

FOR LEASE Reno

Coliseum Meadows



Available Space: +/- 1,200 - 1,800 SF

Lease Rate: \$1.85 PSF NNN

NNN Expense: \$0.59 PSF



Coliseum Meadows Shopping Center at the corner of S. Virginia St.
and Kietzke Ln.



Retail space in the middle
of central Reno's major
retail hub

Type:
Retail

Address:
4909 S. Virginia St.
Reno, NV 89502

Total SF
+/- 42,600 SF

DESCRIPTION

Coliseum Meadows consists of two 1-story retail buildings totaling 42,600 square feet. The Shopping Center offers multiple major retailers including Big 5, Olive Garden, McDonald's, and Batteries Plus. The center features signage opportunities along S. Virginia St. and Kietzke Ln. **A 5% commission fee is available to procuring broker.**

LOCATION

Coliseum Meadows sits on the high-traffic corner of S. Virginia St. and Kietzke Ln. with traffic counts over 23,000 CPD along S. Virginia St. and 17,200 CPD along Kietzke Ln. The center is within close proximity to the Reno-Sparks Convention Center, Meadowoos Call, and multiple anchored retail centers. There is a residential population of over 82,000 residents within a 3-mile radius and the property features easy access to I-580 with 139,000 CPD.

KEY TENANTS

Big 5
Olive Garden
McDonald's
Batteries Plus
H&R Block



EXCLUSIVELY MARKETED BY:
Ian Cochran, CCIM
775.225.0826
NV# B.145434.LLC

EXCLUSIVELY MARKETED BY:
Greg Ruzzine, CCIM
775.450.5779
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EXCLUSIVELY MARKETED BY:
Sam Meredith
775.737.2939
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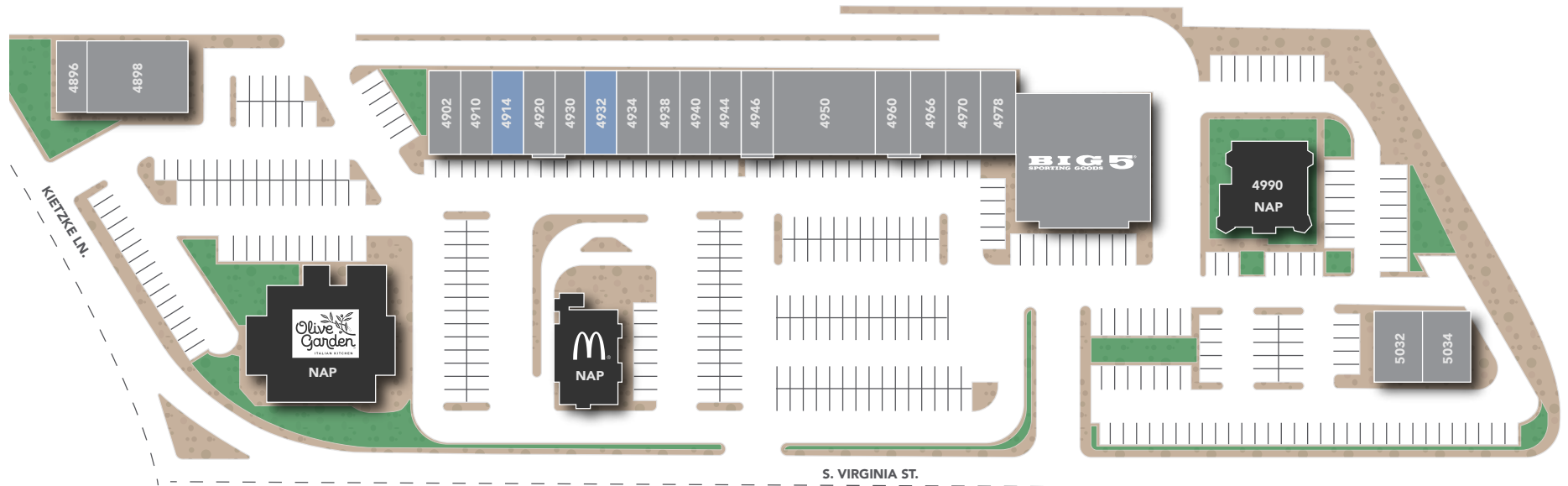


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UNIT	TENANT
4896	First Taekwondo
4898	Batteries Plus
4900	Olive Garden (NAP)
4902	Leslie's Pool Supply
4910	Reno Cleaners
4914	AVAILABLE - +/- 1,800 SF
4920	Huntington Learning Center
4930	Hollywood Nails

UNIT	TENANT
4932	AVAILABLE - +/- 1,200 SF
4934	TID Systems
4938	The Buzz
4940 - 4944	Rickshaws
4946	Prologistics
4950	La Michocana
4960	H&R Block
4966	Nevada Vacuum

UNIT	TENANT
4970	Reno Laundryland
4978	L&L Hawaiian Barbecue
4986	Big 5
4990	Prudential (NAP)
5000	McDonald's (NAP)
5032 - 5034	Absolute Dental

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