

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

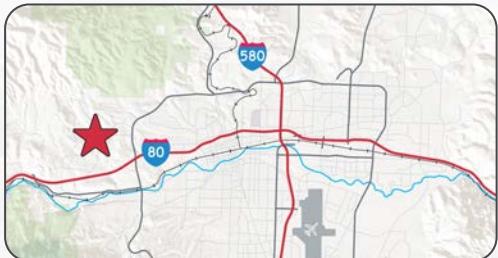


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NRED NO: S.180915

NAI Alliance

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 State Farm, as well as many other medical and general service providers.

Property Details

Address	5365 Mae Anne Avenue 2005 Sierra Highlands Drive Reno, NV 89523
Available Office SF	±254 SF
Available Retail SF	±1,280 - 2,688 SF
Lease Rate	Contact Broker
Lease Type	NNN - Retail Spaces FS - Office Spaces
Est. NNN	\$0.64/SF
Parking	Ample Unassigned Parking
APN	039-052-01
Year Built	1989
Zoning	NC - Neighborhood Commercial 10,000 SQ FT

Aerial Map + Property Highlights





±254 SF

AVAILABLE OFFICE



±1,280 - 2,688 SF

AVAILABLE RETAIL



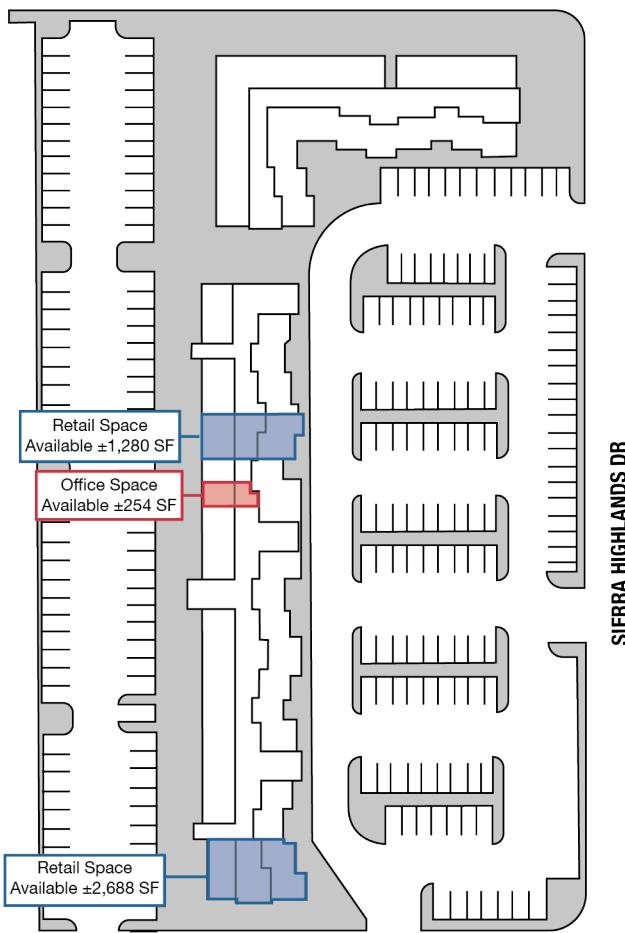
\$0.64/SF

EST. NNN



Immediately

AVAILABLE



Office Space

Suite	Size	Notes
Suite A 18	±254 SF	Small Office, Small Room with a Sink

Retail Space

Suite	Size	Notes
Suite 101	±2,688 SF	Turnkey medical office space with reception and lobby, restrooms, and multiple patient rooms.
Suite 129	±1,280 SF	General retail space. Currently occupied, please do not disturb existing tenant. Available January 1, 2026.



