



Lemmon Valley Shopping Center

9345 Lemmon Dr, Reno, NV 89506



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Lemmon Valley Shopping Center

\$6.00 - \$18.00 /SF/YR

Lemmon Valley Shopping Center, located at 9345 Lemmon Drive in Reno, is situated in the rapidly expanding North Valleys submarket, an area experiencing significant residential, industrial, and commercial growth. The shopping center boasts a diverse...

- Affordable Space for Retail, Office, Medical and Service Businesses looking to serve the growing local community.
- Home to popular tenants such as Hometown Cafe, Deal Food Mart & Gas Station, Wayside Bar, Lemmon Valley Hair Design, and All Fur Love Grooming.
- Close proximity to a large and growing residential base, creating high demand for convenient shopping and services.
- Prime visibility and easy access along Lemmon Drive, a major thoroughfare in the area.
- Situated in the rapidly expanding North Valleys submarket, surrounded by new residential, industrial, and commercial developments.



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|------------------------|-------------------------|
| Rental Rate: | \$6.00 - \$18.00 /SF/YR |
| Total Space Available: | 9,264 SF |
| Max. Contiguous: | 6,000 SF |
| Property Type: | Shopping Center |
| Center Type: | Strip Center |
| Stores: | 10 |
| Center Properties: | 1 |
| Frontage: | 300' on Lemmon Drive |
| Gross Leasable Area: | 18,884 SF |
| Walk Score @: | 20 (Car-Dependent) |
| Rental Rate Mo: | \$1.50 /SF/MO |

1st Floor Ste 9255

1

| | |
|-----------------|--------------------|
| Space Available | 1,152 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | September 10, 2024 |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office/Medical |
| Lease Term | 1 - 10 Years |

1st Floor Ste 9345

2

| | |
|-----------------|-------------------|
| Space Available | 2,112 SF |
| Rental Rate | \$18.00 /SF/YR |
| Date Available | November 01, 2024 |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | 1 - 10 Years |

1st Floor Ste Pad1

3

| | |
|-----------------|--------------------|
| Space Available | 6,000 SF |
| Rental Rate | \$6.00 /SF/YR |
| Date Available | September 11, 2024 |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 1 - 10 Years |

Outparcel for Lease on the corner of Lemmon Drive and Limber Pine



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Lemmon Valley Shopping Center, located at 9345 Lemmon Drive in Reno, is situated in the rapidly expanding North Valleys submarket, an area experiencing significant residential, industrial, and commercial growth. The shopping center boasts a diverse mix of co-tenants, including Hometown Cafe, Deal Food Mart & Gas Station, Wayside Bar, Lemmon Valley Hair Design, and All Fur Love Grooming. With limited retail space available in the immediate vicinity, Lemmon Valley Shopping Center stands as the prime destination for retailers looking to serve the growing number of nearby households and capitalize on the area's development boom.