

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



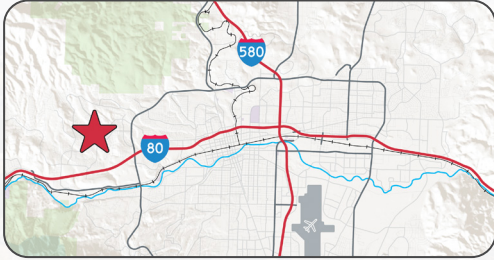
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Director
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NRED NO: S.180915



FOR LEASE

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 Gentleman's Barber, 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 - 443 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 - 443 SF
AVAILABLE OFFICE



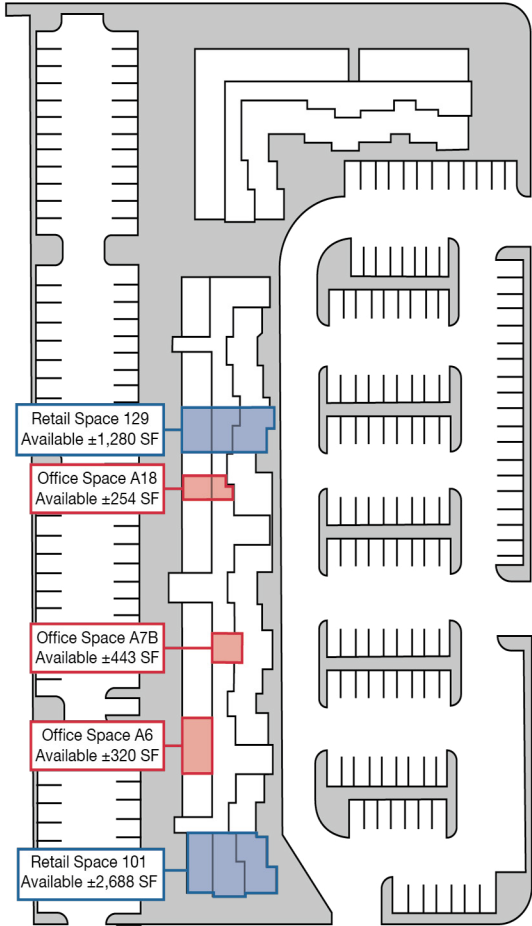
±1,280 - 2,688 SF
AVAILABLE RETAIL



\$0.64/SF
EST. NNN



Immediately
AVAILABLE



Office Space

Suite	Size	Notes
Suite A6	±320 SF	One Small Open Office. Available June 2026.
Suite A7B	±443 SF	Open office with vaulted ceilings.
Suite A18	±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. Open layout with restroom and break area in the rear.



±254 - 443 SF
AVAILABLE OFFICE



±1,280 - 2,688 SF
AVAILABLE RETAIL



\$0.64/SF
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Immediately
AVAILABLE



