

FOR LEASE

Prime Retail Anchor Available at Meadowood Mall, Reno, Nevada

PRIME RETAIL ANCHOR SPACE OPPORTUNITY
at Meadowood Mall

5400 Meadowood Mall Circle, Reno, NV 89502

Available Retail Anchor Space

±35,651 SF Ground Floor

±81,758 SF Second Floor

AVAILABLE

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Colliers.com/Reno

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About The Center

- › Exceptional opportunity for up to ±35,651 SF of ground floor retail anchor space located inside the Meadowood Mall and/or ±81,758 SF of second floor retail anchor space (Landlord will consider subdividing)
- › Over 120 quality retailers, restaurants, and entertainment venues
- › The Reno market is undergoing rapid and sustained growth with an influx of California natives seeking shopping experiences similar to California
- › Extensive parking field
- › Meadowood Mall receives approximately 5.5M yearly visits with over 991K visitors from the trade area population



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Meadowood Mall

The Meadowood Mall is in the middle of Reno's most attractive retail node with a plethora of national tenants and within close proximity to a number of legacy residential and multifamily neighborhoods and national flag hotels.



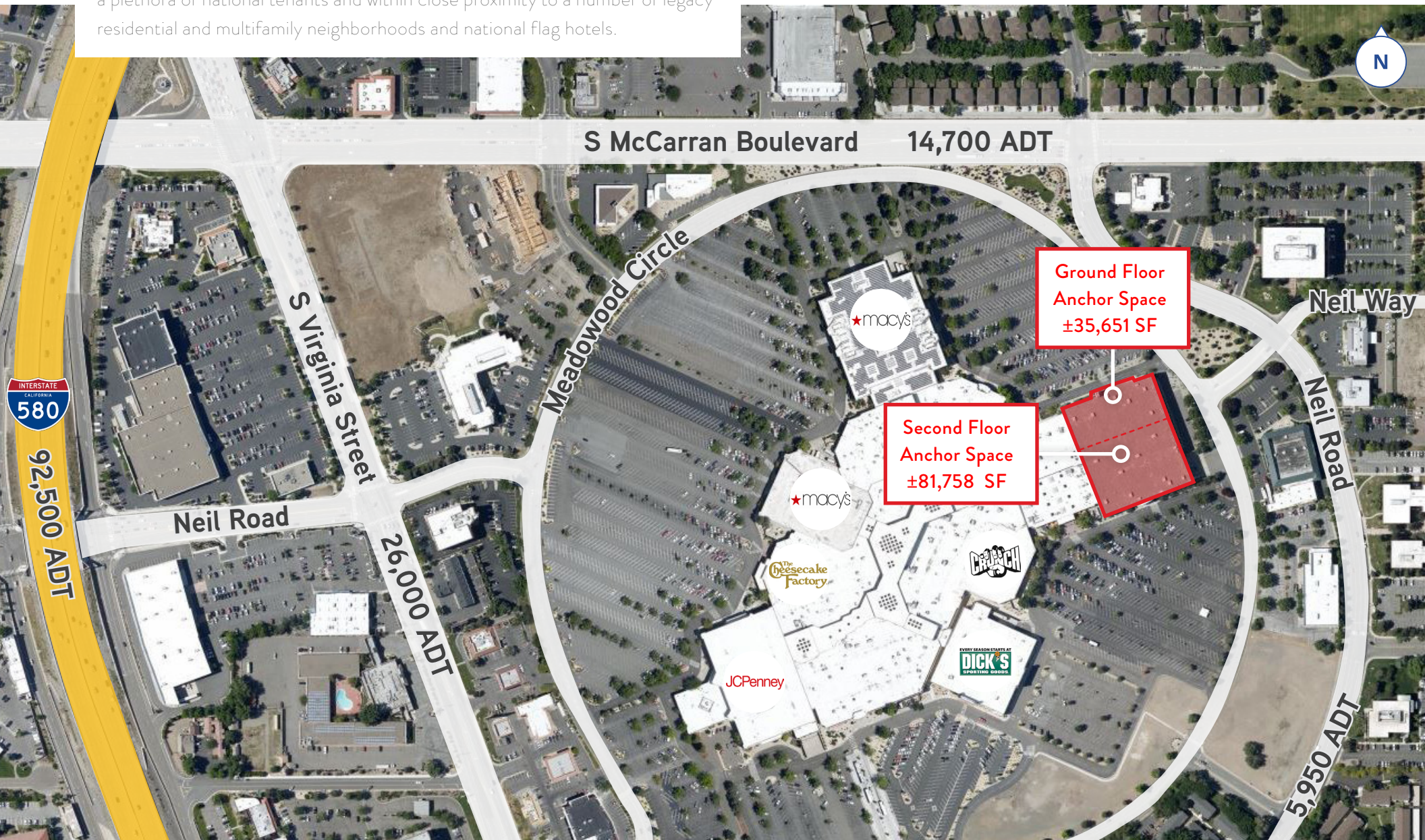
±18.5M SF

of retail space
in Reno, NV



±5.5%

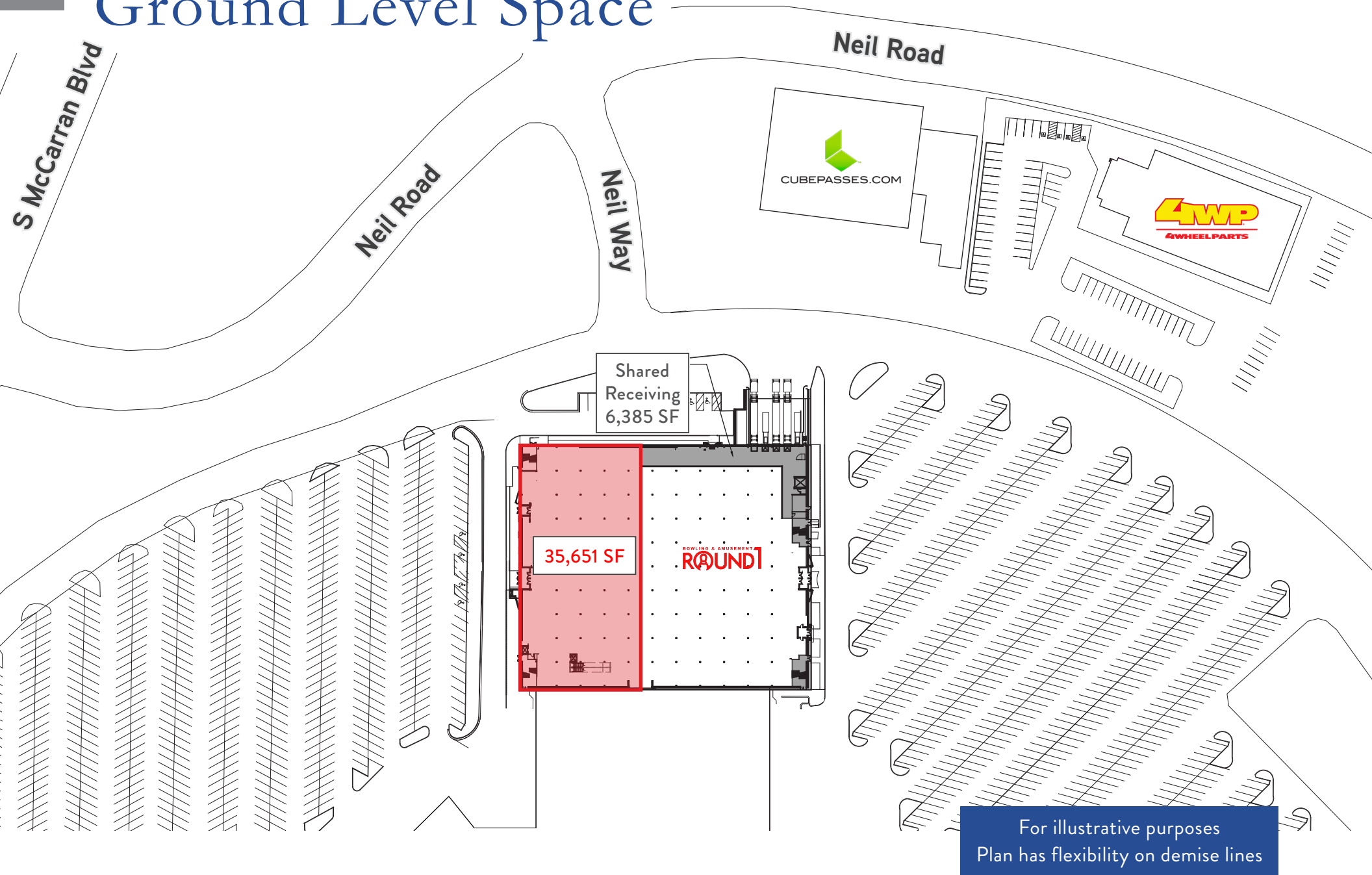
Retail Vacancy Rate
in Reno, NV



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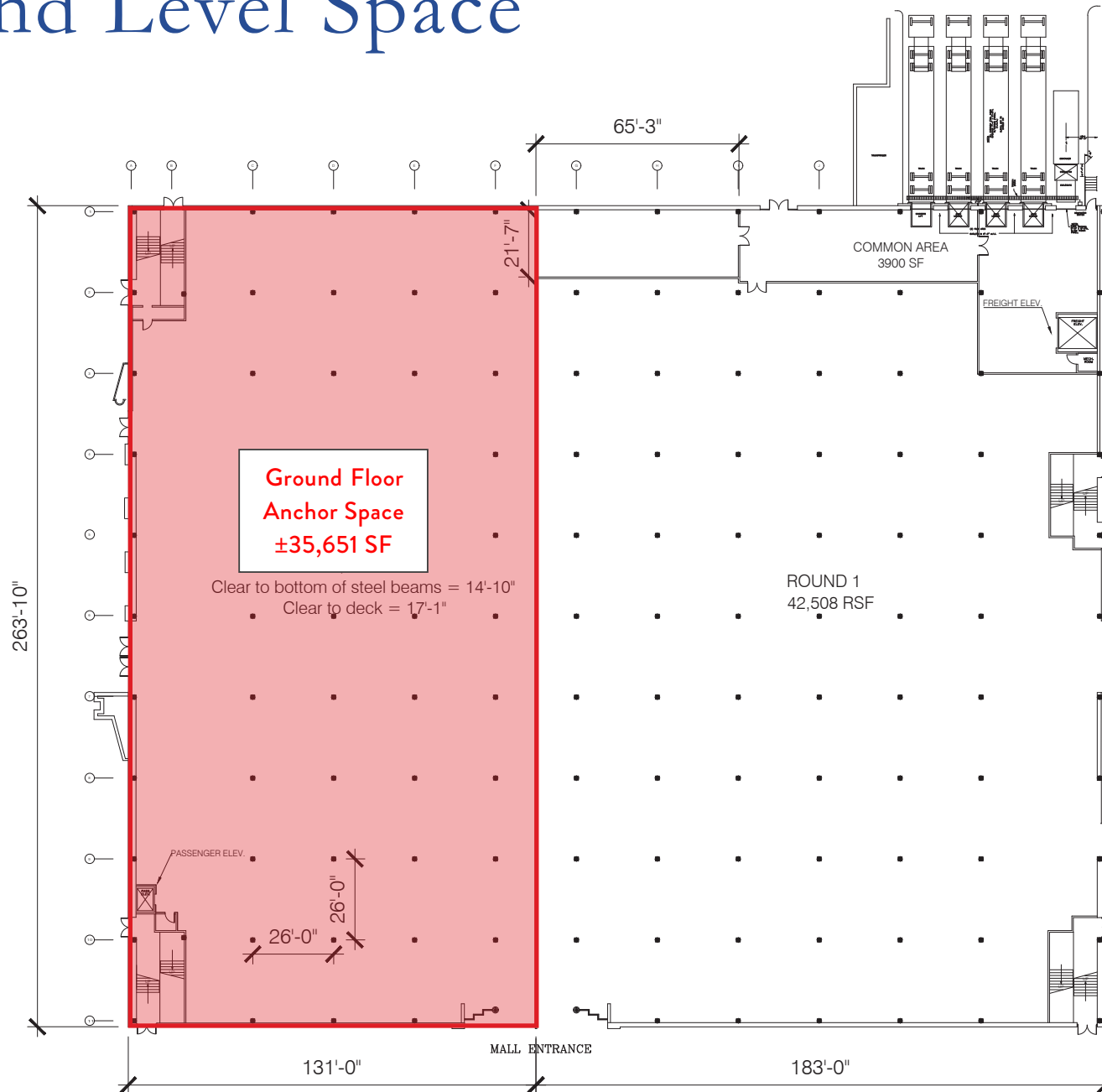
Ground Level Space



