AVAILABLE RETAIL



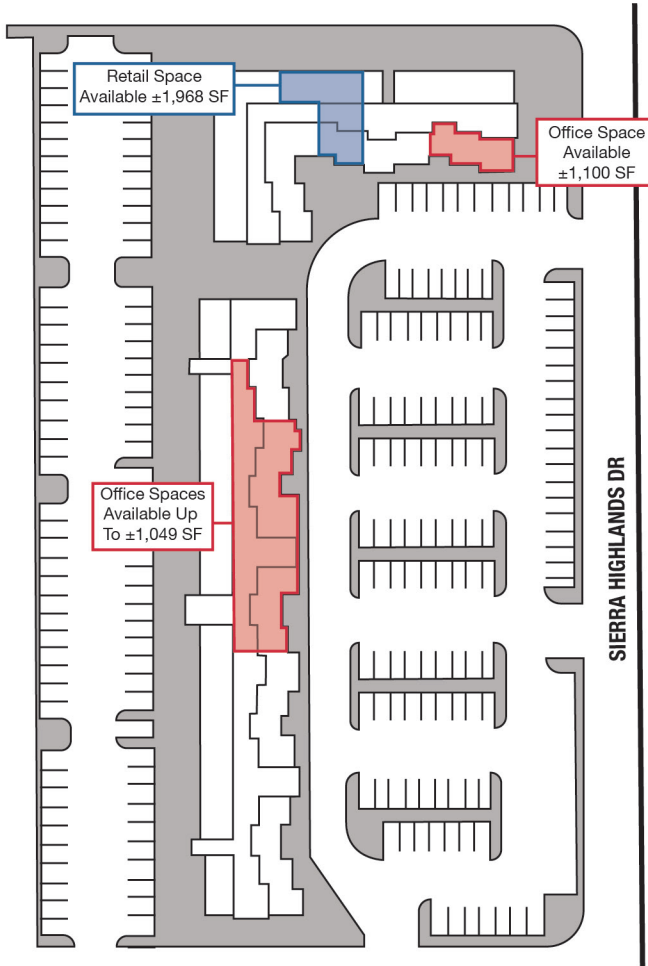
Contact Broker

RATE



Immediately

AVAILABLE



## Retail Space

Suite	Size	Notes
Suite 147 B	±1,968 SF	Offices, Break Room, and Restroom Former convenience store with coolers

## Office Space

Suite	Size	Notes
Suite B 14	±1,100 SF	3 Offices, Work Room, Reception/ Waiting Room
Suite A 9	±654 SF	2 Offices, Work Room, Reception
Suite A 16	±624 SF	Large Office with Breakroom
Suite A 20	±594 SF	Large Open Office
Suite A 22	±240 SF	Single Private Office
Suite A 24	±215 SF	Single Private Office