±254 SF

AVAILABLE OFFICE



±1,280 - 2,688 SF

AVAILABLE RETAIL



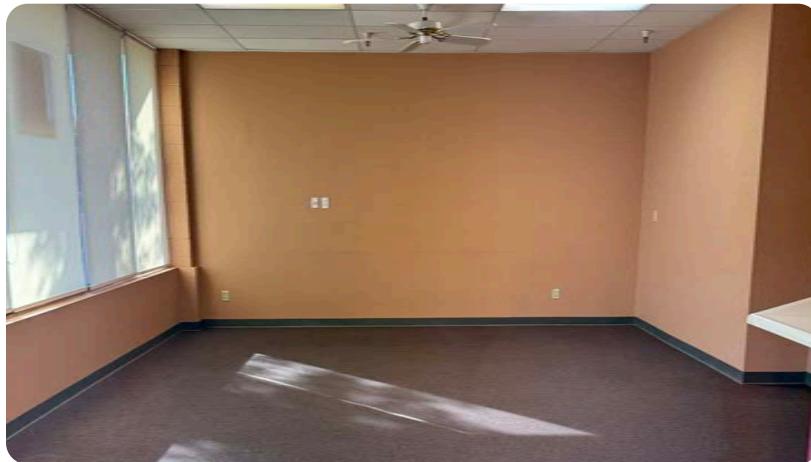
\$0.64/SF

EST. NNN



Immediately

AVAILABLE



Suite 101 - Photos

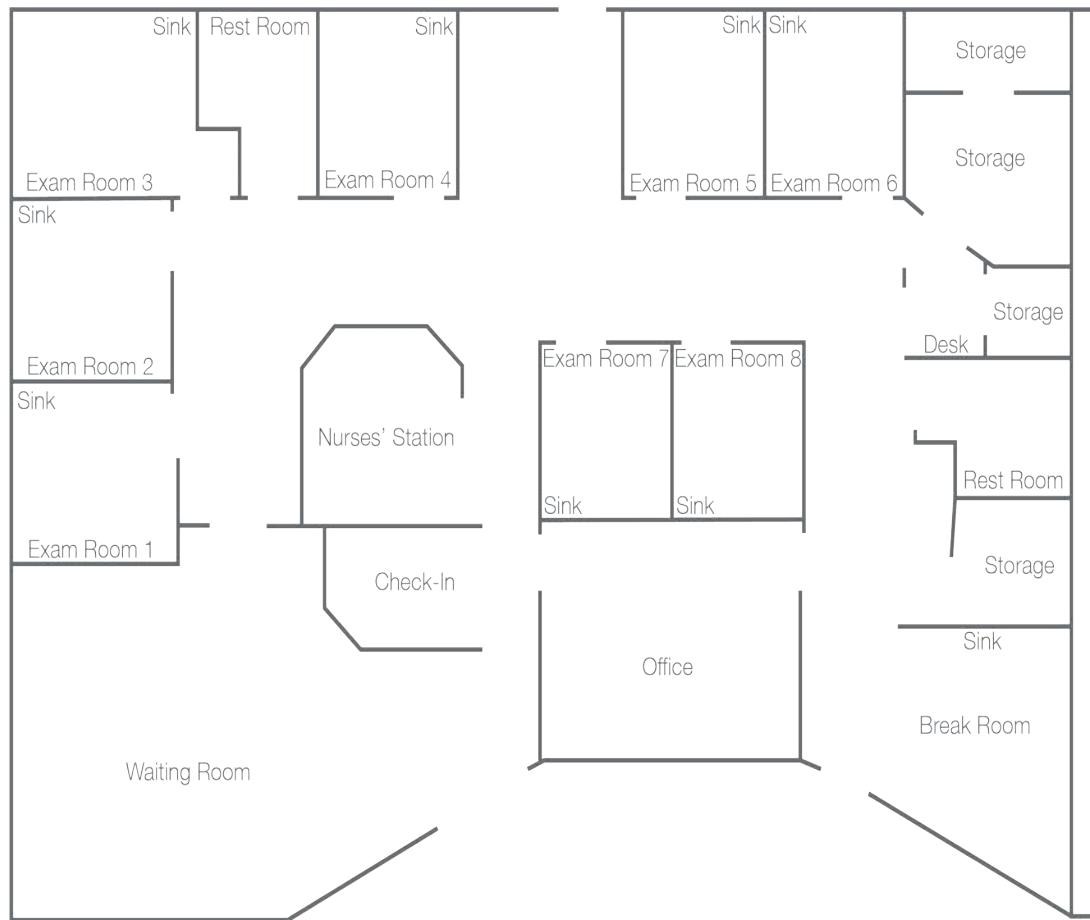
NAI Alliance

↖
±254 SF
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AVAILABLE RETAIL

↖
\$0.64/SF
EST. NNN

↖
Immediately
AVAILABLE

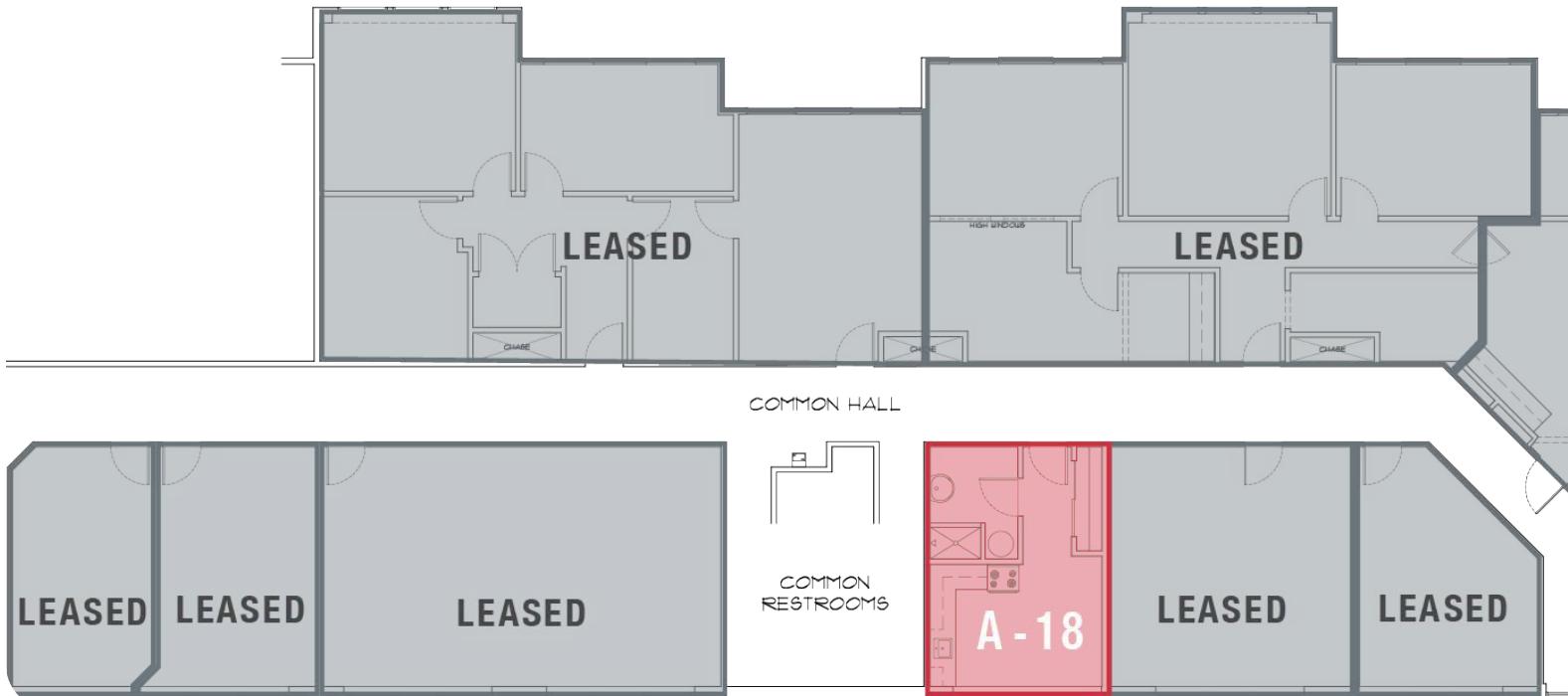


↖
±254 SF
AVAILABLE OFFICE

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AVAILABLE RETAIL

↖
\$0.64/SF
EST. NNN

✓
Immediately
AVAILABLE





±254 SF

AVAILABLE OFFICE



±1,280 - 2,688 SF

AVAILABLE RETAIL



\$0.64/SF

EST. NNN



Immediately

AVAILABLE



Building Photos

254 SF
