



Caughlin Ranch

4788 CAUGHLIN PKWY, RENO, NV 89519

FOR LEASE



WELLS FARGO



AVAILABLE

TREMBLE

18,300 ADT

Kidder Mathews

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Property Overview

STRATEGICALLY, located at the corner of S. McCarran Blvd (NV-659) and Caughlin Pkwy in the heart of a densely-populated master-planned community

CO-TENANTS include Raley's grocery store, Starbucks, Wells Fargo, and Anytime Fitness

EASY access points on Caughlin Pkwy and one on Village Green Pkwy

BUILT in 1991

TRAFFIC COUNTS

S MCCARRAN BLVD 18,300 ADT

CAUGHLIN PKWY 3,500 ADT

SOURCE: NVDOT

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Site Plan



AVAILABILITIES

Suite	SF	Tenant
Pad-A	±1,600	Starbucks Coffee
Pad-B	±4,200	Reno Sport and Spine Institute
101	±3,842	Casa Grande Mexican Restaurant
108	±6,453	Renown Health
201	±3,600	Moxie's Spirits - Dining - Gaming
204/205	±2,400	Hammer & Nails
206/207	±2,400	Available
208	±1,406	Nova Salon
209	±2,812	VCA Feline Medical Center
211	±1,565	Dental Care Center
212	±1,247	United Studios of SELF DEFENSE
213	±1,406	Tremble
214	±1,294	Caughlin Pack-N-Ship
301-2	±3,200	Dancin!
303	±1,600	Lanna Thai Cafe
306	±4,800	Pitt's Orthodontics
307	±1,600	Bluetree Dental Group
401	±8,000	Anytime Fitness
503	±6,000	ACE Hardware
4780	±3,500	Wells Fargo
4788	±50,451	Raley's

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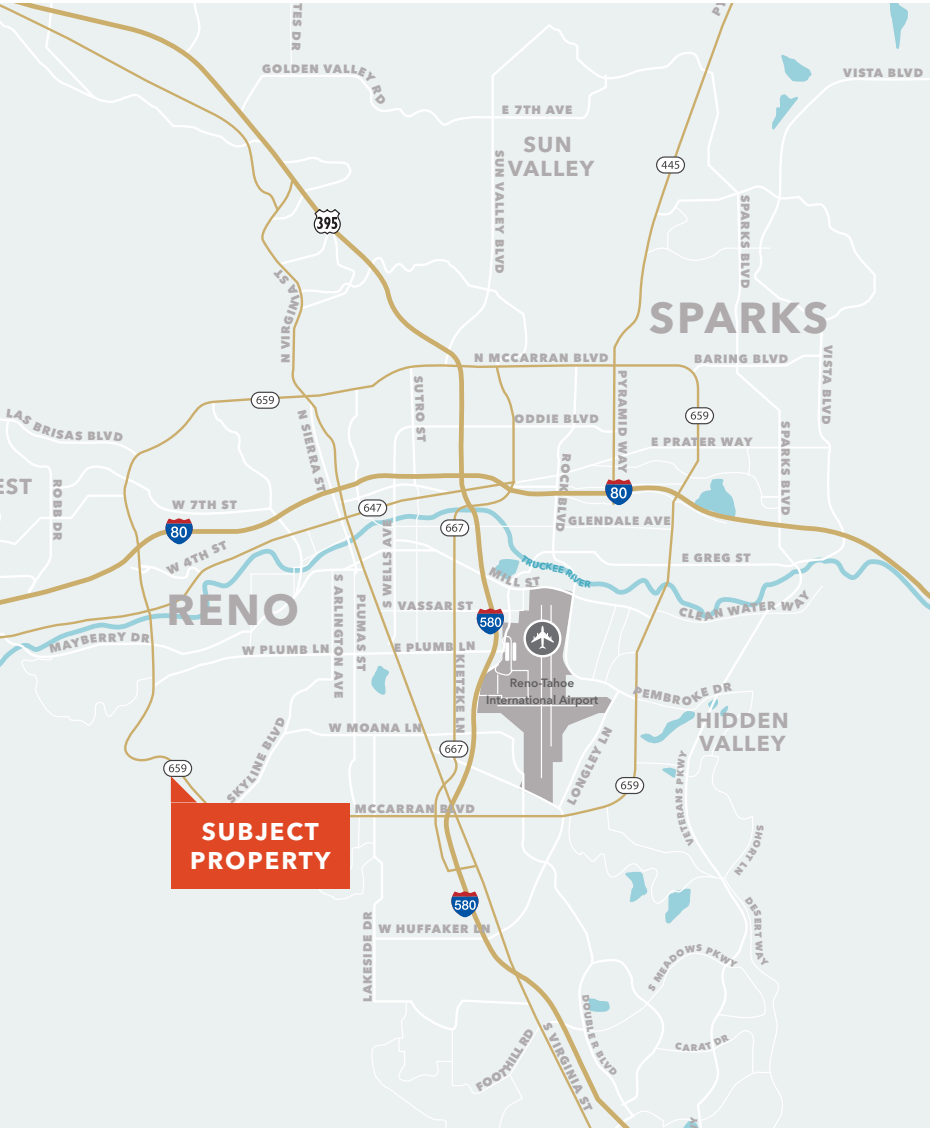
SITE PLAN NOT TO SCALE



