

MEADOWOOD MALL 5400 MEADOWOOD MALL CIRCLE RENO, NV

ETHAN CONRAD
PROPERTIES INC.

ANCHOR SPACE FOR LEASE
12,000 SF - 35,651 SF 1ST FLOOR
25,000 SF - 82,196 SF 2ND FLOOR

NOW REMODELED!

916.779.1000

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

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

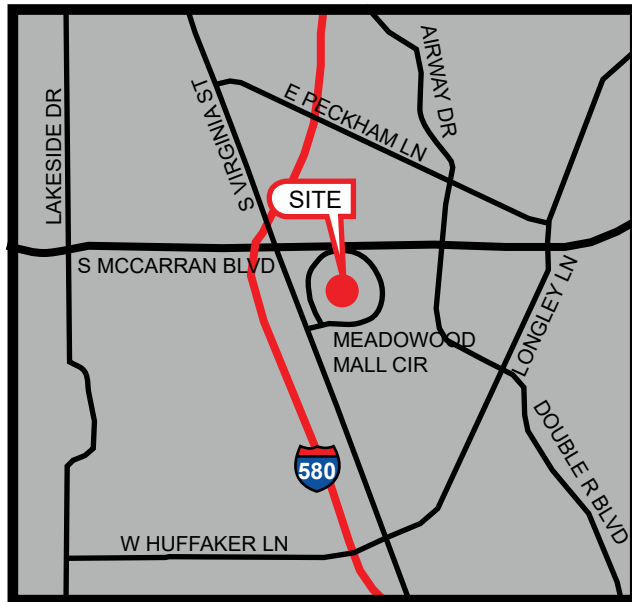
FEATURES:

- 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

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:

1st Floor:	12,000 SF - 35,651 SF	\$1.35 - \$1.49 PSF, NNN
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
2022 Total Population (est):	9,387	72,562	180,679
2022 Average HH Income:	\$49,729	\$59,375	\$62,502
Traffic Count @			
	S McCarran Blvd:		26,342
	S Virginia St:		22,415
	I-580:		46,084

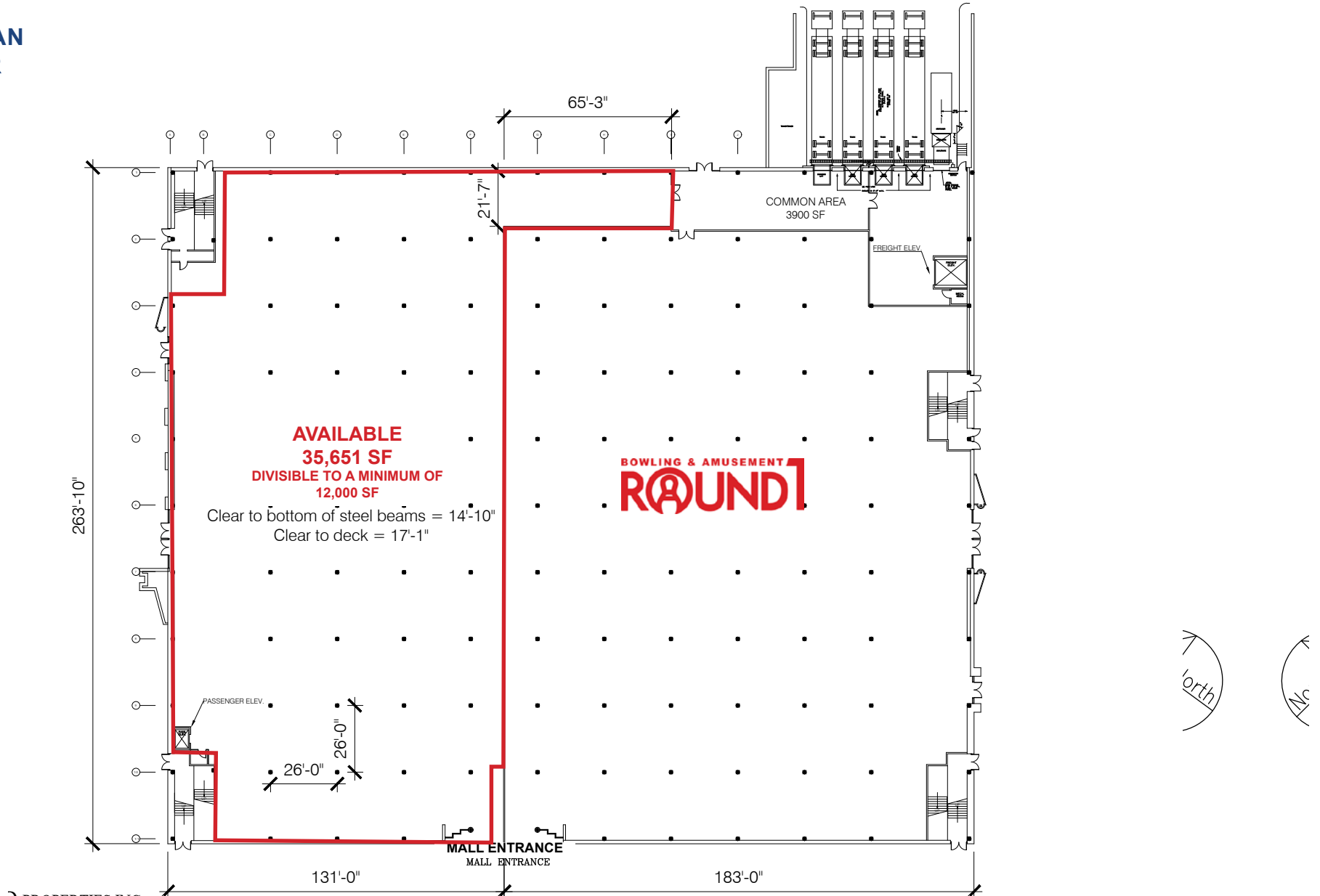
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

