

# Sierra Marketplace

3650 South Virginia Street, Reno, NV 89502



Lease Brochure

**Ken Stark**

775.825.4400

kstark@starknv.com

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3650 South Virginia Street, Reno, Nevada



## OFFERING SUMMARY

**Available SF:** 800 - 68,972 SF

**Lease Rate:** Negotiable

**Lot Size:** 13.053 Acres

**Building Size:** 140,785 SF

**Zoning:** MUCC  
Mixed Use

**Market:** Reno/Sparks

**Submarket:** Central

## PROPERTY OVERVIEW

Units range from 800/SF Inline spaces to Large Anchor Spaces, Junior Anchor Spaces and 2 Pad Sites.

Anchor & Junior units may be demised to suit.

Premier Central Reno Retail Center

Negotiable Lease Rates with Modified Gross Lease Terms

## LOCATION OVERVIEW

Located at the intersection of South Virginia & Moana Lane

Proximate to Convention Center & Northern Nevada's Largest Regional Mall

Prime visibility with combined traffic counts of 41,500 on S. Virginia & Moana Lane.

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## Availability & Floor Plan



SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Sierra Market Place A2-A3	1,918± SF	NEGOTIABLE	
Sierra Market Place A4-A5	2,000± SF	NEGOTIABLE	
Sierra Market Place A7	1,250 SF	NEGOTIABLE	
Sierra Market Place A10-A12	3,250± SF	NEGOTIABLE	
Sierra Market Place B	3,250± SF	NEGOTIABLE	
Sierra Market Place C3	62,000± SF	NEGOTIABLE	
Sierra Market Place C6	800± SF	NEGOTIABLE	
Sierra Market Place C11-C13	800± SF	NEGOTIABLE	
Sierra Market Place E	5,100± SF	NEGOTIABLE	
Sierra Market Place C5	13,125± SF	NEGOTIABLE	

