

FOR LEASE

# Westridge Corners

5365 MAE ANNE AVE

  
**Retail + Office**  
PRODUCT TYPE

  
**±254 - 2,688 SF**  
AVAILABLE SF

  
**\$0.64/SF**  
EST. NNN

  
**NNN**  
RETAIL LEASE TYPE

  
**FS**  
OFFICE LEASE TYPE



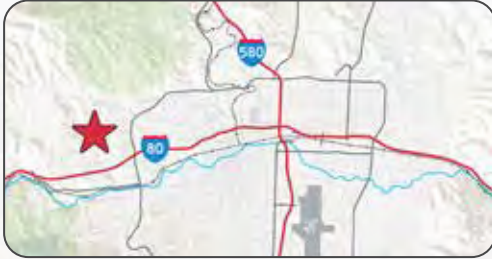
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NRED NO: S.180915



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 Gentleman's Barber, 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 Office SF</b>	±254 - 320 SF
<b>Available Retail SF</b>	±1,280 - 2,688 SF
<b>Lease Rate</b>	Contact Broker
<b>Lease Type</b>	NNN - Retail Spaces FS - Office Spaces
<b>Est. NNN</b>	\$0.64/SF
<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



Aerial Map + Property Highlights



**±254 - 320 SF**  
AVAILABLE OFFICE



**±1,280 - 2,688 SF**  
AVAILABLE RETAIL



**\$0.64/SF**  
EST. NNN



**Immediately**  
AVAILABLE



SIERRA HIGHLANDS DR

## Office Space

Suite	Size	Notes
<b>Suite A6</b>	±320 SF	One Small Open Office. Available June 2026.
<b>Suite A7B</b>	±443 SF	Open office with vaulted ceilings.
<b>Suite A18</b>	±254 SF	Small Office, Small Room with a Sink.

## Retail Space

Suite	Size	Notes
<b>Suite 101</b>	±2,688 SF	Turnkey medical office space with reception and lobby, restrooms, and multiple patient rooms.
<b>Suite 129</b>	±1,280 SF	General retail space. Open layout with restroom and break area in the rear.