Retail Building



Office Building



Suite A18



Suite 101



Suite 101



Suite 101



±254 - 443 SF
AVAILABLE OFFICE



±1,280 - 2,688 SF
AVAILABLE RETAIL

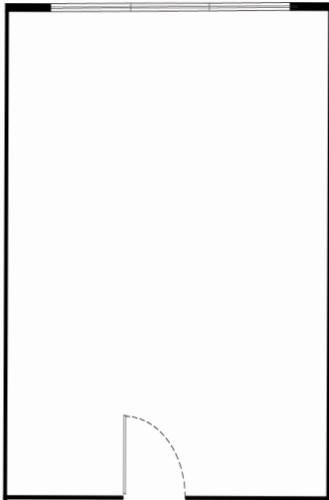


\$0.64/SF
EST. NNN

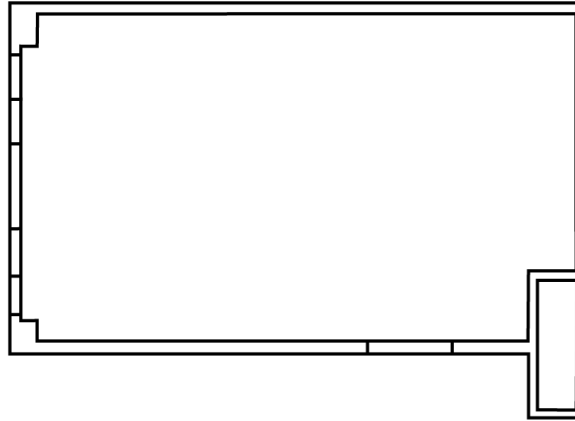


Immediately
AVAILABLE

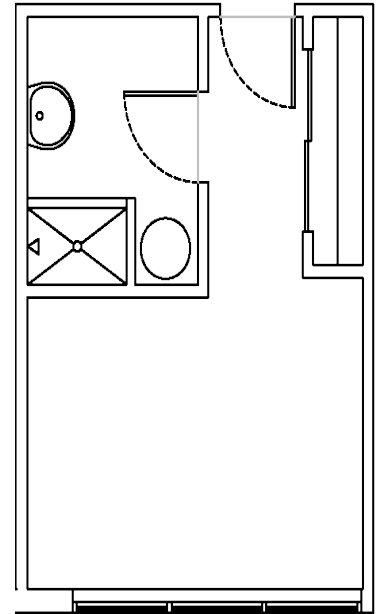
Suite A6



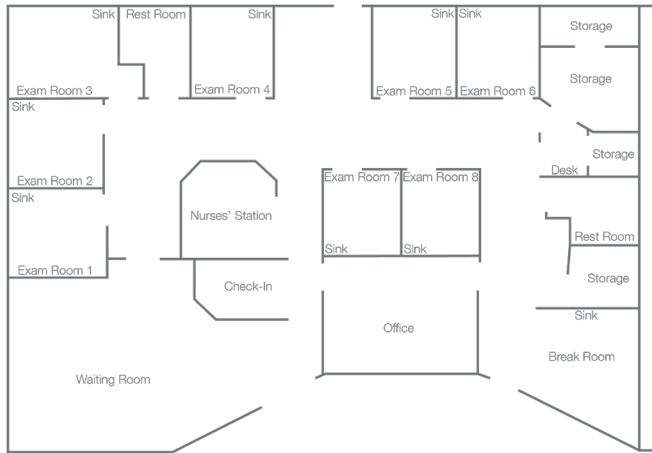
Suite A7B



Suite A18



Suite 101



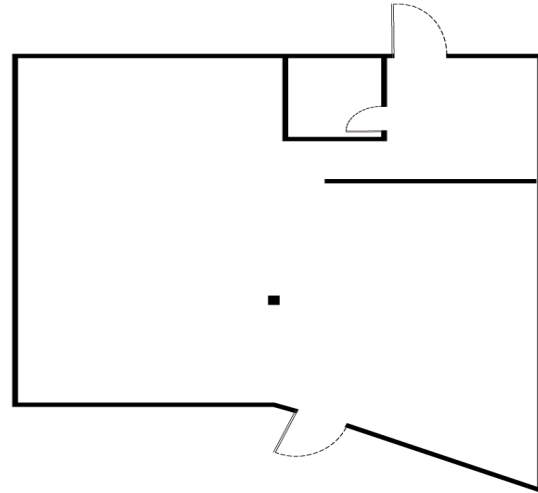
WANT A VIRTUAL
TOUR?



