

FOR
LEASE

Retail 24/7.

NORTH VALLEYS SHOPPING CENTER

US 395 & LEMMON DRIVE :: RENO, NEVADA



FOR MORE INFORMATION
PLEASE CONTACT:

Chris Waizmann

T 775.356.6285

chris.waizmann@cbre.com

www.cbre.com/chris.waizmann

Shawn S. Smith

T 775.823.6961

shawn.s.smith@cbre.com

www.cbre.com/shawn.s.smith

CB Richard Ellis, Inc.
6980 Sierra Center Pkwy
Suite 160
Reno, NV 89511
www.cbre.com/reno

CBRE
CB RICHARD ELLIS

FOR LEASE



NORTH VALLEYS SHOPPING CENTER

US 395 & LEMMON DRIVE :: RENO, NEVADA

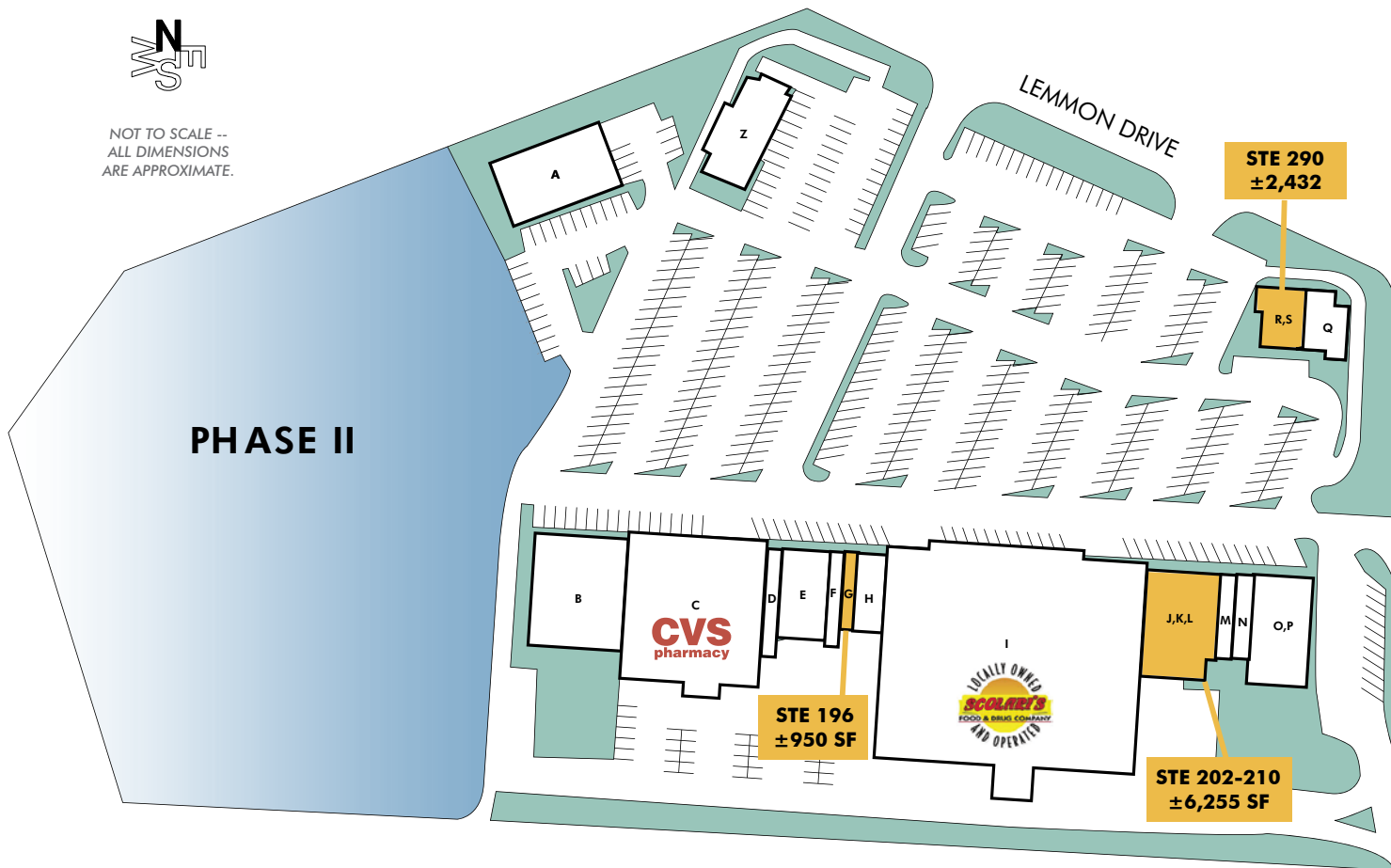
Retail **24/7.**

SITE PLAN



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.

PHASE II



AVAILABLE:

- **SUITE 196**
±950 SF
- **SUITES 202-210**
±6,255 SF
- **SUITE 290**
±2,432 SF

ADDRESS	TENANT	SF (±)
A - 100	Kragen	6,000
B - 180	True Value Hardware	8,100
		7,900
C - 170	CVS Pharmacy	16,017
D - 190	Port of Subs	1,800
E - 192	Dotty's	2,886
F - 194	Egg Roll King	1,127
G - 196	AVAILABLE	950
H - 198	Radio Shack	2,010
I - 200	Scolari's	44,100
J,K,L - 202-210	AVAILABLE	6,255
M - 214	Cost Cutters	1,045
N - 216	The UPS Store	1,275
O,P - 220	Wells Fargo	4,500
	(3,600 SF + 900 SF)	
Q - 290	Starbucks	1,800
R,S - 290	AVAILABLE	2,432
	Balance of Starbucks Pad	
Z	McDonalds	
Phase II	Pads & Jr. Anchor Opportunities Available	

FOR LEASE



NORTH VALLEYS SHOPPING CENTER

US 395 & LEMMON DRIVE :: RENO, NEVADA

Retail **24/7.**



FEATURES

- Dominant Retail in the heart of North Valley submarket
- ±98,997 SF shopping center anchored by Scolari's Food & Drug Store and CVS pharmacy
- Excellent access to US highway 395 interchange
- Co-tenants include Starbucks, Wells Fargo, Kragen Auto, McDonald's and RadioShack

TRAFFIC (2009)

Lemmon Drive at Lemmon Valley interchange: 23,000 ADT

Source: NDOT 2010

DEMOGRAPHICS

	2010	1 Mile	3 Miles	5 Miles
Population		2,127	27,526	70,740
Average HH Income		\$54,902	\$66,210	\$65,000

Source: Claritas 2010

FOR MORE
INFORMATION
PLEASE
CONTACT

Chris Waizmann

T 775.356.6285

chris.waizmann@cbre.com

www.cbre.com/chris.waizmann

Shawn S. Smith

T 775.823.6961

shawn.s.smith@cbre.com

www.cbre.com/shawn.s.smith

© 2011 CB Richard Ellis, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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, CB RICHARD ELLIS and the CBRE CB RICHARD ELLIS logo are service marks of CB Richard Ellis, 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. 80517117-25705

CBRE
CB RICHARD ELLIS

FOR LEASE



NORTH VALLEYS SHOPPING CENTER

US 395 & LEMMON DRIVE :: RENO, NEVADA

Retail 24/7.



FOR MORE
INFORMATION
PLEASE
CONTACT

Chris Waizmann

T 775.356.6285

chris.waizmann@cbre.com

www.cbre.com/chris.waizmann

Shawn S. Smith

T 775.823.6961

shawn.s.smith@cbre.com

www.cbre.com/shawn.s.smith

CBRE
CB RICHARD ELLIS