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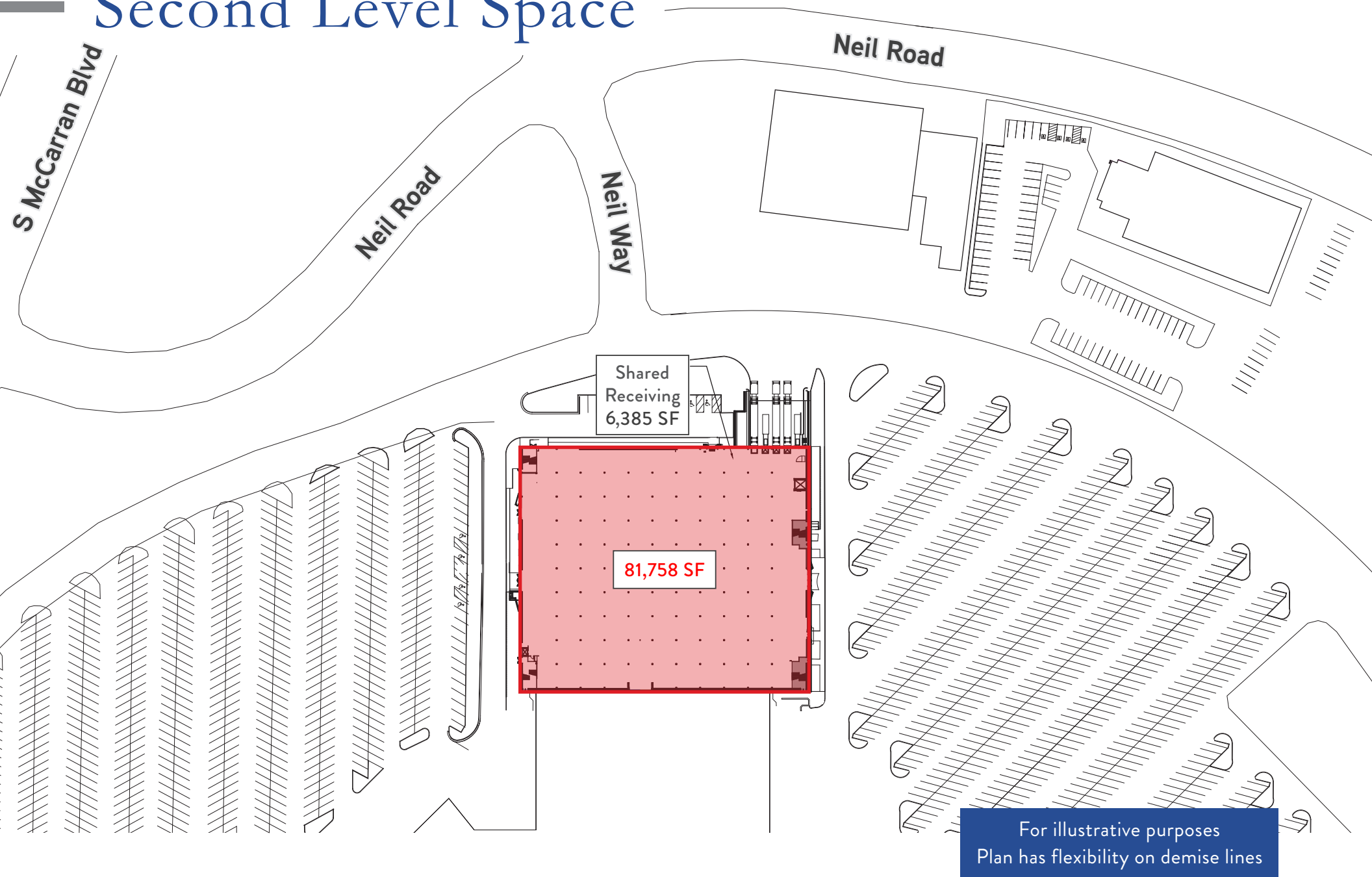
Ground Level Space