OR



Suite 129





±254 - 443 SF
AVAILABLE OFFICE



±1,280 - 2,688 SF
AVAILABLE RETAIL



\$0.64/SF
EST. NNN



Immediately
AVAILABLE

5-MILE KEY FACTS



174,501
POPULATION



5.7%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



38
MEDIAN
AGE

5-MILE INCOME FACTS



\$74,672

MEDIAN
HOUSEHOLD
INCOME



\$47,398

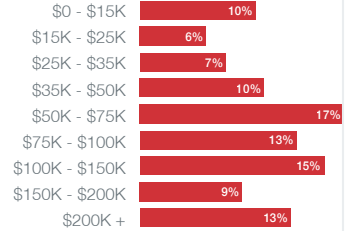
PER CAPITA
INCOME



\$116,966

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



6,398
BUSINESSES



87,353
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA

22%

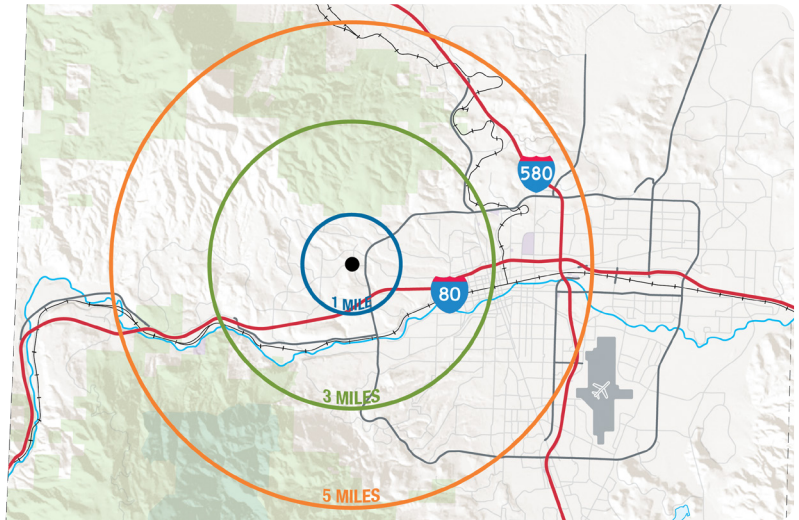
HIGH
SCHOOL
GRADUATE

30%

SOME
COLLEGE

38%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



ups Save Mart CHASE Jack In the box Auto Zone
Planet Fitness Bank of America H&R BLOCK QDOBA Mexican Eats Pella
Staples Walgreens

SAFEWAY verizon
KOHLS Dotty's
CHIPOTE MEXICAN GRILL McDonald's WINGSTOP MOCHINUT#0
BIG TIRES SALADWORKS
ROSS DRESS FOR LESS PETSMART ULTA BEAUTY

Walmart TACO BELL O'Reilly AUTO PARTS
ARCO BURGER KING Wells Fargo

ER
AT McCARRAN NW
An Extension of Northern Nevada Medical Center

DISCOUNT
TIRE

THE HOME
DEPOT

SUBJECT



±254 - 443 SF
AVAILABLE OFFICE



±1,280 - 2,688 SF
AVAILABLE RETAIL

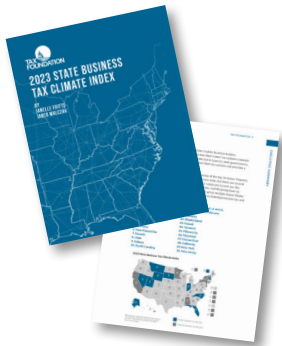


\$0.64/SF
EST. NNN



Immediately
AVAILABLE

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:

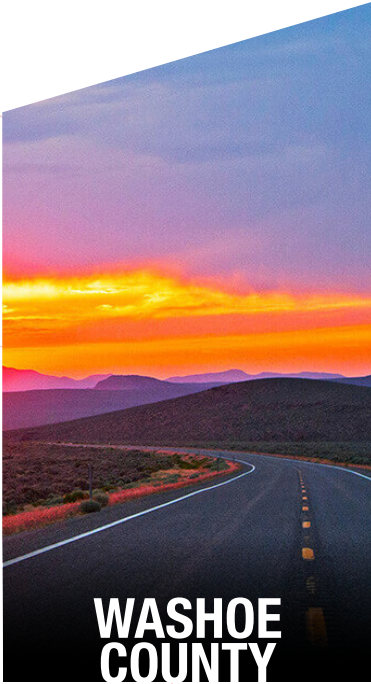
- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

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

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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

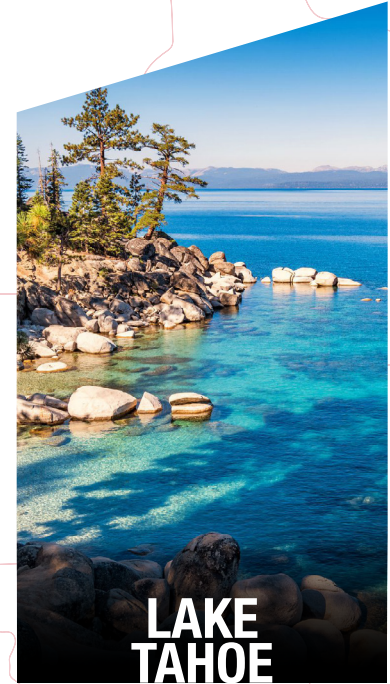
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL 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.

About Northern Nevada

FOR LEASE

Westridge Corners

5365 MAE ANNE AVE

Salon
Hair
& Nails

PEARL

ATE-FAR

POUNAILS



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NRED NO: S.180915

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