

SPACE AVAILABLE

SMITHRIDGE PLAZA

5001-5093 S McCARRAN BLVD.

RENO, NV 89502



SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



RETAIL AERIAL



www.cbre.com/reno

CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



ELEVATION-4

REMODEL NOW COMPLETE



PROPERTY FEATURES

- + Multiple anchors including the market exclusive location for Trader Joe's ensures a large customer base frequenting the center daily
- + New ownership committed to delivering a quality tenant mix
- + Ample TI dollars available to qualified tenants



TRAFFIC COUNTS

Traffic Counts	
IR580/395N S of Moana Ln	134,000 ADT
S Virginia St N of McCarran Blvd	23,000 ADT
S McCarran Blvd W of Smithridge Dr	31,000 ADT
S McCarran Blvd 0.1 mi W of Neil Rd	16,300 ADT

www.cbre.com/reno

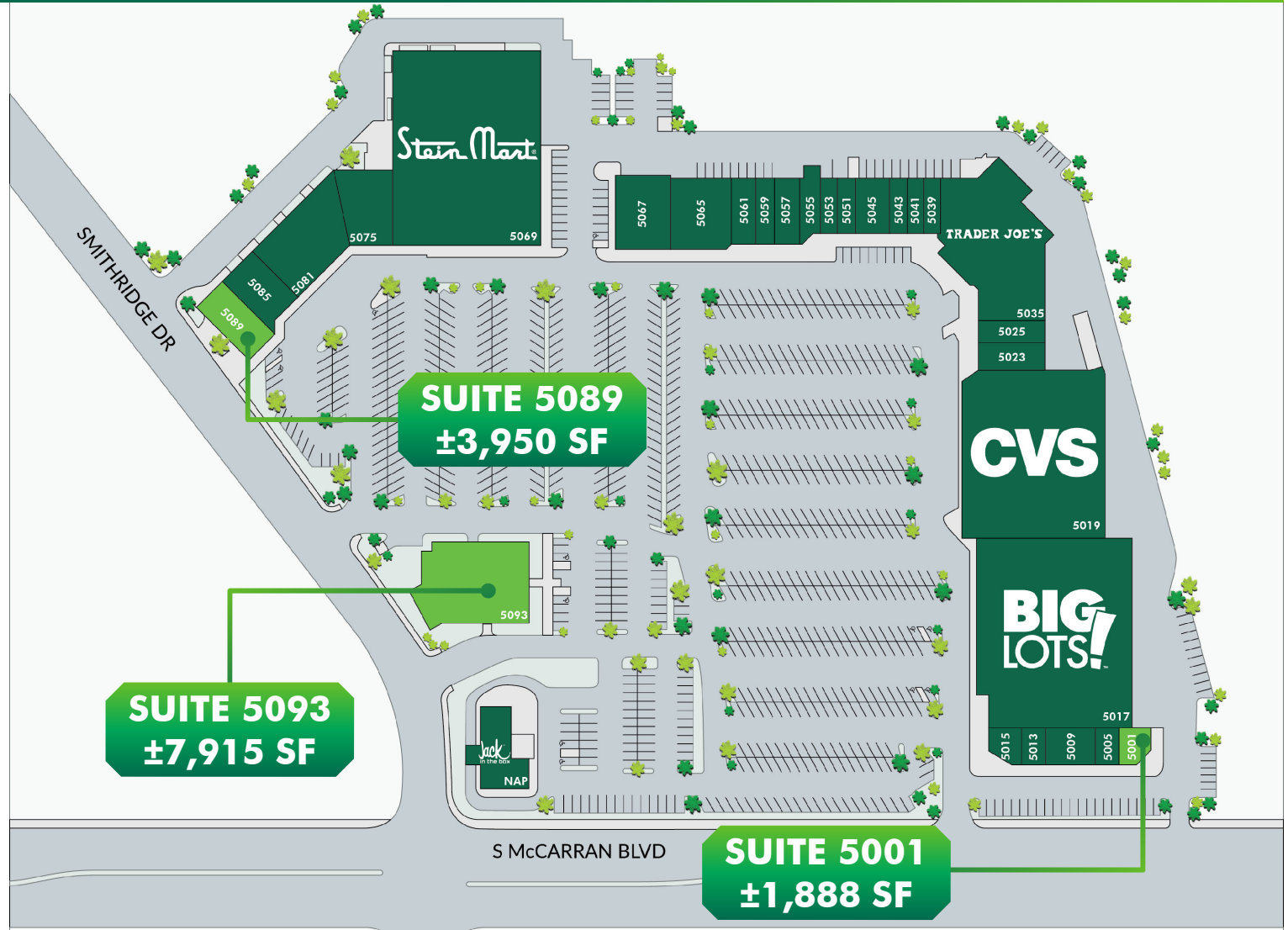
CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



