

For Lease
Ridgeview Plaza
Reno, Nevada

SWC of McCarran Boulevard
& Mae Anne Avenue



Two In-Line Spaces Available | 1,104 SF – 1,200 SF

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Dry Cleaners
 Northwest Veterinary Hospital
 Charter Spectrum
RIDGEVIEW MAIL CENTER
GNC
 LIVE WELL.

MOCHINUT
GameStop
Baskin Robbins
verizon
PORT OF SUBS
GREATER NEVADA Credit Union
Round Table PIZZA
L&L

Massage Envy
STRETCH ZONE
restore
 HYPER WELLNESS
EUROPEAN WAX CENTER
 THE ULTIMATE WAX EXPERIENCE
MATHNASIUM
 The Math Learning Center
THE JOINT chiropractic

FUNCTIONAL 45 Training
MONSTERS & MAYHEM GAMES
pure barre
 lift • tone • burn

ROSS
 DRESS FOR LESS
SAFeway
KOHL'S
ULTA
PETSMART
Chipotle
Dotty's
McDonald's
BIG O TIRES

Sierra Highlands Drive

Mae Anne Avenue

1,460 ADT

NOTHING BUTT CAKES
PACIFIC DENTAL SERVICES

McCarran Boulevard

28,300 ADT

WING STOP
Rocky Mountain CHOCOLATE FACTORY
TACOS EL REY

About the Center

Premier ±280,000 square foot community shopping center in desirable Northwest Reno. The center is anchored by Safeway, PetSmart, ULTA, Ross, and Kohl's. Surrounded by dense residential and commercial uses, schools and the University of Nevada Reno.

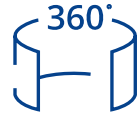
Property Features

The center receives over 281k monthly visits and 3.4M yearly visits from the surrounding trade area population

- Co-tenants include: Chipotle, Baskin Robbins, Port of Subs, Round Table Pizza, GameStop, McDonalds, Big O Tires, Wing Stop, Massage Envy, Tacos El Rey, Pacific Dental, GNC, Ridgeview Mail Center, Pure Barre, The Joint Chiropractic, Mochinut, F45, Nothing Bundt Cakes, and Charter Spectrum
- Exposure to approximately 28,300 vehicles per day on McCarran Boulevard and 14,600 on Mae Anne Ave and is situated only one-half mile north of the four-way interchange at I-80
- Services the Northwest Reno submarket and the master planned communities of Caughlin Ranch, Somerset, Verdi and other developments along I-80
- Other traffic generators include: Walmart, SaveMart, Walgreen's, Chili's, Dollar Tree, Staples, Planet Fitness and numerous businesses and restaurants
- Over 4,662 residential units approved/under construction in the Northwest Reno submarkets

