

MEADOWOOD MALL 5400 MEADOWOOD MALL CIRCLE RENO, NV

ETHAN CONRAD
PROPERTIES INC.

ANCHOR SPACE FOR LEASE
12,000 SF - 35,651 SF 1ST FLOOR
25,000 SF - 81,758 SF 2ND FLOOR

NOW REMODELED!

916.779.1000

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

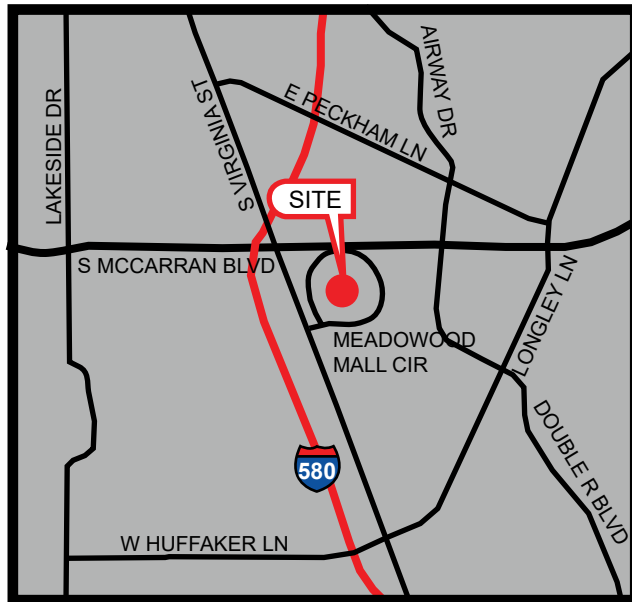
FEATURES:

- Co-anchor to Meadowood Mall, Reno’s main retail center
- Regional mall location within proximity to a major thoroughfare
- Excellent access to I-580
- Strong cross traffic tenancy

PROPERTY DETAILS:

This site is co-anchored with the high-performance Meadowood Mall. Vibrant during weekends and prime shopping hours, Meadowood Mall is a long-standing staple of the community and a major point of destination for residents.

Meadowood Mall’s entertainment and dining tenants include Cheesecake Factory, Starbucks, Wayback Burgers, and more, together with Round 1 Bowling, creating a strong one-stop family experience.



LEASE RATES:

| | | |
|------------|-----------------------|--------------------------|
| 1st Floor: | 12,000 SF - 35,651 SF | \$1.35 - \$1.49 PSF, NNN |
| 2nd Floor: | 25,000 SF - 82,196 SF | \$0.79 - \$0.95 PSF, NNN |

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|------------------|---------------|---------------|
| 2025 Total Population (est): | 8,097 | 72,527 | 183,325 |
| 2025 Average HH Income: | \$84,304 | \$114,091 | \$123,172 |
| Traffic Count @ | | | |
| | S McCarran Blvd: | | 26,342 |
| | S Virginia St: | | 22,415 |
| | I-580: | | 46,084 |

