

465

S Meadows Pkwy

RENO NV 89521

DOUBLE DIAMOND TOWN CENTER

**RETAIL
FOR LEASE**

**LEASE RATE | \$2.50 PLUS NNN
SUITE 20 | 1,200 SF**



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PROPERTY FEATURES

- Visibility on I-580 and S. Meadows Pkwy
- Co-Tenancy with national and local brands, such as Flowing Tide, Domino's Pizza, State Farm Insurance, and more
- Excellent ingress/egress from S. Meadows and Gateway Dr
- Ample parking



Lease Rate | \$2.50 plus NNN

Suite 20 | ±1,200 SF

AREA MAP



LOCATION HIGHLIGHTS

- Across from S. Meadows's recent development including Sprouts Grocery, Chase Bank, Starbucks, Steak n' Shake, and more
- Surrounded by high density residential and multi-family development
- Supported by over 50,000 daytime workers
- Other traffic generators include Smiths, Starbucks, Taco Bell and more

465
S MEADOWS PKWY

Sonesta ES
SUITES

Residence Inn
Marriott

WELLS FARGO



MAVERIK

SPRINGHILL SUITES
MARRIOTT

BLAZE PIZZA



CHASE

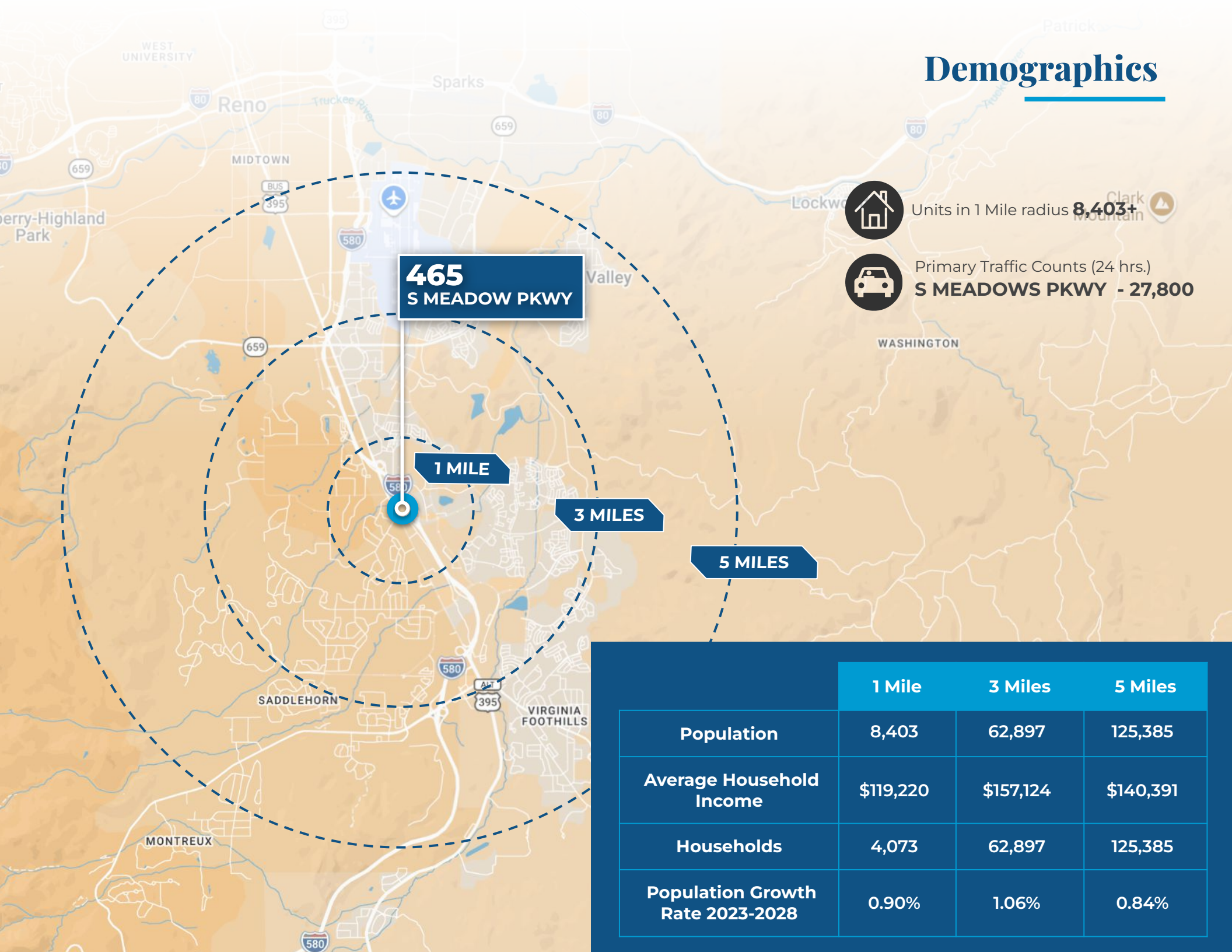


Jacksons

Renown
HEALTH

N

Demographics



465
S MEADOW PKWY

1 MILE

3 MILES

5 MILES



Units in 1 Mile radius **8,403+**



Primary Traffic Counts (24 hrs.)
S MEADOWS PKWY - 27,800

	1 Mile	3 Miles	5 Miles
Population	8,403	62,897	125,385
Average Household Income	\$119,220	\$157,124	\$140,391
Households	4,073	62,897	125,385
Population Growth Rate 2023-2028	0.90%	1.06%	0.84%