

MEADOWOOD MALL
5400 MEADOWOOD MALL CIRCLE
RENO, NV

FOR LEASE
25,000 SF - 82,196 SF 2ND FLOOR
OFFICE SPACE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

916.779.1000

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

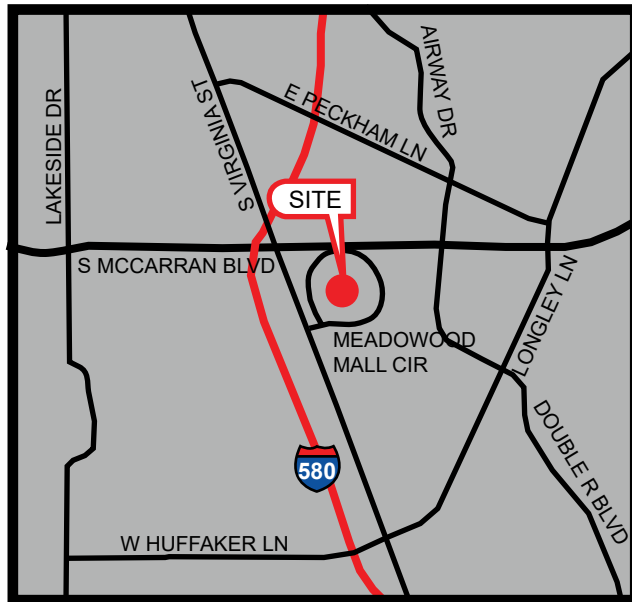
FEATURES:

- Co-anchor to Meadowood Mall, Reno’s main retail center
- Regional mall location within proximity to a major thoroughfare
- Excellent access to I-580
- Strong cross traffic tenancy
- 1st floor 35,651 SF retail space available

PROPERTY DETAILS:

This site is co-anchored with the high-performance Meadowood Mall. Vibrant during weekends and prime shopping hours, Meadowood Mall is a long-standing staple of the community and a major point of destination for residents.

Meadowood Mall’s entertainment and dining tenants include Cheesecake Factory, Starbucks, Wayback Burgers, and more, together with Round 1 Bowling, creating a strong one-stop family experience.



LEASE RATES:

2nd Floor: 25,000 SF - 82,196 SF \$0.79 - \$0.95 PSF, NNN

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	8,097	72,527	183,325
2025 Average HH Income:	\$84,304	\$114,091	\$123,172
Traffic Count @			
	S McCarran Blvd:		26,342
	S Virginia St:		22,415
	I-580:		46,084

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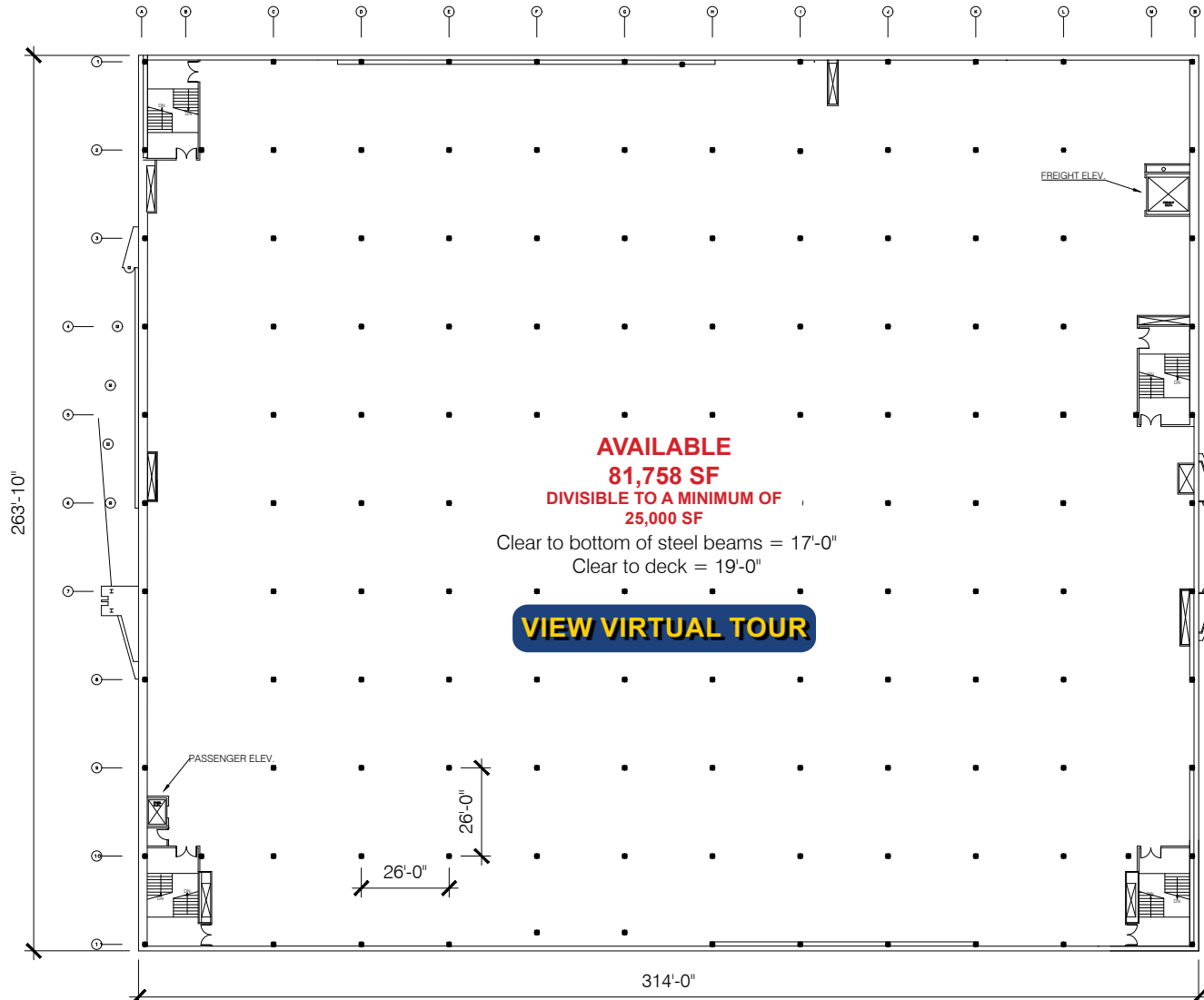
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FLOOR PLAN
2ND FLOOR

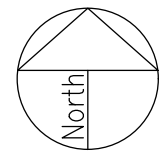


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INTERIOR MALL ENTRANCE



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