

# Reno, Nevada

## Ridgeview Plaza

SWC OF MAE ANNE AVENUE & MCCARRAN BOULEVARD



FOR MORE INFORMATION  
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### PROPERTY FEATURES

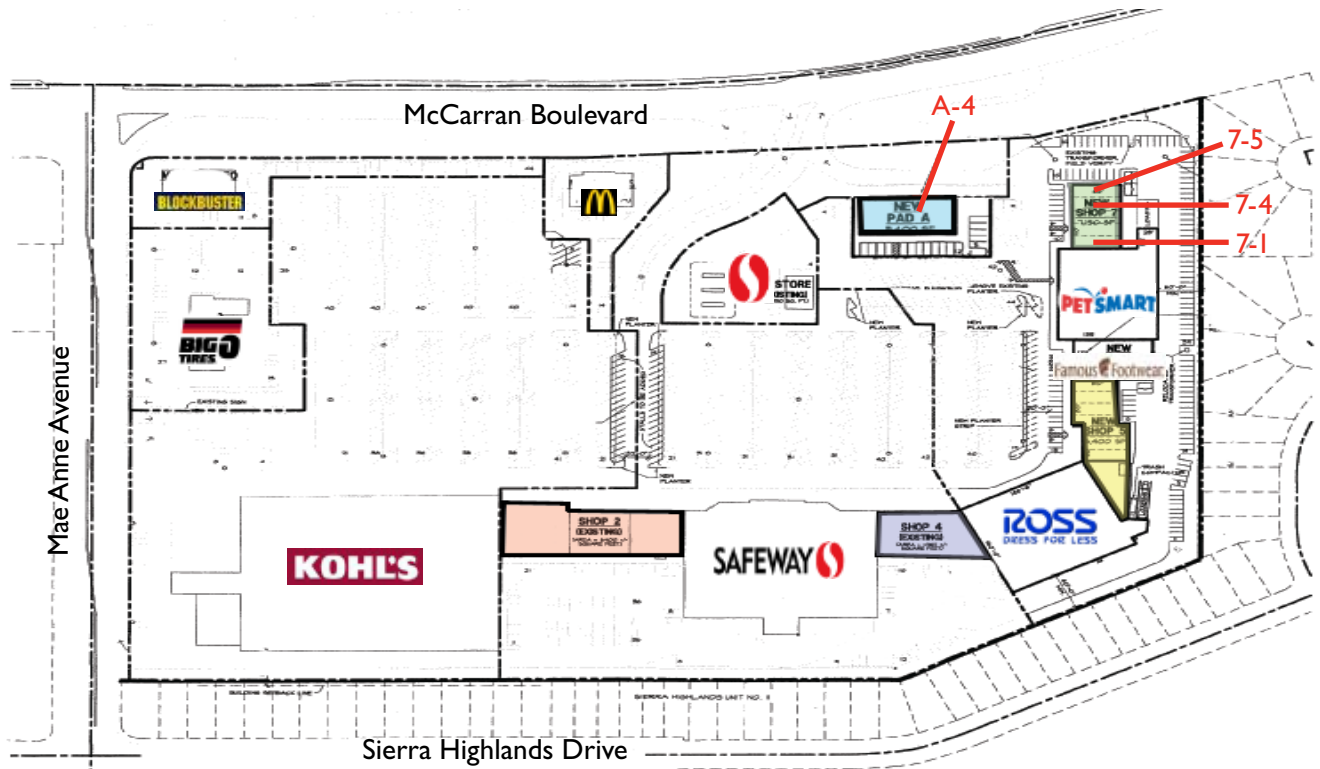
- ▶ Approximately 189,860 square foot community shopping center anchored by Safeway, PetsMart, Ross, and Kohl's
- ▶ Co-tenants include: Famous Footwear, Blockbuster, Baskin Robbins, Port of Subs, Round Table Pizza, Edward Jones, GameStop, McDonalds, Big O Tires, Wing Stop, Bicycle Bananas, Justice for Girls and Massage Envy, with Tacos El Rey coming soon.
- ▶ Surrounded by dense residential and commercial uses, schools and a library
- ▶ Exposure to approximately 24,000 vehicles per day on McCarran Boulevard and is situated only one-half mile north of the four-way interchange at I-80
- ▶ Services not only the Northwest Reno submarket but also the master-planned communities of Caughlin Ranch, Sommersett, Mogul and other developments along I-80
- ▶ Other traffic generators include: Super Wal-Mart, Save Mart, Walgreen's, Chili's, Dollar Tree, Staples and numerous businesses and restaurants
- ▶ Prime retail spaces available from 1,100 to 2,860 square feet with generous landlord concessions and terms!

