

For Lease

THE VILLAGE AT RANCHARRAH

tolles



7100-7700 Rancharrah Pkwy.
Reno, NV 89511

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Listing Snapshot



\$3.75 PSF NNN
Lease Rate



\$1.00 PSF
Lease Expense



± 1,661 - 1,883 SF
Available Square Footage

Property Highlights

- Retail opportunity at Reno's high-end Village at Rancharrah boutique center
- End-cap retail spaces along the west end of the shopping center
- Positioned within the Rancharrah development complete with a ± 40,000 SF clubhouse and over 600 new homes on property
- Strategically located just off of I-580 with access along Kietzke Ln. connecting the center to the southwest Reno submarket
- High-income neighborhood with average household income over \$135,000 within a 0.5-mile radius
- Heavy daytime population with over 6,000 employees within a 0.5-mile radius across more than 440 businesses
- Existing tenants include Dolce Vita Wellness Spa, Village Dental, Perenn, Elixir, The Village Well, and more

Demographics

	1-mile	3-mile	5-mile
2025 Population	6,364	72,463	167,863
2025 Average Household Income	\$112,115	\$109,057	\$124,865
2025 Total Households	2,912	31,495	74,449



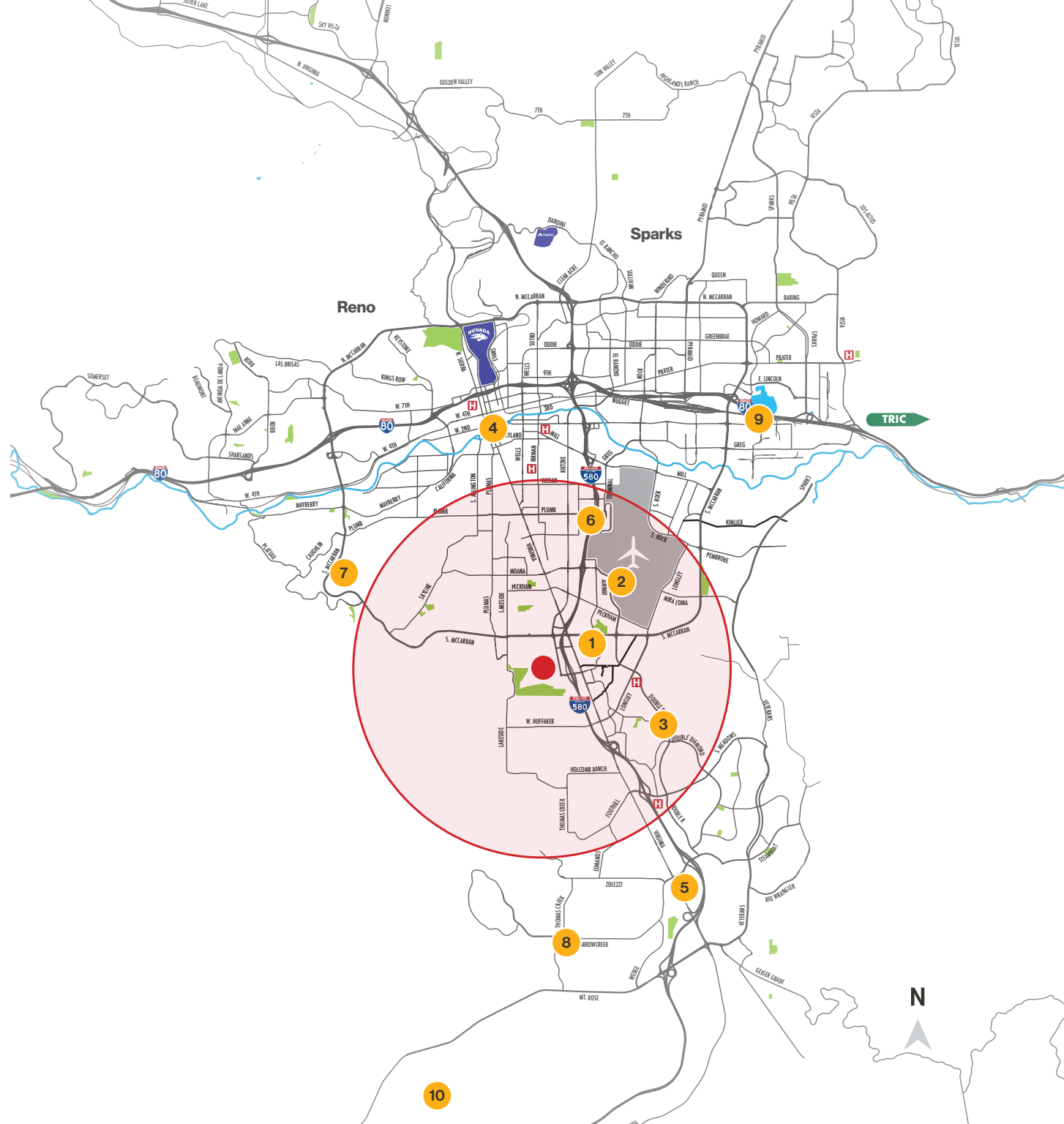
Vicinity Map

The Village at Rancharrah is strategically located along Kietzke Ln. with direct access to I-580, Old Southwest Reno, Downtown Reno, and south Reno. This area benefits from over 33,000 homes within a 3-mile radius with just over \$100,000 in average household income.