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AVAILABLE RETAIL

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EST. NNN

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5-MILE KEY FACTS



174,286
POPULATION



5.4%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE



6,740
BUSINESSES



99,733
EMPLOYEES

5-MILE BUSINESS FACTS



10%
NO HIGH
SCHOOL
DIPLOMA



24%
HIGH
SCHOOL
GRADUATE



29%
SOME
COLLEGE



36%
BACHELOR'S
DEGREE

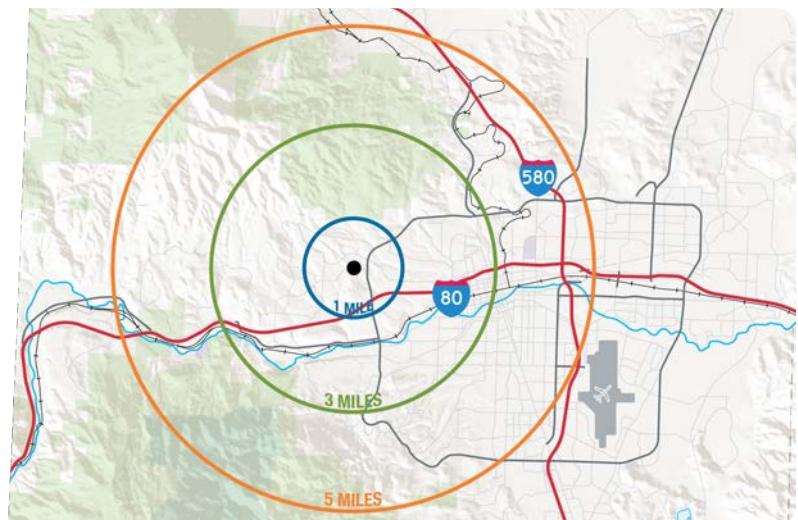
5 Mile Demographics

5-MILE INCOME FACTS

\$70,636
MEDIAN
HOUSEHOLD
INCOME

\$44,910
PER CAPITA
INCOME

\$116,189
MEDIAN
NET WORTH



Source: 5 Mile Demographic Profile by ESRI

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\$0.64/SF