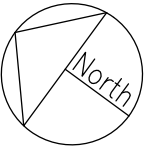
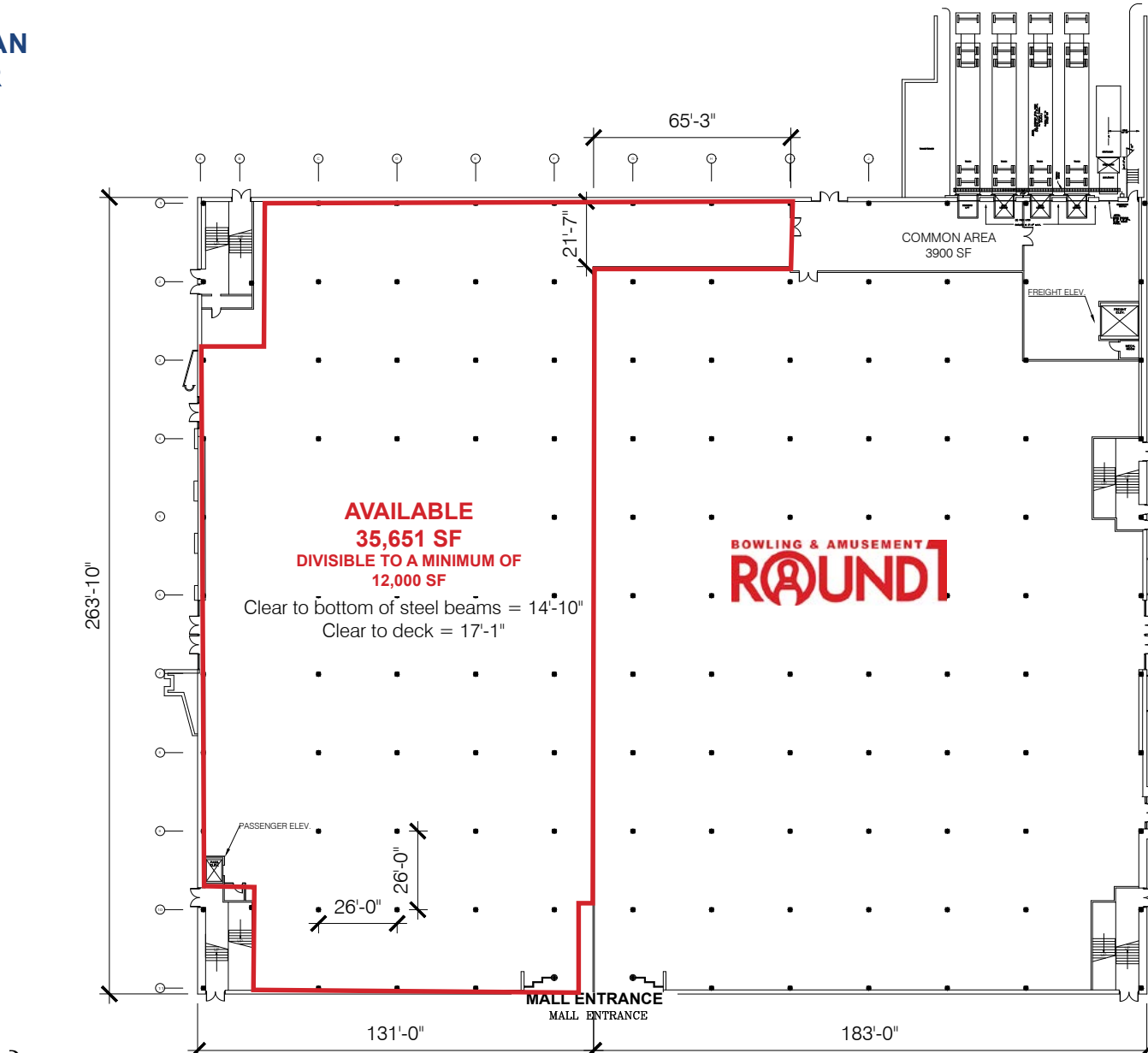
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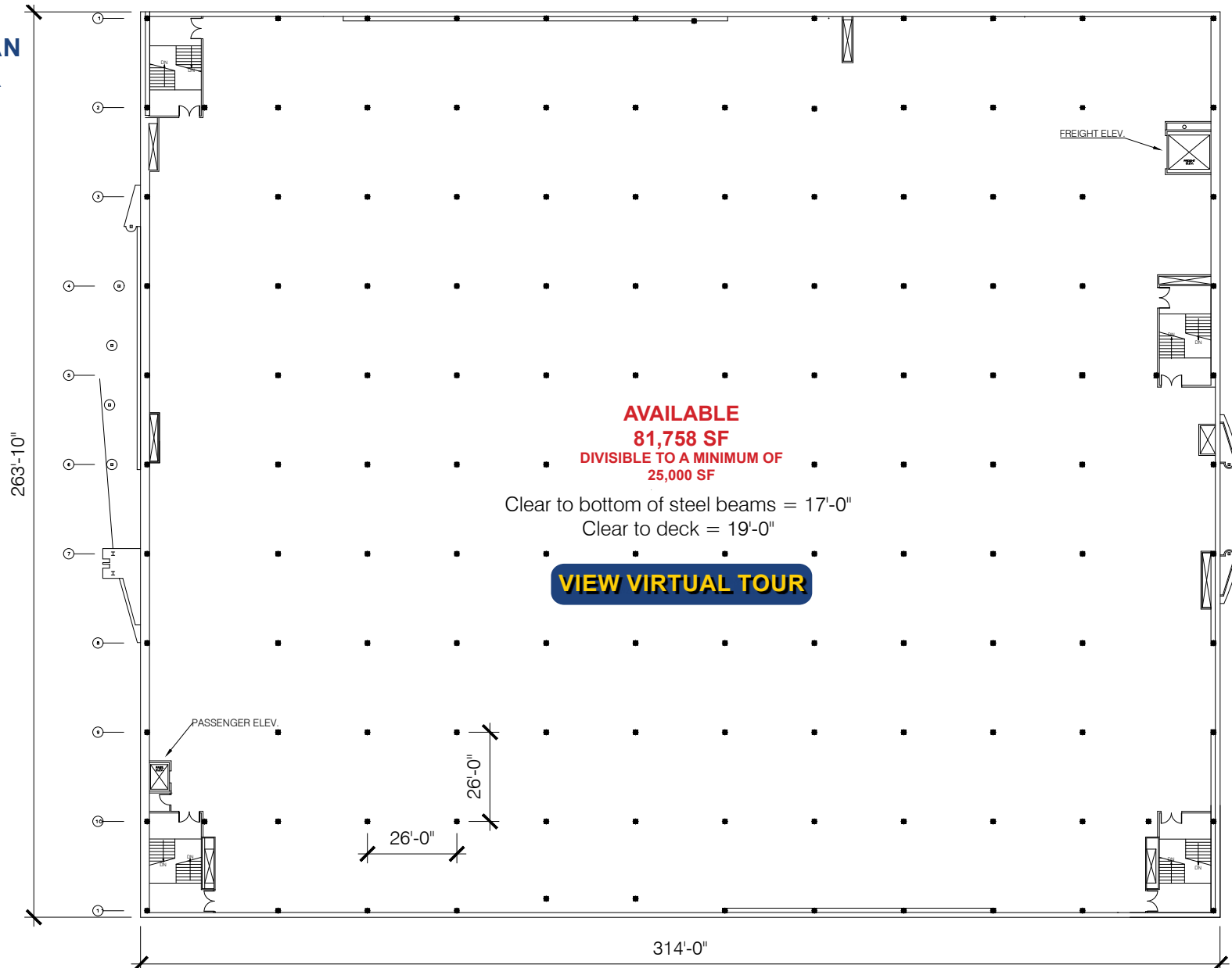
FLOOR PLAN
1ST FLOOR