±215 - 1,100 SF

AVAILABLE OFFICE



±1,968

AVAILABLE RETAIL



Contact Broker

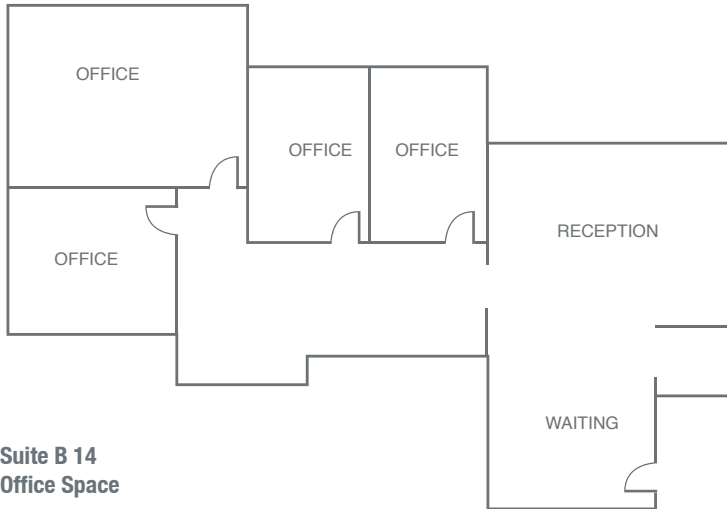
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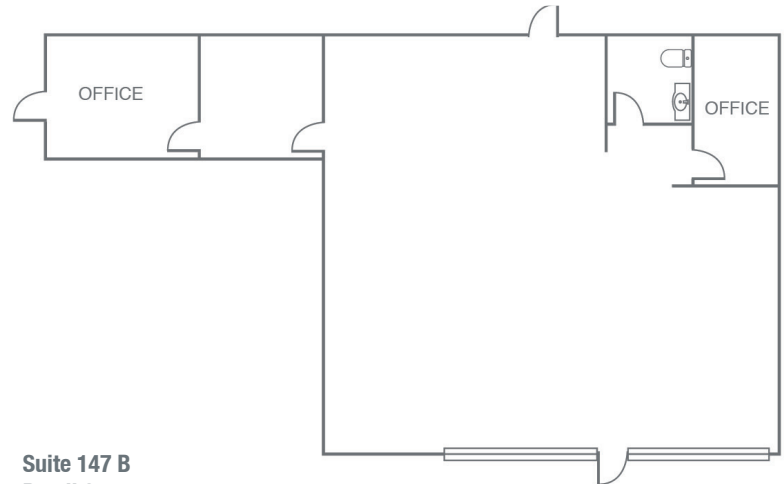
Immediately

AVAILABLE

### Office Space



Suite B 14  
Office Space



Suite 147 B  
Retail Space





±215 - 1,100 SF

AVAILABLE OFFICE



±1,968

AVAILABLE RETAIL



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Immediately

AVAILABLE



Suite 147 B





±215 - 1,100 SF

AVAILABLE OFFICE



±1,968

AVAILABLE RETAIL



Contact Broker

RATE



Immediately

AVAILABLE



Office Space

**NAI**Alliance





**±215 - 1,100 SF**

AVAILABLE OFFICE



**±1,968**

AVAILABLE RETAIL



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RATE



**Immediately**

AVAILABLE



Office Space



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AVAILABLE OFFICE



**±1,968**  
AVAILABLE RETAIL



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RATE



**Immediately**  
AVAILABLE

## 5-MILE KEY FACTS



**174,286**  
POPULATION



**5.4%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**37**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$70,636**