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Immediately
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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

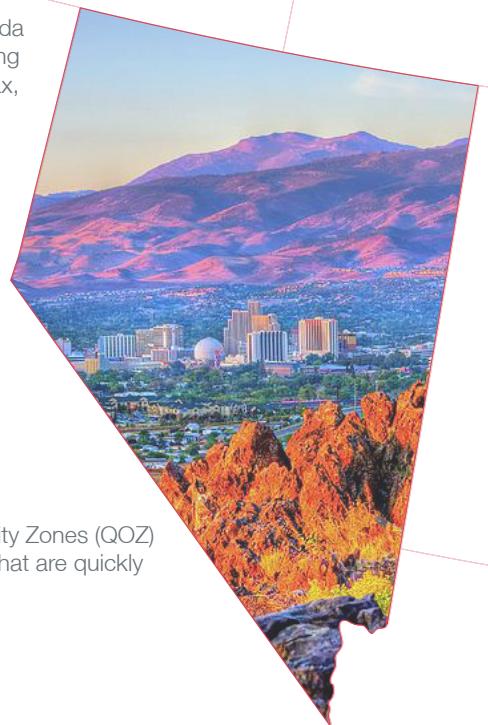
61 OPPORTUNITY ZONE DESIGNATIONS

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

About Nevada



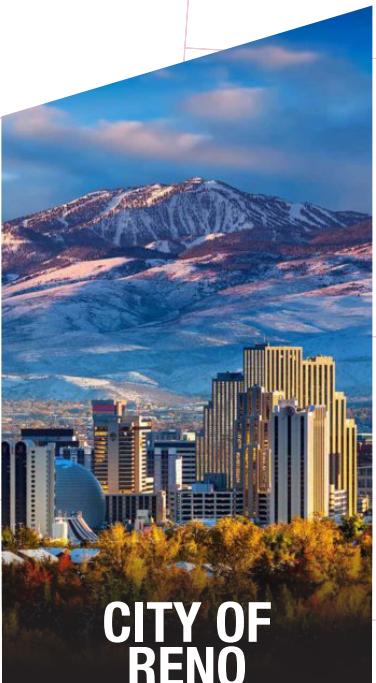
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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

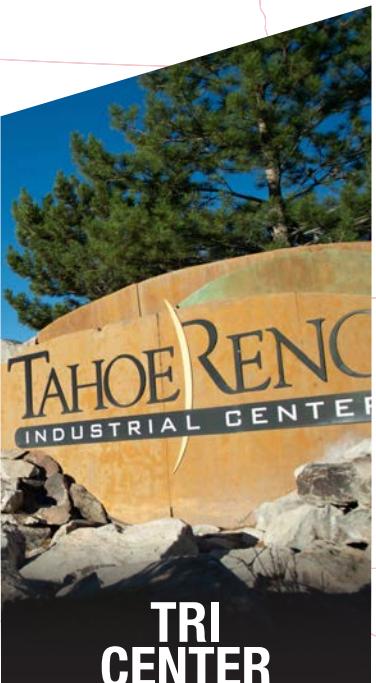
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



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.



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.

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