SITE PLAN

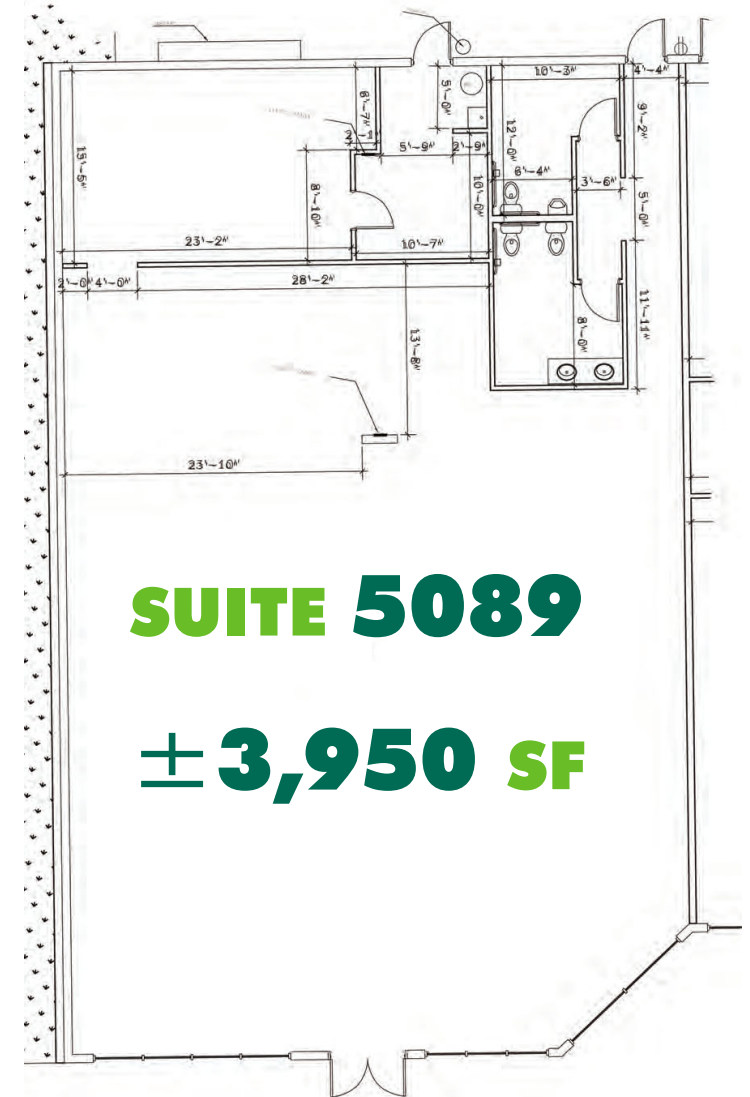


SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



