

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

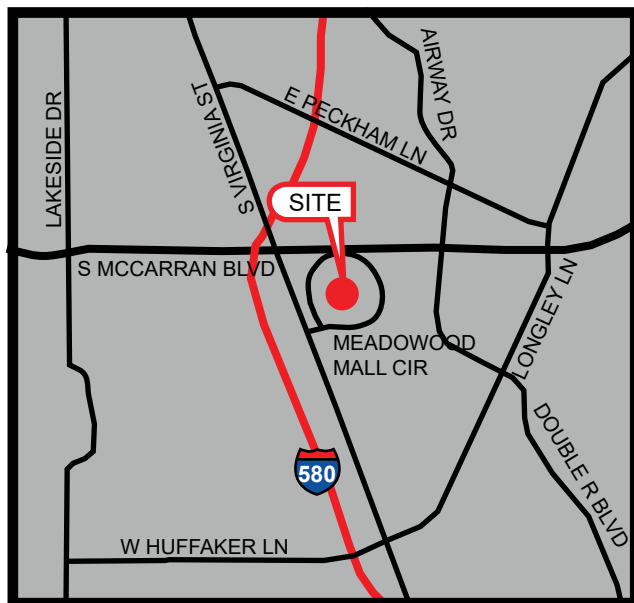
FEATURES:

- 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:

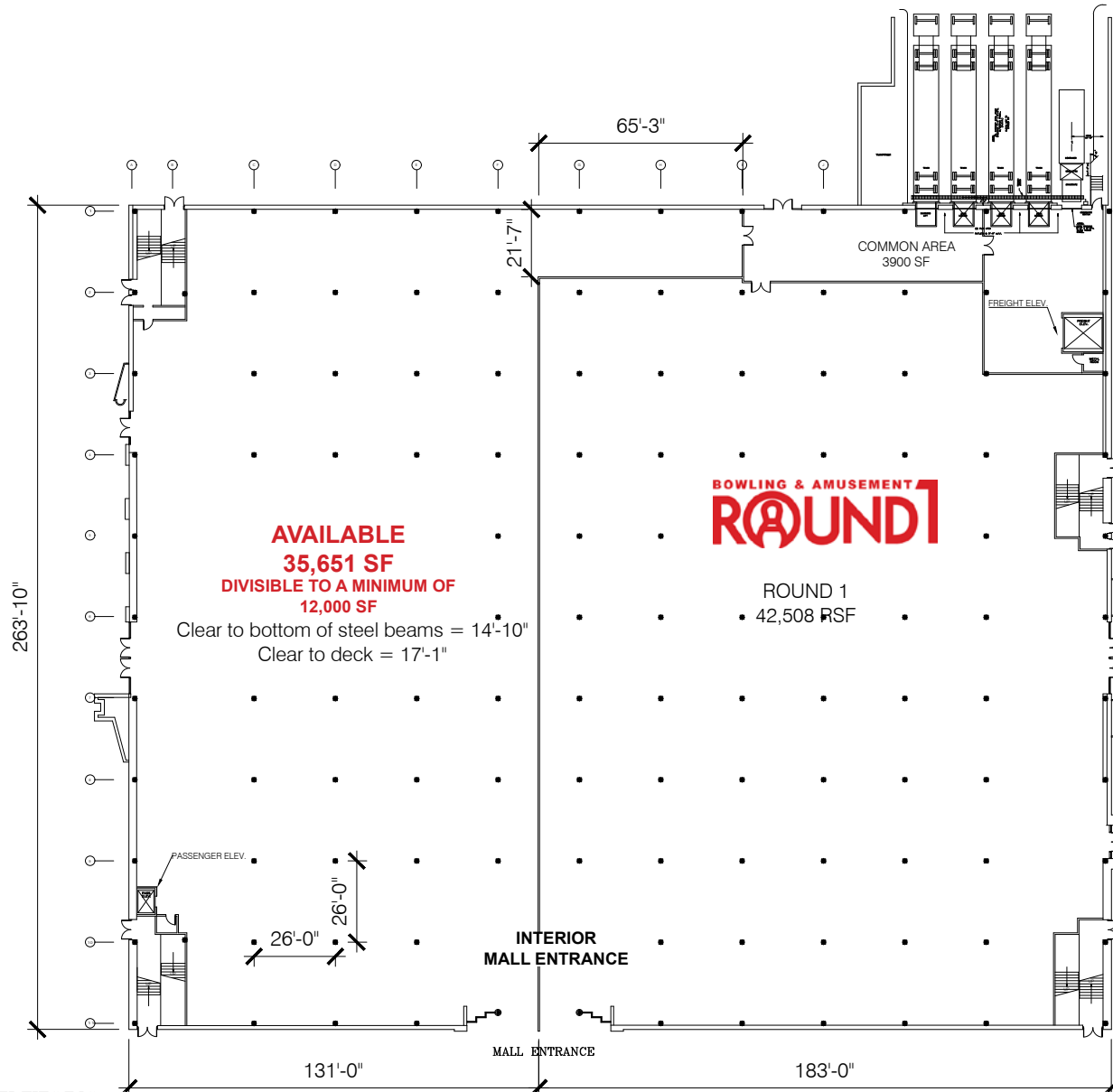
| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|------------------|----------|----------|
| 2022 Total Population (est): | 9,387 | 72,562 | 180,679 |
| 2022 Average HH Income: | \$49,729 | \$59,375 | \$62,502 |
| Traffic Count @ | | | |
| | S McCarran Blvd: | | 26,342 |
| | S Virginia St: | | 22,415 |
| | I-580: | | 46,084 |