[VIEW VIRTUAL TOUR](#)

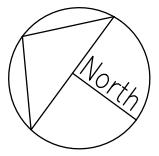
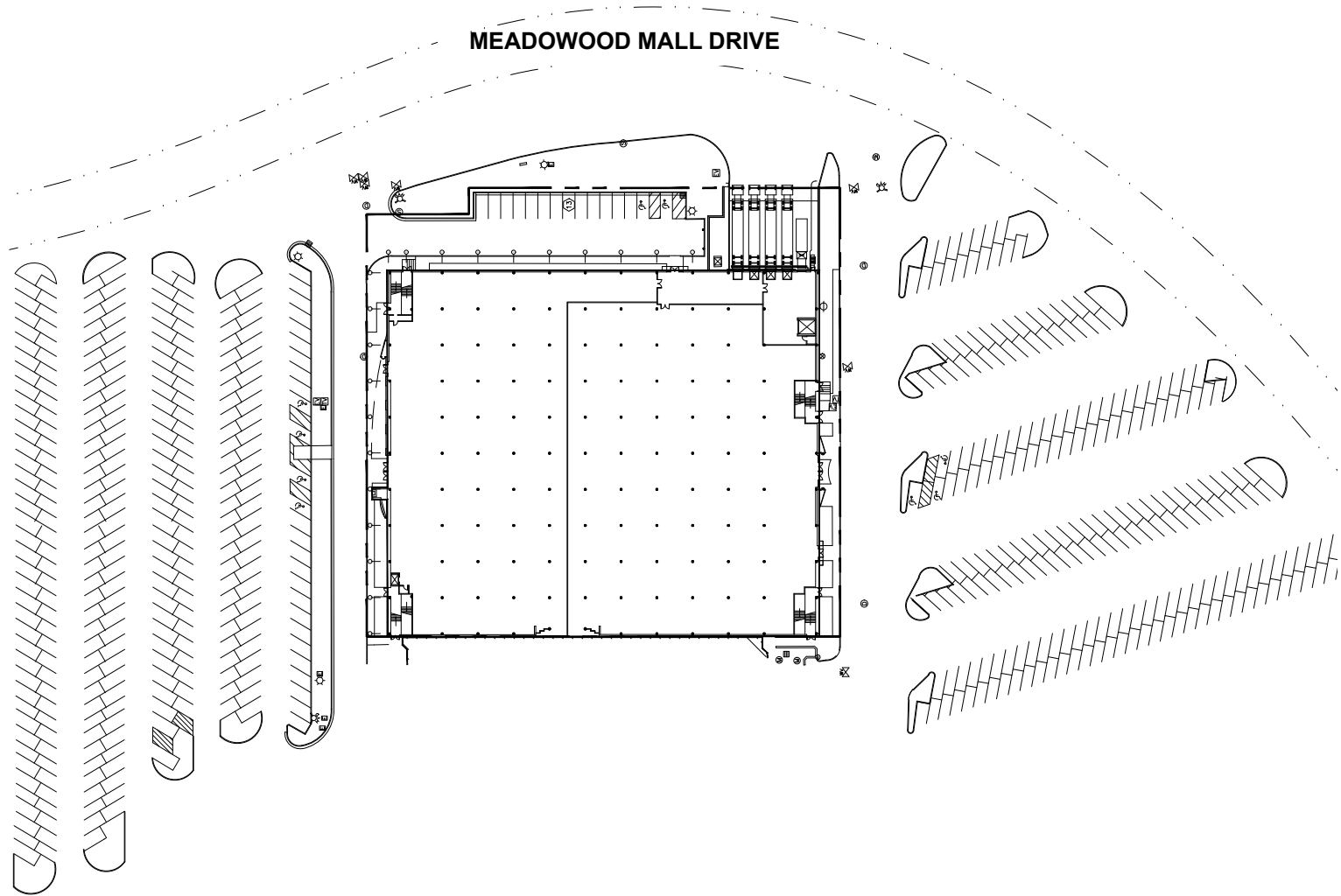
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FLOOR PLAN
2ND FLOOR



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SITE PLAN



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FOR LEASE

MEADOWOOD MALL
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INTERIOR MALL ENTRANCE



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