**COLLIERS**  
INTERNATIONAL

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<p><b>Shop 2</b></p>	<p><b>Shop 4</b></p>	<p><b>Shop 5</b></p>	<p><b>Pad A</b></p> <p>Tacos El Rey</p>
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AVAILABLE SUITES

- A-4 1,100 SF
- 7-1 1,430 SF
- 7-4 1,430 SF
- 7-5 1,402 SF

(Suites 7-4 and 7-5 can be combined for 2,832 SF)



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### Demographics\*

2009	1 MILE	3 MILE	5 MILE
POPULATION	17,509	78,237	169,520
HOUSEHOLDS	6,982	33,022	69,934
MEDIAN HH INCOME	\$52,800	\$53,273	\$45,719
DAYTIME POPULATION	2,450	25,370	78,191

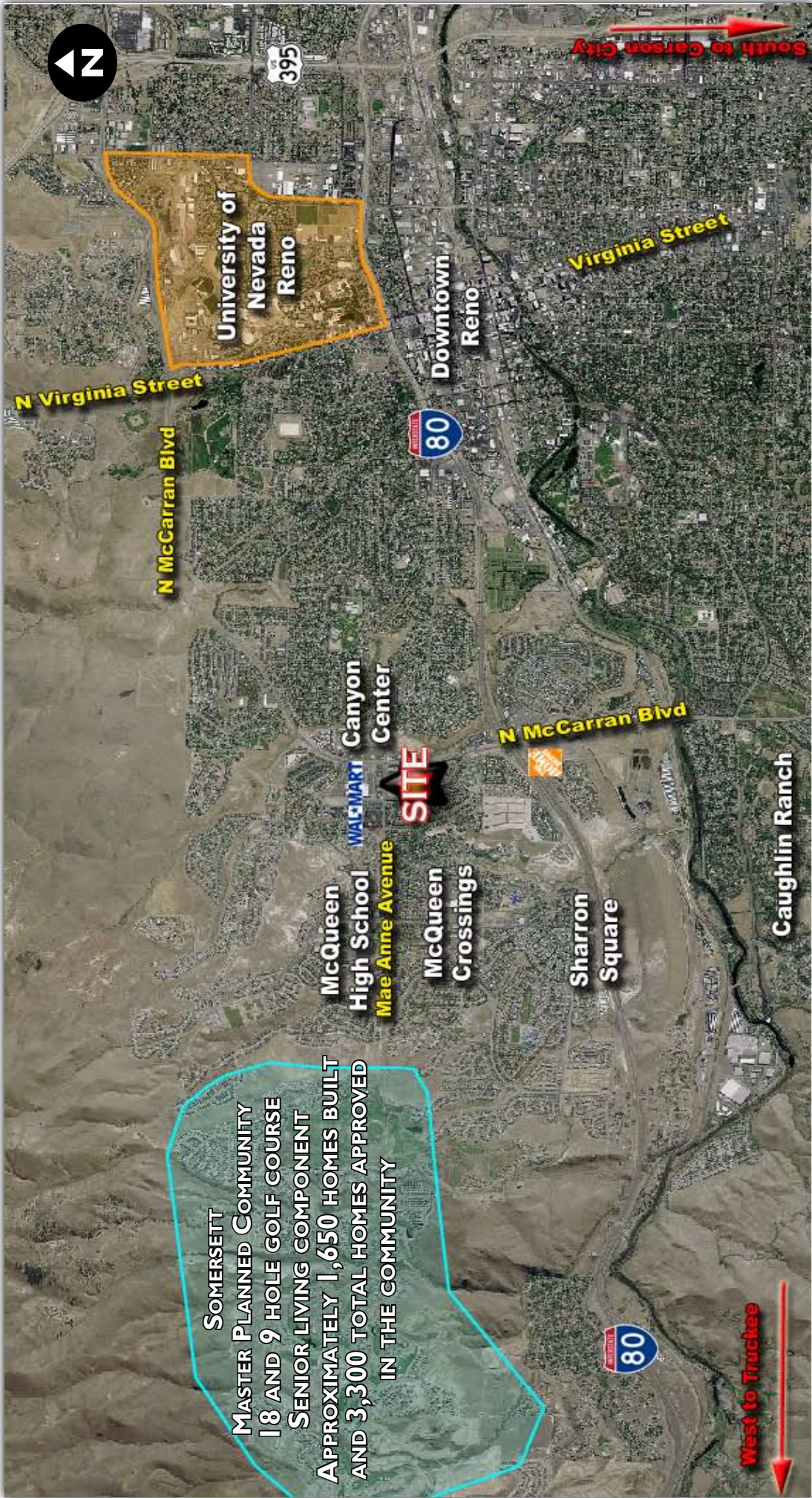
2009 CCIM - CLARITAS

### Traffic Counts\*

- McCARRAN BOULEVARD AT MAE ANNE AVENUE - 24,000
- McCARRAN BOULEVARD AT I-80 ON/OFF RAMPS - 38,000 VEHICLES
- I-80 JUST EAST OF McCARRAN BOULEVARD - 71,500 VEHICLES

2008 NEVADA DEPARTMENT OF TRANSPORTATION WEBSITE





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UPDATED ON 4/8/2010