MEDIAN  
HOUSEHOLD  
INCOME



**\$44,910**

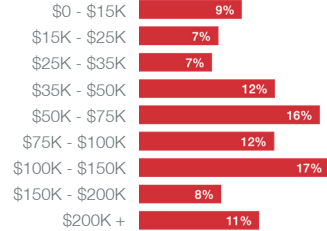
PER CAPITA  
INCOME



**\$116,189**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**6,740**  
BUSINESSES



**99,733**  
EMPLOYEES

## 5- MILE EDUCATION FACTS

**10%**

NO HIGH  
SCHOOL  
DIPLOMA



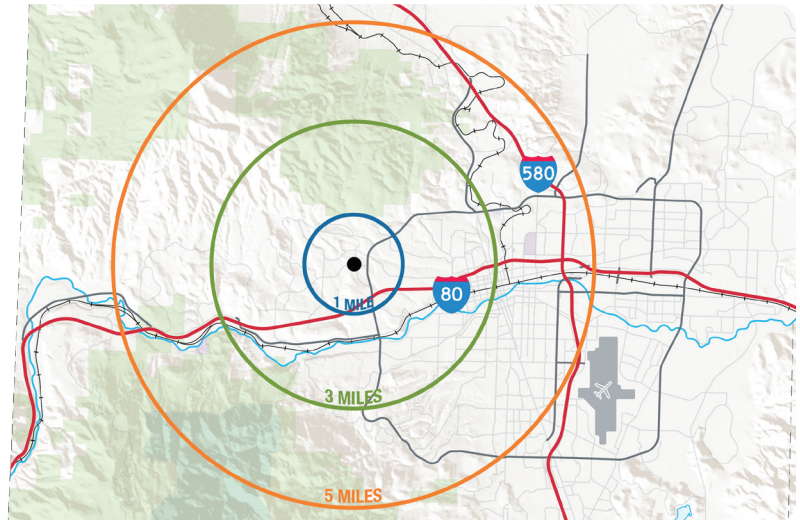
HIGH  
SCHOOL  
GRADUATE



SOME  
COLLEGE



BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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Walmart \* TACO BELL O'Reilly AUTO PARTS  
ARCO BURGER KING Wells Fargo

**SUBJECT**

UPS Save Mart CHASE Jack Auto Zone  
planet fitness Bank of America H&R BLOCK QDOBA Mexican Eats Pollo Loco  
DISCOUNT TIRE Staples Walgreens

SAFEWAY verizon  
KOHLS Dotty's  
CHIPOTLE McDonald's WING STOP  
BIG TIRES SALADWORKS  
ROSS DRESS FOR LESS PETSMART ULTA BEAUTY

**ER**  
AT McCARRAN NW  
An Extension of Northern Nevada Medical Center





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AVAILABLE RETAIL



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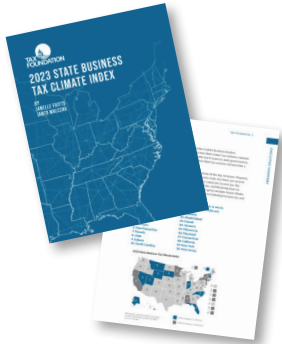
RATE



Immediately

AVAILABLE

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

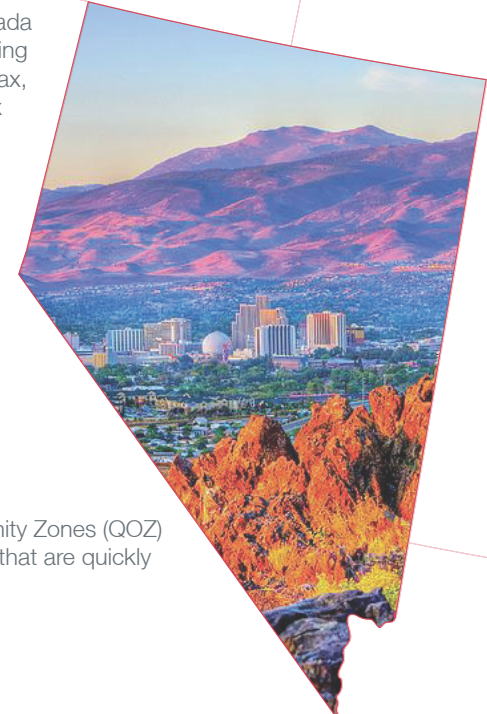
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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

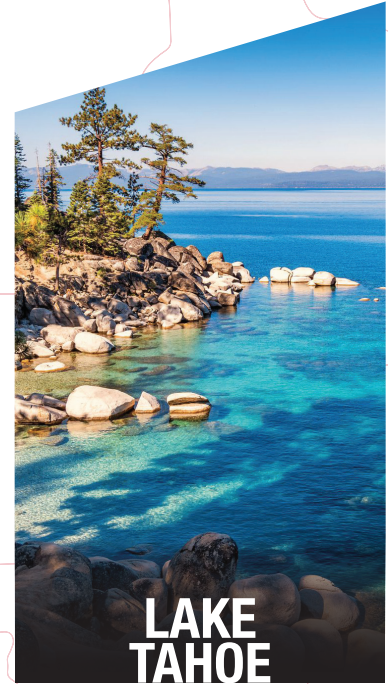
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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



## TAHOE RENO INDUSTRIAL 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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