HIGH IDENTITY **END-CAP**

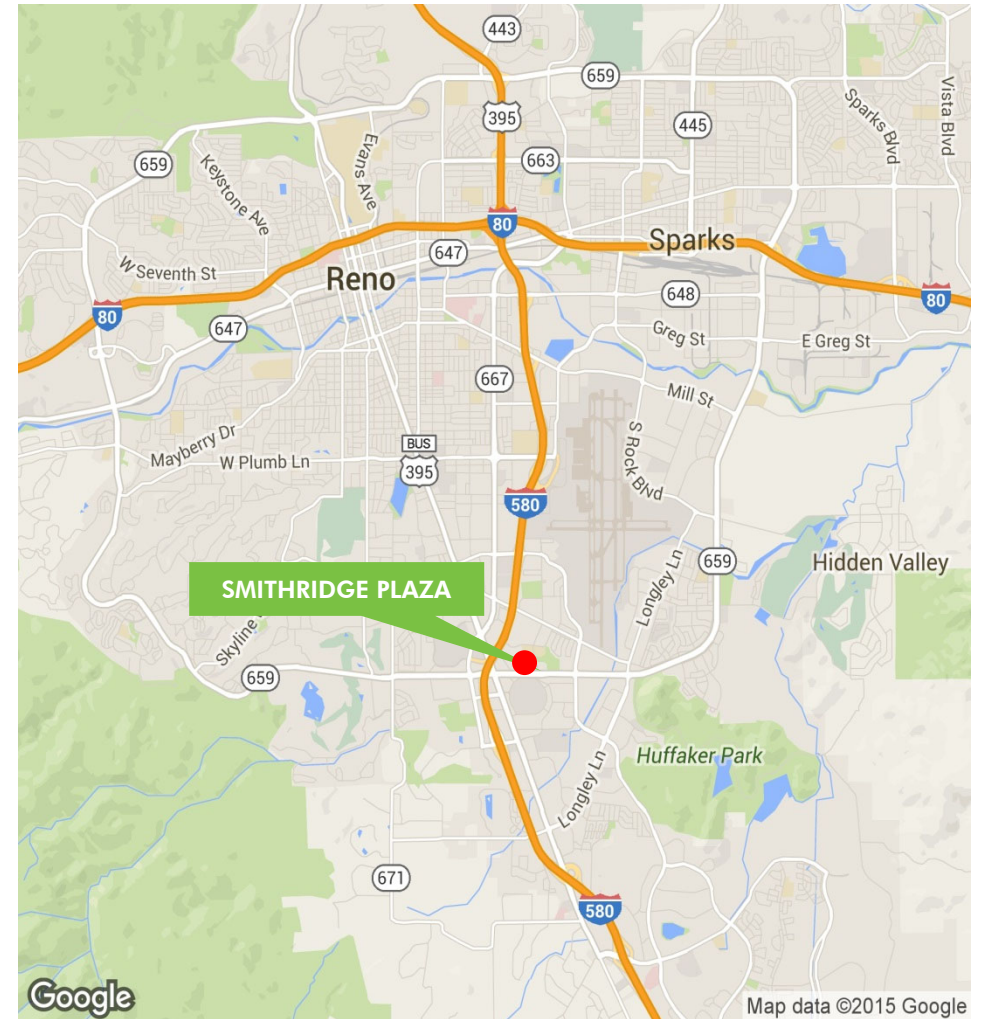
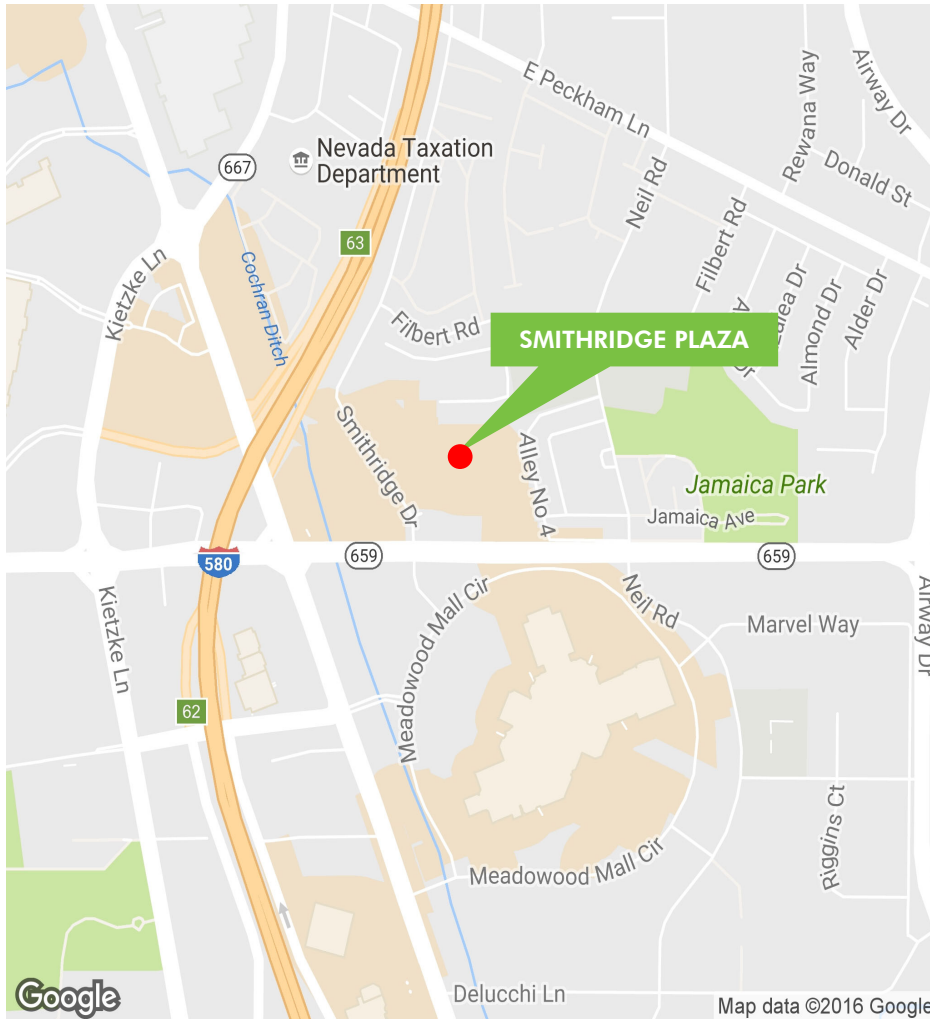