±254 - 320 SF  
AVAILABLE OFFICE



±1,280 - 2,688 SF  
AVAILABLE RETAIL



\$0.64/SF  
EST. NNN



Immediately  
AVAILABLE





**±254 - 320 SF**  
AVAILABLE OFFICE



**±1,280 - 2,688 SF**  
AVAILABLE RETAIL



**\$0.64/SF**  
EST. NNN



**Immediately**  
AVAILABLE



Suite 101 Interior



±254 - 320 SF  
AVAILABLE OFFICE



±1,280 - 2,688 SF  
AVAILABLE RETAIL



\$0.64/SF  
EST. NNN

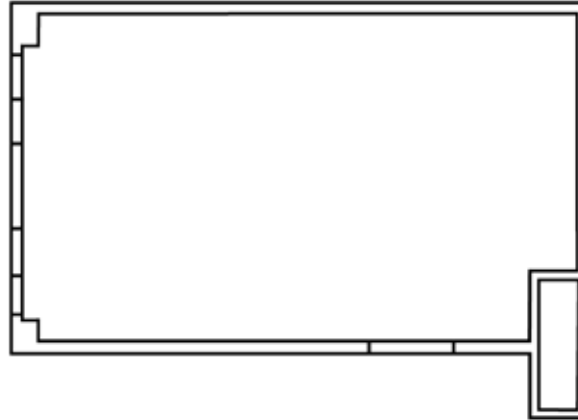


Immediately  
AVAILABLE

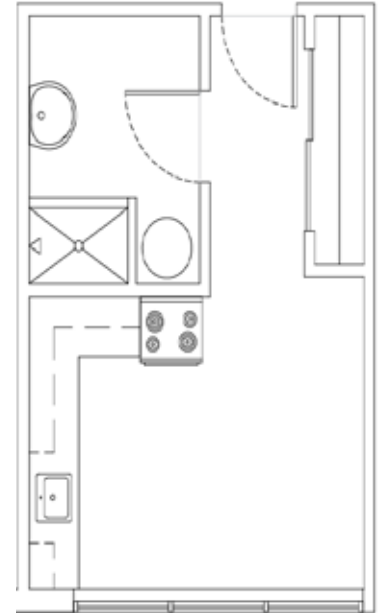
**Suite A6**



**Suite A7B**



**Suite A18**





**±254 - 320 SF**  
AVAILABLE OFFICE



**±1,280 - 2,688 SF**  
AVAILABLE RETAIL

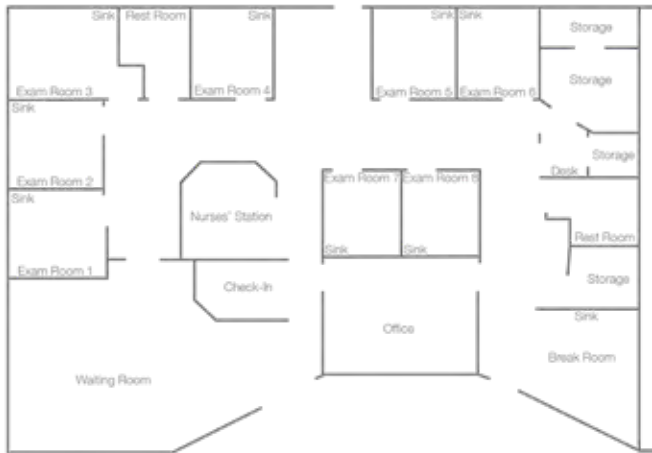


**\$0.64/SF**  
EST. NNN

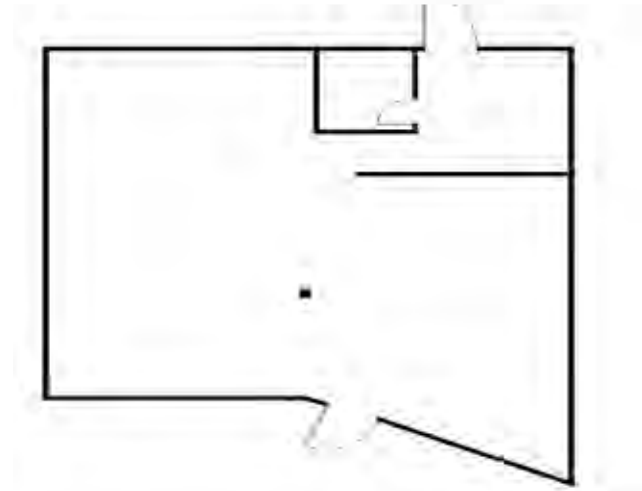



**Immediately**  
AVAILABLE

## Suite 101



## Suite 129



  
**±254 - 320 SF**  
AVAILABLE OFFICE

  
**±1,280 - 2,688 SF**  
AVAILABLE RETAIL

  
**\$0.64/SF**  
EST. NNN

  
**Immediately**  
AVAILABLE

## 5-MILE KEY FACTS



**174,501**  
POPULATION



**5.7%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**38**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$74,672**

MEDIAN  
HOUSEHOLD  
INCOME



**\$47,398**

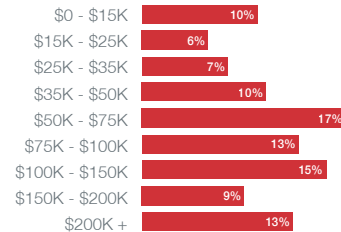
PER CAPITA  
INCOME



**\$116,966**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**6,398**  
BUSINESSES



**87,353**  
EMPLOYEES

## 5- MILE EDUCATION FACTS

**10%**

NO HIGH  
SCHOOL  
DIPLOMA

**22%**

HIGH  
SCHOOL  
GRADUATE

**30%**

SOME  
COLLEGE

**38%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



ups Save Mart CHASE Jack In The Box Auto Zone  
 Bank of America H&B BLDG QDOBA  
 Staples Walgreens

SAFeway verizon  
 KOHL'S Dolly's  
 CHIPOTLE MCDONALD'S WINGS-TO-FLY HOOK-NUTS  
 BIG TIRES SALADWORKS  
 ROSS PETSMART ULTA

Walmart TACO BELL O'Reilly AUTO PARTS  
 ARCO BURGER KING WELLS FARGO

ER  
 AT McCARRAN NW

DISCOUNT  
 TIRE

THE HOME  
 DEPOT

**SUBJECT**



±254 - 320 SF

AVAILABLE OFFICE



±1,280 - 2,688 SF

AVAILABLE RETAIL



\$0.64/SF

EST. NNN



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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# Westridge Corners

5365 MAE ANNE AVE



## 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.



## TRI 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

FOR LEASE

# Westridge Corners

5365 MAE ANNE AVE

Salon  
Hair  
& Nails

ATE FARM

GENAILE



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Director

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NRED NO: S.180915

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