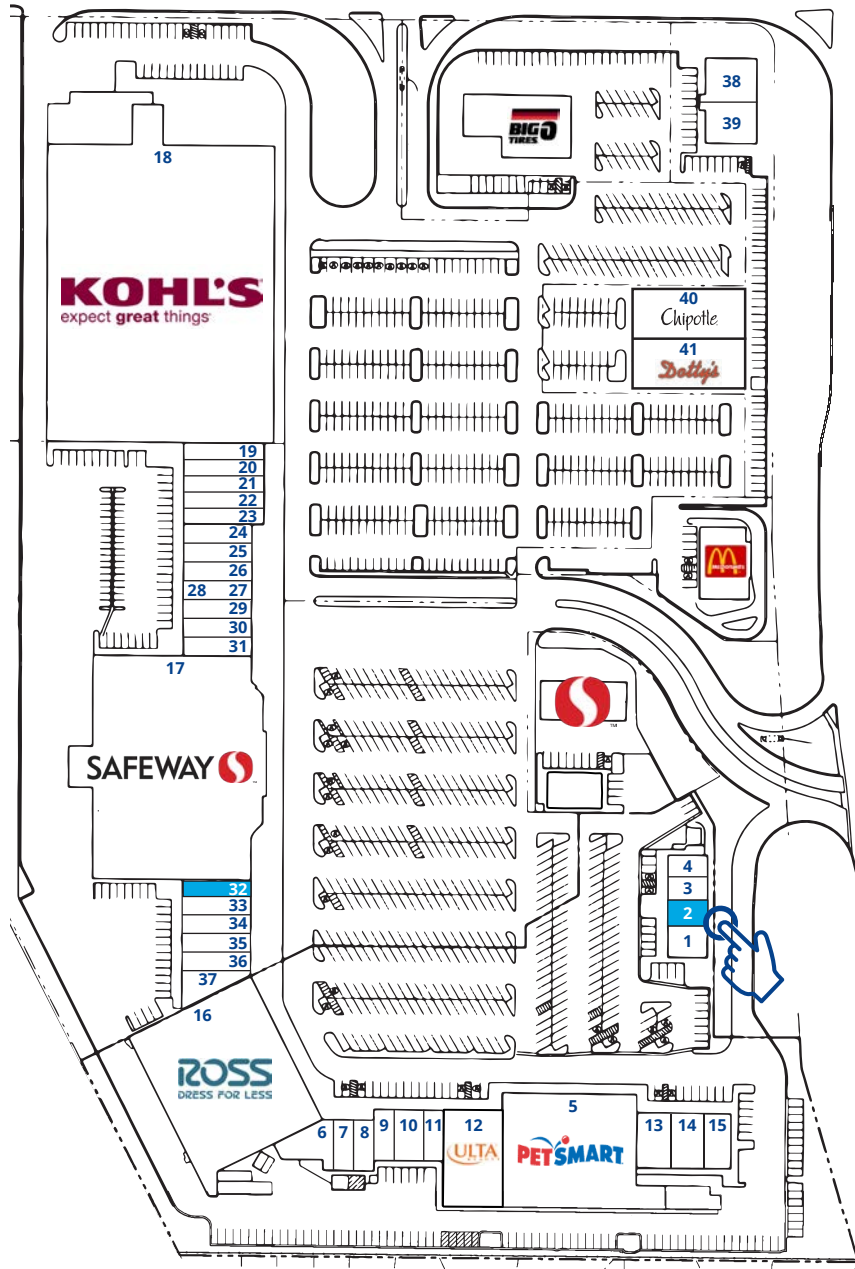


Site Plan



Click on a suite to view virtual tour

Mae Anne Avenue



McCarran Boulevard

#	Tenant	Address/Suite #	SF
1	Rocky Mountain Chocolate	5100 Mae Anne Ave, Suite 1	1,104
2	Available	5100 Mae Anne Ave, Suite 2	1,104
3	Tacos El Rey	5100 Mae Anne Ave, Suite 3	1,650
4	Wingstop	5100 Mae Anne Ave, Suite 4	1,650
5	Petsmart	5110 Mae Anne Ave	22,147
6	Massage Envy	5110 Mae Anne Ave, Suite 501	3,018
7	European Wax	5110 Mae Anne Ave, Suite 502	1,200
8	Stretch Zone	5110 Mae Anne Ave, Suite 503	1,200
9	Mathnasium	5110 Mae Anne Ave, Suite 504	1,200
10	Restore Wellness And Cyrotherapy	5110 Mae Anne Ave, Suites 505 & 506	2,400
11	The Joint Chiropractic	5110 Mae Anne Ave, Suite 507	1,200
12	Ulta Store	5110 Mae Anne Ave, Suite 600	7,828
13	Pure Barre	5110 Mae Anne Ave, Suite 701	1,430
14	Balanced Health & Fitness	5110 Mae Anne Ave, Suites 702 & 703	2,860
15	Monsters & Mayhem Games	5110 Mae Anne Ave, Suites 704 & 705	2,832
16	Ross Dress For Less	5120 Mae Anne Ave	30,187
17	Kohl's	5150 Mae Anne Ave, Suite 100	94,213
18	Safeway	5150 Mae Anne Ave, Suite 200	52,846
19	Round Table Pizza	5150 Mae Anne Ave, Suite 201	3,277
20	Greater Nevada Credit Union	5150 Mae Anne Ave, Suite 203	1,900
21	L & L Hawaiian Bbq	5150 Mae Anne Ave, Suite 204	1,900
22	Lucky Nails	5150 Mae Anne Ave, Suite 205	1,900
23	Westside Café	5150 Mae Anne Ave, Suite 206	1,600
24	Verizon Wireless	5150 Mae Anne Ave, Suite 207	1,600
25	Taiwan Restaurant	5150 Mae Anne Ave, Suite 208	1,600
26	Port Of Subs	5150 Mae Anne Ave, Suite 209	1,600
27	Baskin Robbins	5150 Mae Anne Ave, Suite 210	1,300
28	Cingular (Cell Site)	5150 Mae Anne Ave, Suite 210A	0
29	Express Cuts & Tans	5150 Mae Anne Ave, Suite 211	1,600
30	Game Stop	5150 Mae Anne Ave, Suite 212	1,600
31	Mochinut	5150 Mae Anne Ave, Suite 213	1,200
32	Available August 2026	5150 Mae Anne Ave, Suite 401	1,200
33	GNC	5150 Mae Anne Ave, Suite 402	1,600
34	King Cleaners	5150 Mae Anne Ave, Suite 403	1,600
35	Northwest Veterinary Hospital	5150 Mae Anne Ave, Suite 404	1,600
36	Ridgeview Mail Center	5150 Mae Anne Ave, Suite 405	1,600
37	Charter Spectrum	5150 Mae Anne Ave, Suite 406	3,013
38	Pacific Dental Services	5150 Mae Anne Ave, Suite 810A	4,200
39	Nothing Bundt Cakes	5150 Mae Anne Ave, Suite 810B	1,800
40	Chipotle	5144 Mae Anne Ave	2,040
41	Dotty's	5148 Mae Anne Ave	3,280