Nearby Amenities

- 1 Meadowood Mall**
-1.2 miles
- 2 Reno-Tahoe International Airport**
-3.8 miles
- 3 Nevada DMV**
-4.5 miles
- 4 MidTown**
-5.2 miles
- 5 Damonte Ranch**
-5.8 miles
- 6 I-580/Hwy 395 Interchange**
-5.8 miles
- 7 Caughlin Ranch**
-7.3 miles
- 8 Arrowcreek**
-8.5 miles
- 9 Sparks Marina**
-10.7 miles
- 10 Montreaux**
-11.9 miles

 5-mile radius



Retail Smithridge Center MEN'S WEARHOUSE verizon	Retail Meadowood Court BEST BUY BARNES & NOBLE	Retail Smithridge Plaza TRADER JOE'S CVS pharmacy BIG LOTS	Retail Smithridge Center HOBBY LOBBY Super Savings. Super Selection.™	Retail Meadowood Mall macy's JCPenney CRUNCH FITNESS H&M EVERY SEASON STARTS AT DICK'S SPORTING GOODS	Retail Del Monte Plaza WHOLE FOODS MARKET SIERRA
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Retail
charles SCHWAB

SUBJECT
±1,661-1,883 SF

Retail
CHASE

Communities
THE CLUB
AT RANCHARRAH

Retail
dolce vita
a spa destination

Retail
FENNEMORE.







THE VILLAGE
AT RANCHARRAH

The Village at Rancharrah 141-Acre master-planned community stands as a premier destination that seamlessly blends modern luxury with the natural beauty of its surroundings. What sets The Village at Rancharrah apart is its exceptional integration of upscale retail development. Beyond its exquisite residences, the community features a meticulously curated retail area that caters to the discerning tastes of its residents. The retail spaces are designed to offer a seamless and sophisticated shopping experience, showcasing a diverse selection of boutiques, specialty stores, and dining establishments.

The retail development at The Village at Rancharrah goes beyond mere convenience; it enriches the community's sense of connection and belonging. With its thoughtfully designed retail spaces, the community provides opportunities for social interactions and gatherings, further fostering a strong sense of community among its residents. Strategically located in close proximity to Reno's attractions and services, The Village at Rancharrah offers the best of both worlds – a serene oasis surrounded by nature, along with easy access to the city's amenities. Additionally, its commitment to retail excellence ensures that residents have access to high-end shopping and dining experiences that elevate their quality of life.



Surrounding Housing Developments

The Villas at Rancharrah

Latigo at Rancharrah

Cantaro at Rancharrah

Lariat at Rancharrah

Riata at Rancharrah

The Estates at Rancharrah

Lariat II



200+ Homes

Within a Half-Mile Radius



Healthy Tenant Mix

Including Retail Shopping, Dining, Bar, and Spa & Wellness



± 52,000 SF

Equestrian Center on Site



+575

Club at Rancharrah Members



± 141 AC

Ranchland-Turned-Master-Planned Community



± 94,520 SF

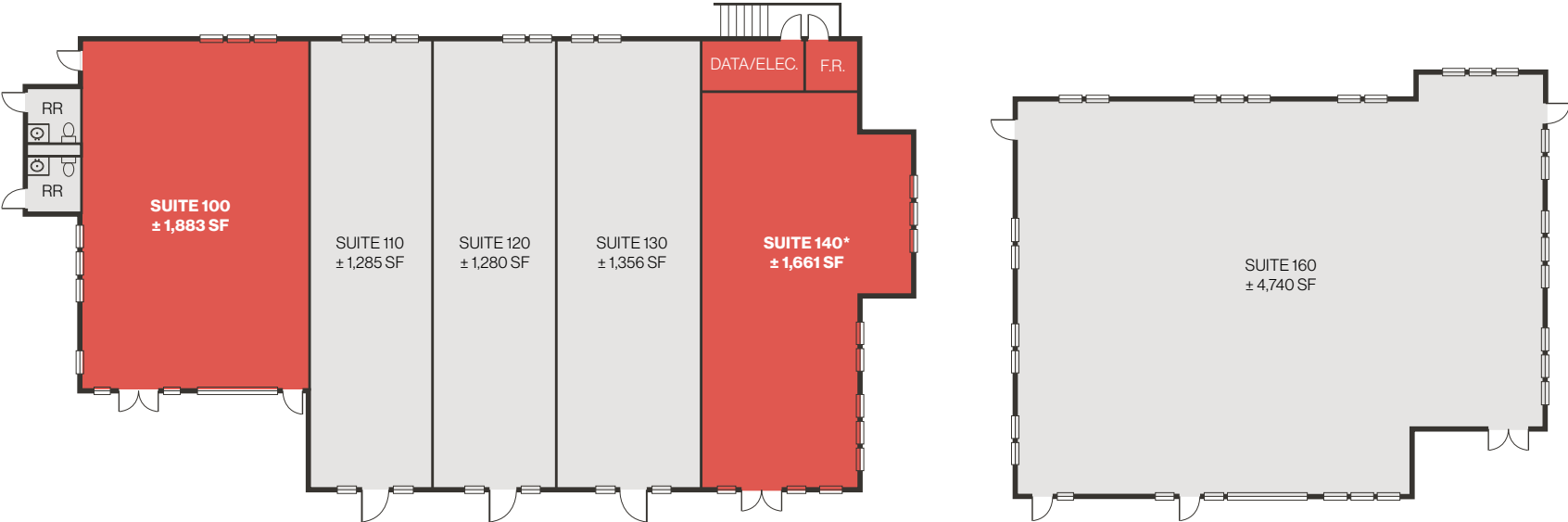
Office and Retail Space Within the Village at Rancharrah Community



Site Plan

Available





*Available 10/1/2026

Property Photos



Property Photos



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For inquiries please reach out to our team.

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