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# Sierra Marketplace

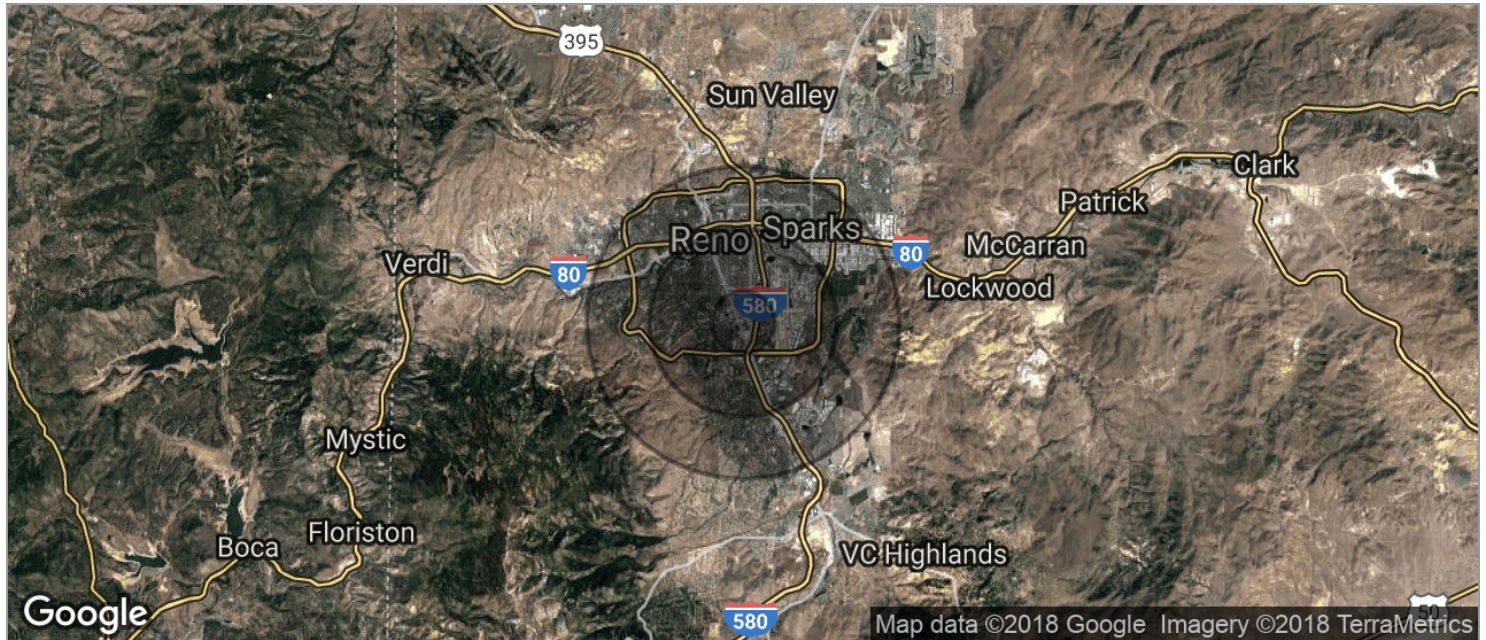
Additional Photos



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## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	22,262	87,748	213,590
MEDIAN AGE	29.0	36.3	36.2
MEDIAN AGE (MALE)	28.9	35.4	35.4
MEDIAN AGE (FEMALE)	29.4	37.1	36.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	8,604	37,943	89,866
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$39,939	\$58,760	\$62,913
AVERAGE HOUSE VALUE	\$208,207	\$283,049	\$358,715

\* Demographic data derived from 2010 US Census

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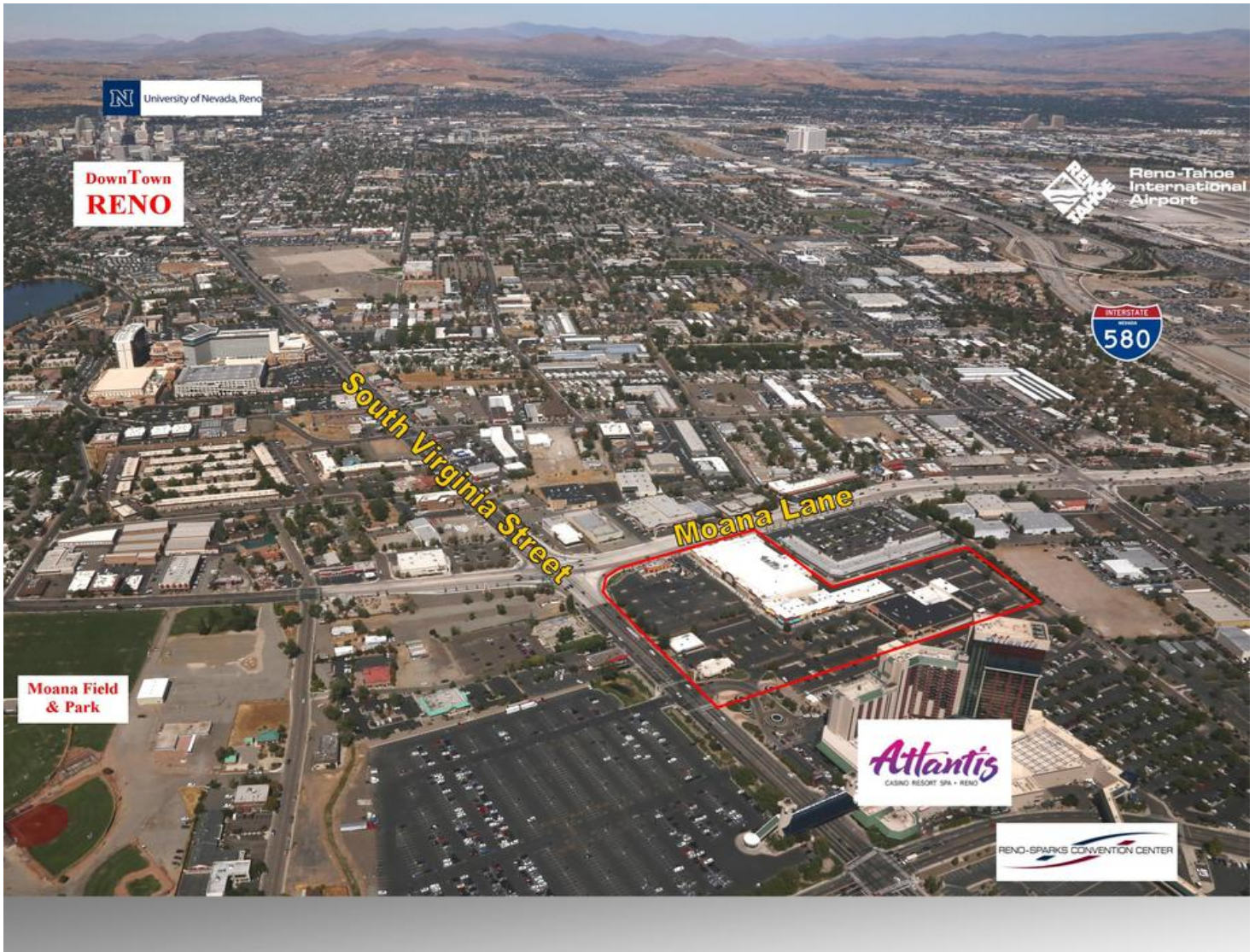
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Regional Location Aerial



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