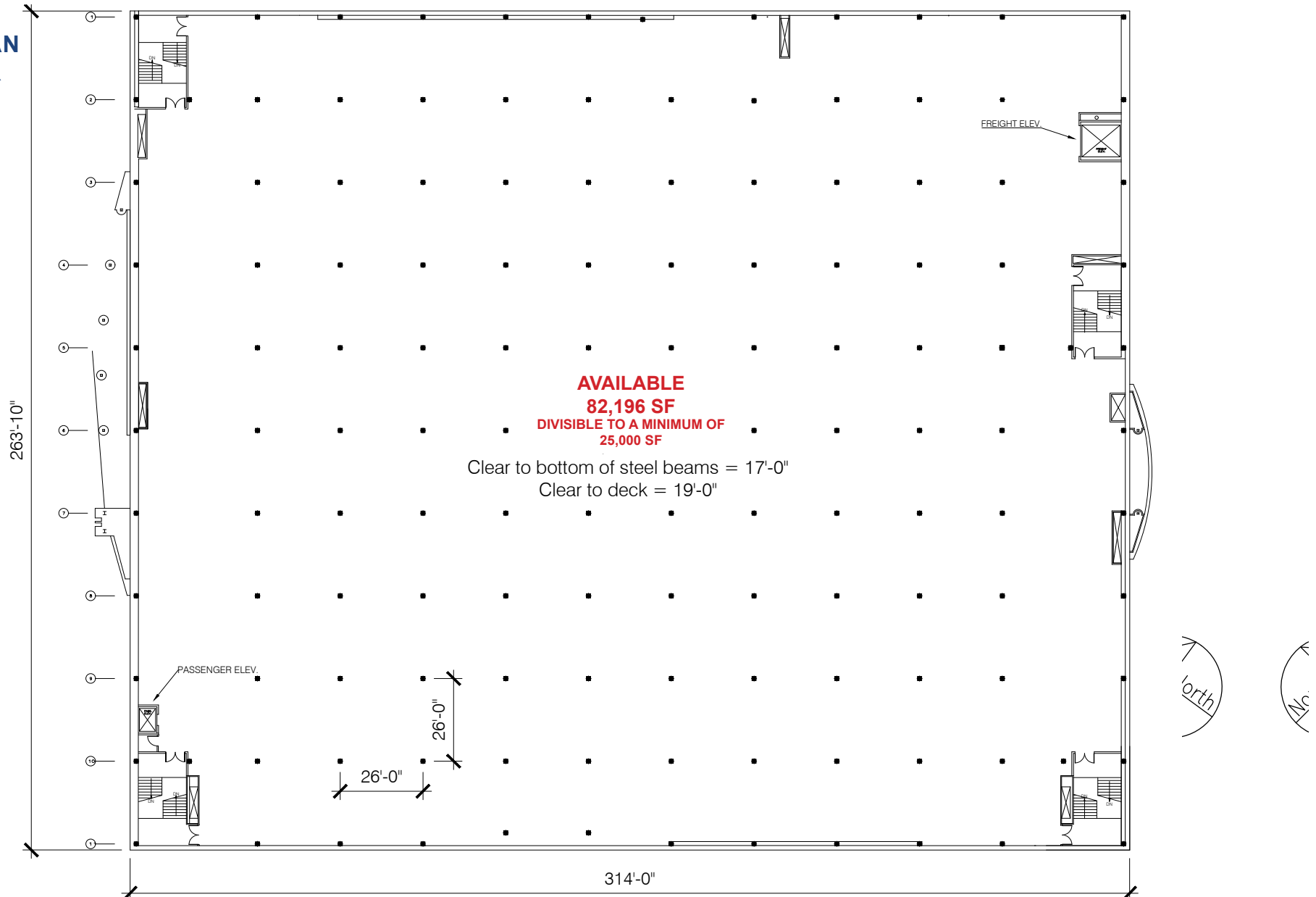
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN
1ST FLOOR