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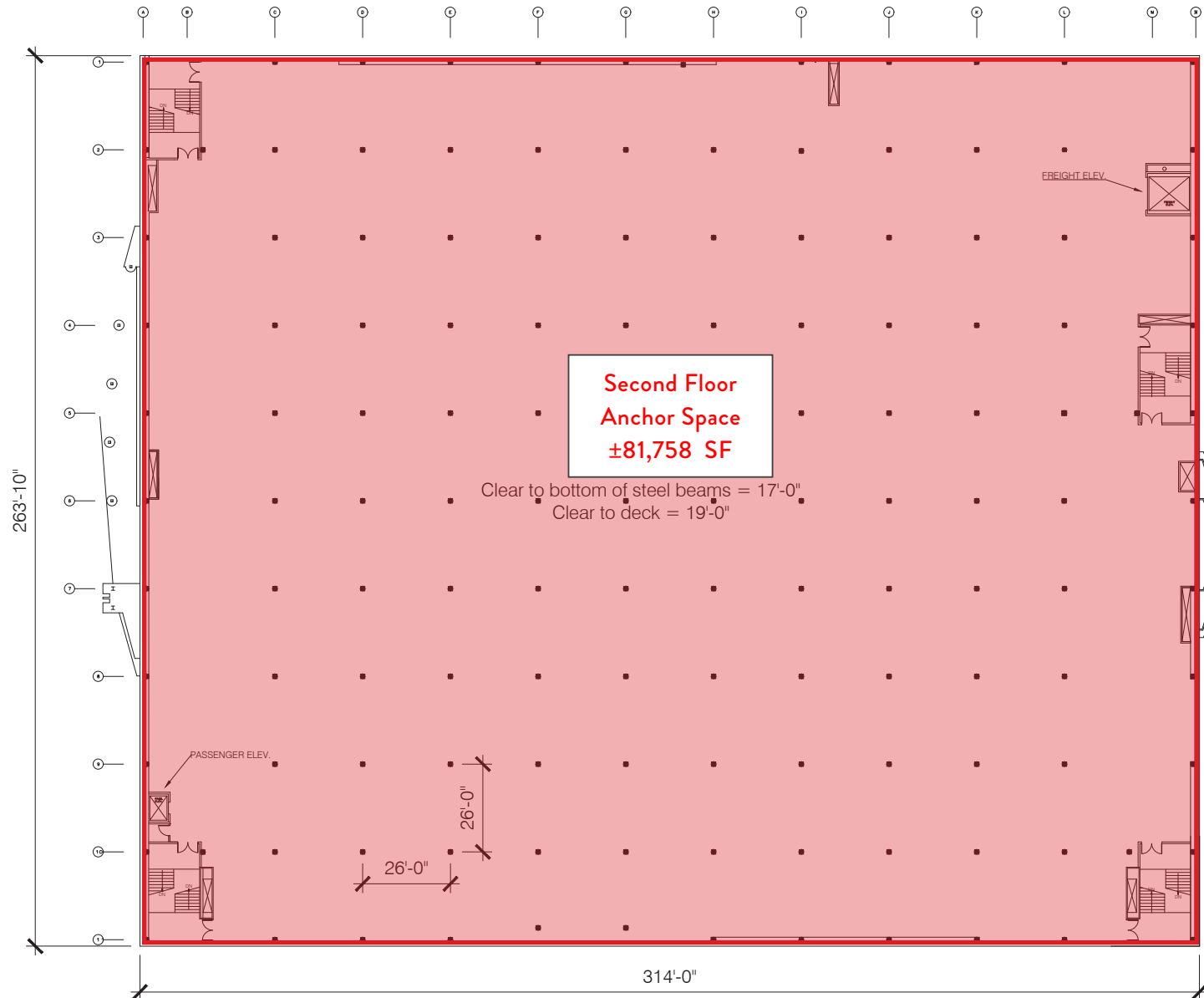
Second Level Space