www.cbre.com/reno

CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



www.cbre.com/reno

CBRE

SPACE AVAILABLE SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
POPULATION	2018 POPULATION	12,364	76,156	185,129
	2018 DAYTIME POPULATION	28,138	111,261	271,425
	2023 PROJECTED POPULATION	13,030	80,459	196,820
	2010 CENSUS POPULATION	11,313	70,467	168,153
	2010-2018 ANNUAL POPULATION GROWTH RATE	1.08%	0.95%	1.17%
	2018-2023 ANNUAL POPULATION GROWTH RATE	1.05%	1.11%	1.23%
	2018 MEDIAN AGE	31.3	37.2	38.3
	% SOME COLLEGE OR HIGHER	40.7%	58.2%	60.9%
HOUSEHOLDS	2018 HOUSEHOLDS	4,514	31,149	77,351
	2023 PROJECTED HOUSEHOLDS	4,717	32,721	82,012
	2010 CENSUS HOUSEHOLDS	4,236	29,252	71,035
	2000 CENSUS HOUSEHOLDS	4,743	29,632	66,066
	2010-2018 ANNUAL HOUSEHOLD GROWTH RATE	0.77%	0.76%	1.04%
	2018-2023 ANNUAL HOUSEHOLD GROWTH RATE	0.88%	0.99%	1.18%
	2018 AVERAGE HOUSEHOLD SIZE	2.74	2.43	2.35
INCOME	2018 MEDIAN HOUSEHOLD INCOME	\$36,216	\$43,070	\$43,895
	2023 PROJECTED MEDIAN HOUSEHOLD INCOME	\$39,824	\$49,057	\$49,935
	2018 AVERAGE HOUSEHOLD INCOME	\$49,038	\$65,410	\$69,722
	2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$56,924	\$73,918	\$77,878
	2018 PER CAPITA INCOME	\$18,336	\$27,489	\$29,937
HOUSING	2018 HOUSING UNITS	5,140	34,843	86,834
	2018 OCCUPIED UNITS	4,514	31,149	77,351
	2018 VACANT UNITS	626	3,694	9,483
	2018 OWNER OCCUPIED UNITS	1,160	12,720	32,507
	2018 RENTER OCCUPIED UNITS	3,354	18,429	44,844
	2018 MEDIAN HOUSING VALUE	\$159,694	\$274,923	\$305,641
	2018 AVERAGE HOUSING VALUE	\$209,173	\$359,305	\$382,446

SPACE AVAILABLE
SMITHRIDGE PLAZA

5001-5093
S McCARRAN BLVD
Reno, NV 89502



CONTACT US

SHAWN SMITH

First Vice President
+1 775 823 6961
shawn.smith@cbre.com

SEAN RETZLOFF

Associate
+1 775 823 6938
sean.retzloff@cbre.com

© 2019 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PN 264059

www.cbre.com/reno

CBRE