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Demographics

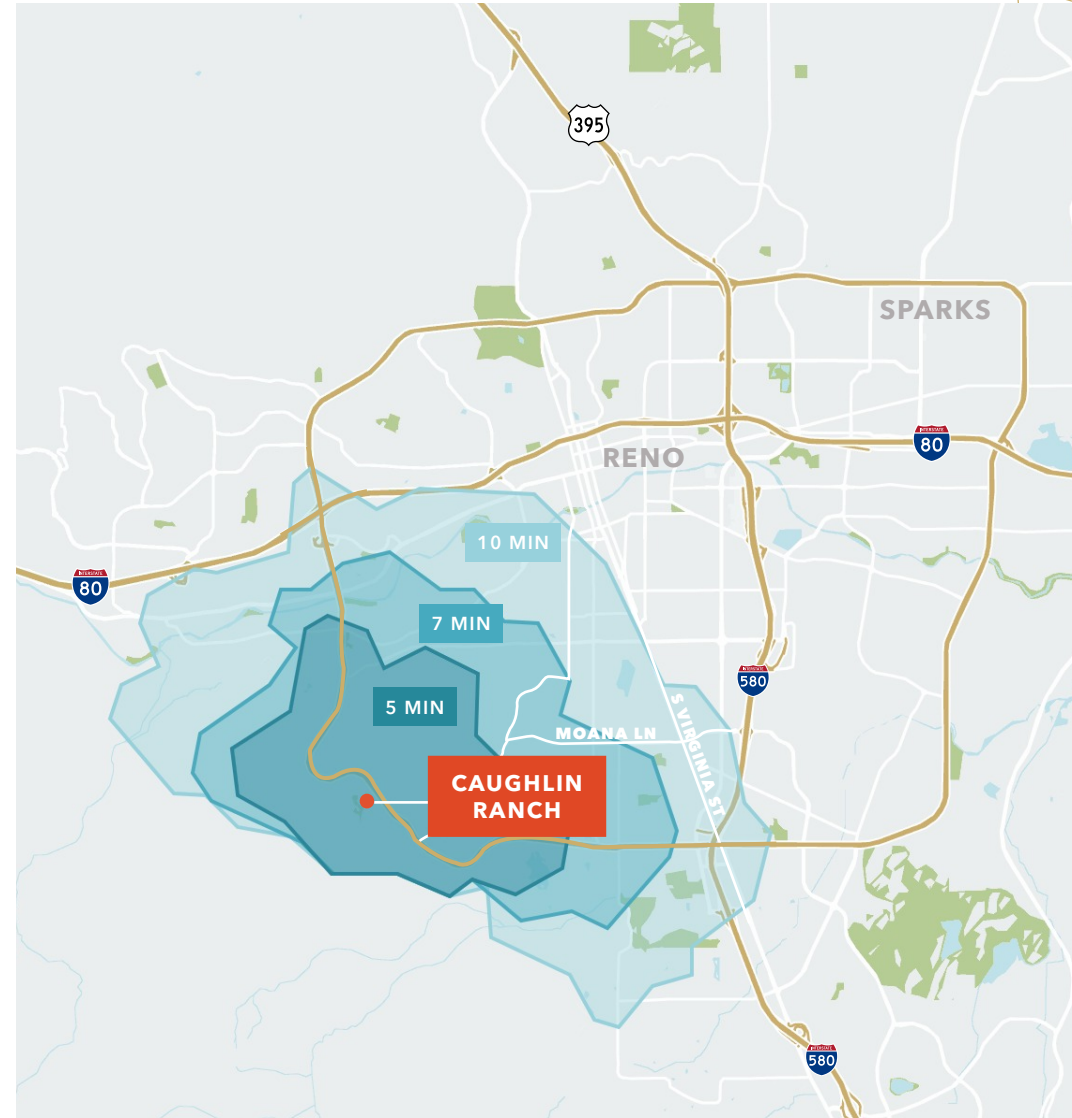
POPULATION	5 min	7 min	10 min
2023 Est. Population	9,582	19,540	57,933
2028 Proj. Population	9,435	19,335	58,636
2023 Med. Age	53.7	52.7	44.8
Daytime Population	4,507	12,361	39,320