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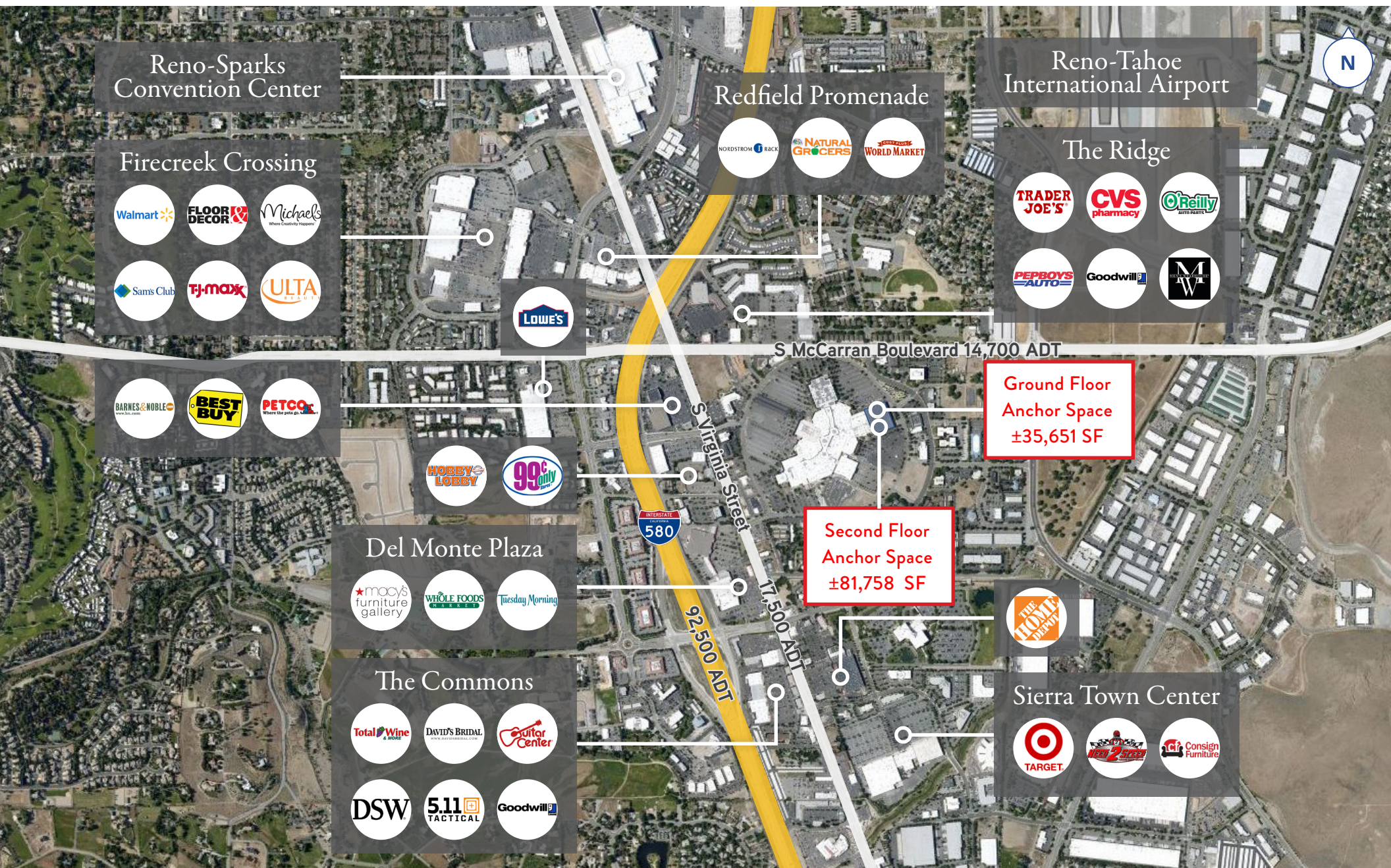
Second Level Space