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FLOOR PLAN
1ST FLOOR

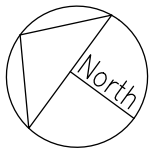
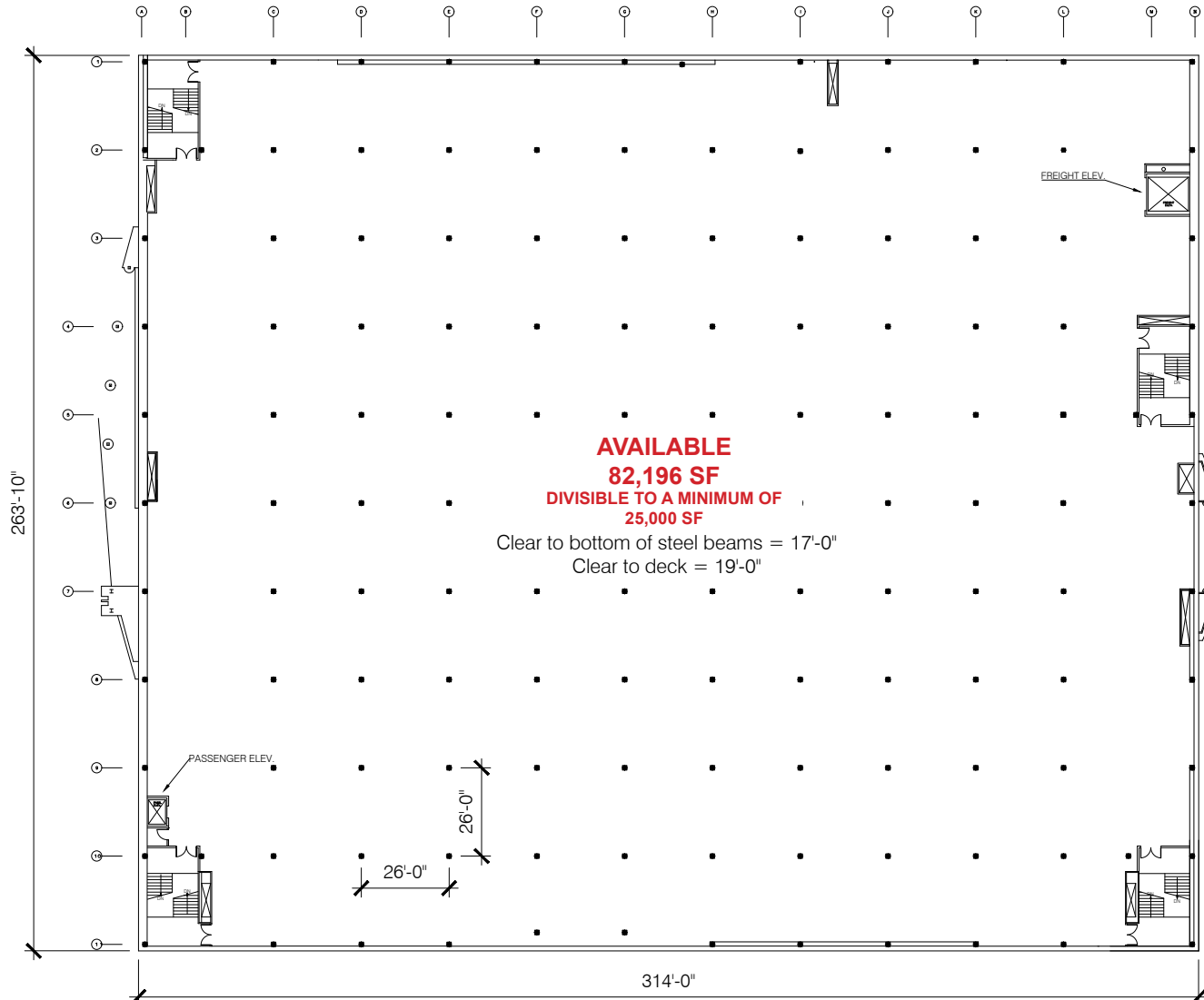


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FLOOR PLAN
2ND FLOOR

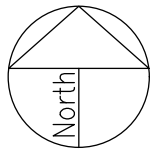


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INTERIOR MALL ENTRANCE



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