Location




Demographics & Traffic Counts


	1 mile	3 mile	5 mile
2025 Population	16,785	79,721	180,852
2030 Population	16,907	81,394	187,544
Average Household Income	\$98,758	\$121,798	\$109,186
Total Households	7,110	37,383	82,926
Median Age	34.9	37.7	37.7

2024 Traffic Counts - NDOT	
Mae Anne Avenue, 785ft West of N McCarran Boulevard:	14,600 ADT
N McCarran Boulevard, 585ft North of Mae Anne Avenue:	28,300 ADT
Sierra Highlands Drive:	5,200 ADT


3 Mi Household & Population Data




\$86,016
Median household income




\$605,455
Median home value




52.6%
Owner occupied housing units



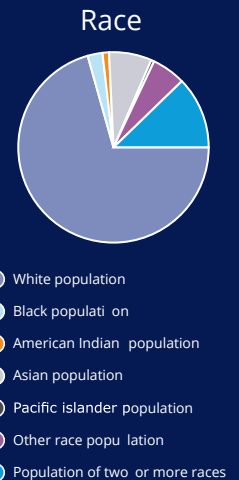
37.7
Median age



48.5%
Female population



40.5%
% Married (age 15 or older)



Surrounding Retail

Coit Plaza



West 7th Street

Mae Anne Avenue

Ridgeview Plaza



N McCarran Boulevard

Canyon Center



Northern Nevada
MEDICAL CENTER



INTERSTATE
80

Why Reno/Sparks

Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

- #4 Ranked in Growth Entrepreneurship
- #1 Startup Activity
- #6 Job Growth
- #7 Best Business Tax Climate
- Best** Named America's Best Small City
- Largest** Per-Capita Industrial Space in the Country
- #16 Best Performing Cities
- #4 State for Economic Growth
- Ranked** One of the 12 Best Places to Live
- Top 25** Largest Gen Z Workforce
- #26 Best Cities for Outdoor Activities
- #41 in Entertainment and Recreation
- #4 Amongst America's "Top 10 Leading Metros"
- #9 of 100 Best Places to Live
- #33 Best Places to Live in America
- #39 2019's Best Large Cities to Start a Business
- #8 State for Energy and Internet Access
- #3 State for Short-Term Fiscal Stability
- #8 State for Overall Economy
- #6 State for Business Environment

Area Growth Generators

Google



rackspace
technology™



switch

REDWOOD
MATERIALS



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