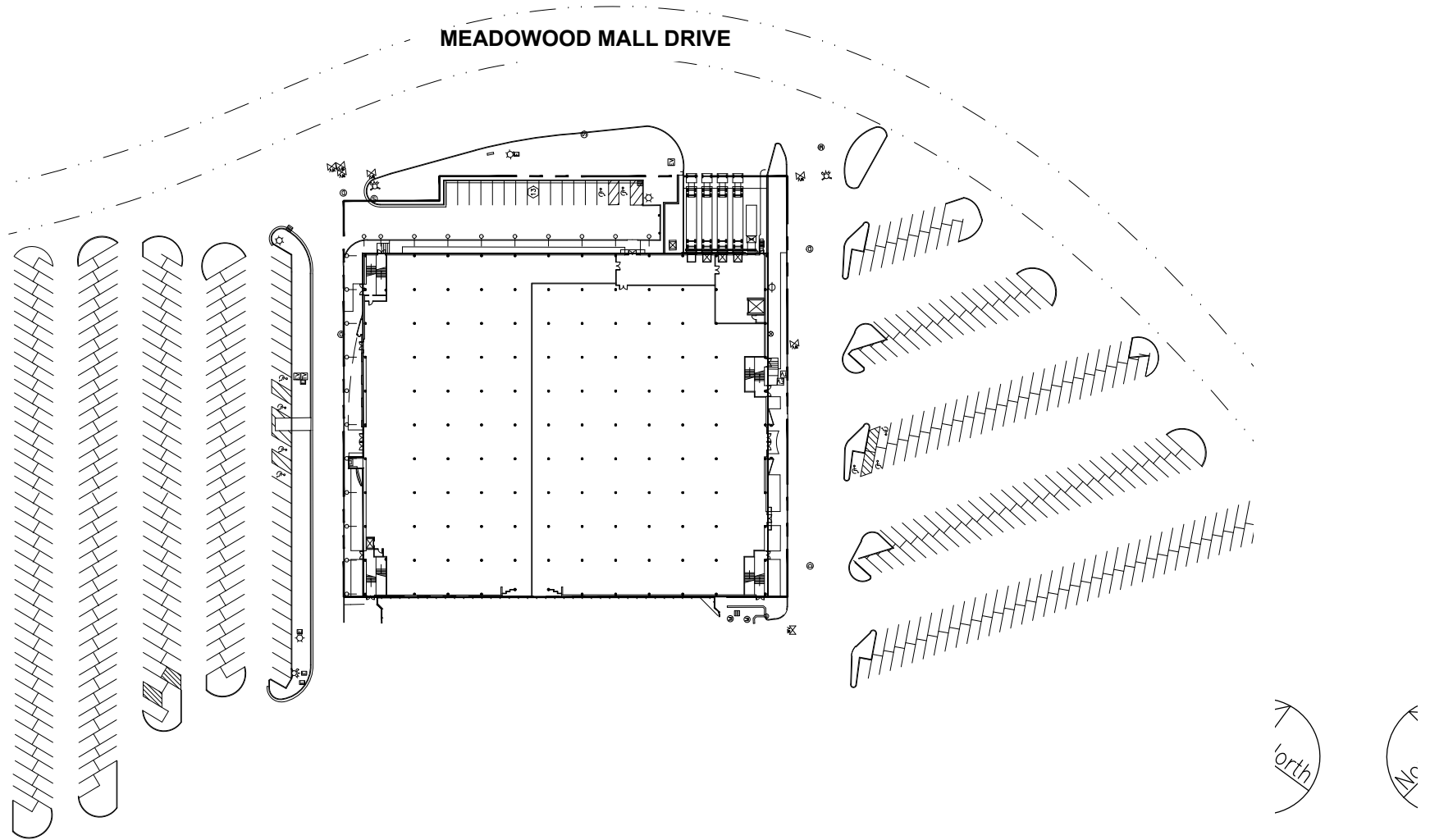
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN
2ND FLOOR



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

MEADOWOOD MALL
5400 MEADOWOOD MALL CIRCLE
RENO, NV



INTERIOR MALL ENTRANCE



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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