HOUSEHOLDS	5 min	7 min	10 min
2023 Est. HH	4,201	8,940	26,159
2028 Proj. HH	4,079	8,714	26,158
Proj. Annual Growth (2023-2028)	-147	-205	703
Avg. HH Size	2.3	2.2	2.2

INCOME	5 min	7 min	10 min
2023 Est. Avg. HH Income	\$236,585	\$124,304	\$93,891
2028 Proj. Avg. HH Income	\$147,621	\$126,630	\$163,670
2023 Est. Med. HH Income	\$11,453	\$124,304	\$93,891
2028 Proj. Med. HH Income	\$147,621	\$126,630	\$94,303
2023 Est. Per Capita Income	\$103,741	\$10,037	\$7,919

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$577.4 M	\$1.08 B	\$2.49 B
Annual Retail Expenditure	\$268.42 M	\$502.2 M	\$1.16 B
Monthly HH Expenditure	\$11,453	\$10,037	\$7,919
Monthly Retail Expenditure	\$5,324	\$4,681	\$3,705

DATA SOURCE: SITES USA



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Reno-Sparks MSA Facts & Demographics

506,152
POPULATION

2.49
AVERAGE HH SIZE

\$80,339
MEDIAN HH INCOME

38.4
AVERAGE AGE

HOME OWNERSHIP



38.0%
RENTERS

54.7%
OWNERS

RACE & ETHNICITY

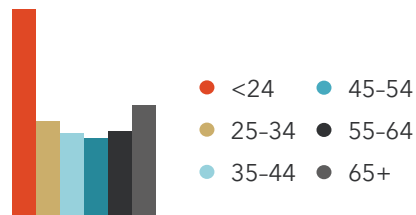
White	63.6%
Asian	6.0%
Native American	1.9%
Pacific Islander	0.7%
African-American	2.5%
Hispanic	25.2%
Two or More Races	13.4%

EDUCATION

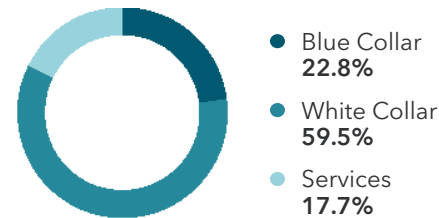
19.1% HS GRAD	22.2% SOME COLLEGE
10.0% ASSOCIATES	21.0% BACHELORS

GENDER & AGE

254,724 MEN **251,428** WOMEN

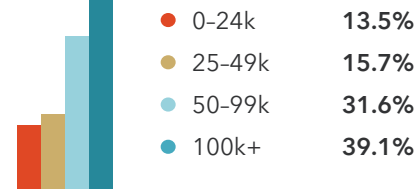


EMPLOYMENT



96.5% EMPLOYED **3.5%** UNEMPLOYED

INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

\$23.8K HOUSING	\$10.9K FOOD
\$2.9K TRAVEL	\$3.7K ENTERTAINMENT
\$1.0K PERSONAL CARE	\$2.5K APPAREL
\$2.6K FURNITURE	\$1.3K GAS & VEHICLE

SOURCE: ESRI

EXCLUSIVELY REPRESENTED BY

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