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Surrounding Area



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Mall Entrance to Ground Floor
Anchor Space - Next to Food Court



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National Tenants and Prime Location

› **Tenant mix** includes highly visible national tenants: Macy's, JCPenney, Dick's Sporting Good, Round1, Crunch Fitness, and The Cheesecake Factory.

› **Prime location** situated directly off Interstate-580 that offers exposure to over 92,500 vehicles daily.



404k

SURROUNDING
POPULATION



436k

DAYTIME
POPULATION



532k

SURROUNDING
POPULATION



530k

DAYTIME
POPULATION

10-Mile Radius

30-Minute Drive Time



121k

AVERAGE
HOUSEHOLD INCOME



570k

MEDIAN
HOME VALUE



118k

AVERAGE
HOUSEHOLD INCOME



570k

MEDIAN
HOME VALUE



Driving Factors in Reno/Sparks

- › **Reno/Sparks is a rapidly growing, highly-desirable Nevada submarket.**
- › Ideally located within proximity to multiple growing employment nodes.
- › Surrounded by new construction and infrastructure, including new single-family homes, retail, medical, office, etc.
- › **Less than 40 minutes to the Tesla, Apple, and Switch hubs, and downtown Reno.**
- › Employee and employment migration to Reno/Sparks has continued to accelerate in the past few years.
- › The Reno/Sparks submarket benefits from the proximity to California's technology sector and **has attracted high-profile technology and manufacturing companies** into the market in recent years.
- › Reno/Sparks offers an "affordable" rent alternative to the Bay Area and has emerged as a preferred housing relief valve for the Bay Area. **The region needs it, workers need it, employers need it.**
- › **"Feed the developer machine"** developers and home builders have capital and need to build, but can only build projects that pencil, within regions that pencil. Reno/Sparks has seen a rise in capital investment to further develop the submarket.



Competitive Cost of Living

Cost of living is much more reasonable than other locations in the West, 67% less than Silicon Valley.



Pro-Business Environment

The State of Nevada is considered one of the top states in the country to do business



Tax Advantages

NO corporate income tax, personal income tax, franchise tax, unitary tax, inventory tax, inheritance tax or estate tax.



Transportation and Infrastructure

Reno's central location provides efficient transportation and shipping access throughout the western region.

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