

For Lease

Lakeside Plaza



Lakeside Plaza

75-195 W Plumb Lane
Reno, Nevada 89509

Property Description

Major tenants include Save Mart & Dollar Tree. Customers are drawn to the center due to limited grocery competition in the immediate area.

Located adjacent to the retail hub of West Plumb Lane and South Virginia - nearby attractions include Century Theaters and Shoppers Square.

Neighborhood Shopping Center serving a diverse trade area.

116,637 Total Population in a 3-mile Radius.

Demographics

	1 Mile	2 Miles	3 Miles
Total Households	10,662	28,658	49,642
Total Population	23,399	62,863	116,637
Average HH Income	\$43,997	\$52,926	\$56,820

OFFERING SUMMARY

Available SF	638 - 2,828 SF
Lease Rate	\$1.30/sf NNN; \$1.20 SF MG
Lot Size	8.75 Acres
Building Size	102,253 SF
Zoning	MUSV

Traffic Counts

- S Virginia between W Plumb/Mt Rose St 22,000 ADT
- E Plumb Ln 1 mile east of S Virginia 20,500 ADT
- S Virginia .15 mile north of Century 26,500 ADT
- W Plumb Ln .1 mile east of Arlington 14,500 ADT

For more information

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Arial Photo and Available Spaces

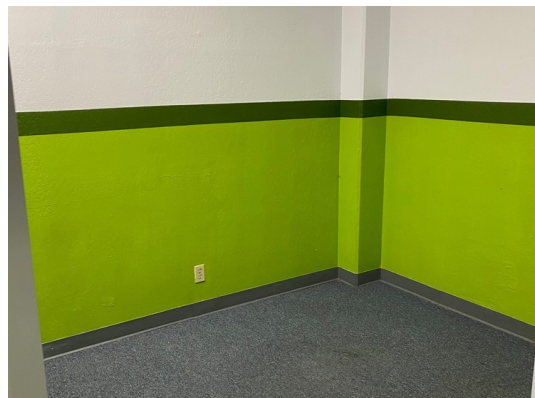


Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term	Comments
Suite 111	Neighborhood Center	\$1.30 SF/month	NNN	2,828 SF	Negotiable	
Suite 113	Neighborhood Center	\$1.30 SF/month	NNN	760 SF	Negotiable	
Suite 115 A2	Retail/Office	\$1.20 SF/month	Modified Gross	982 SF	Negotiable	
Suite 115 B	Retail/Office	\$1.20 SF/month	Modified Gross	714 SF	Negotiable	
Suite 115 C	Retail/Office	\$1.20 SF/month	Modified Gross	1,352 SF	Negotiable	
Suite 115 D	Retail/Office	\$1.20 SF/month	Modified Gross	2,184 SF	Negotiable	
Suite 115 E	Retail/Office	\$1.20 SF/month	Modified Gross	638 SF	Negotiable	

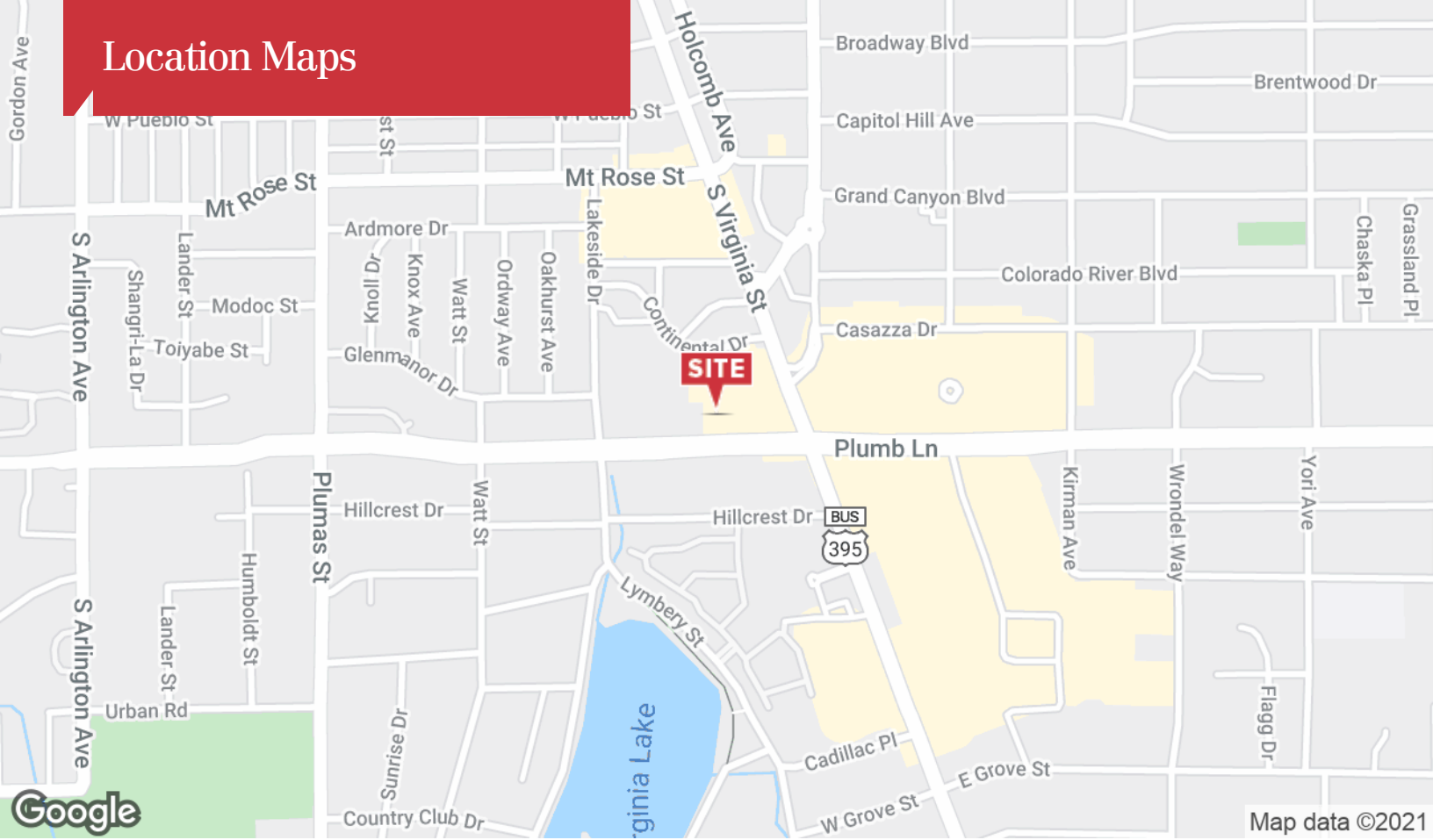
Additional Photos - Unit 111



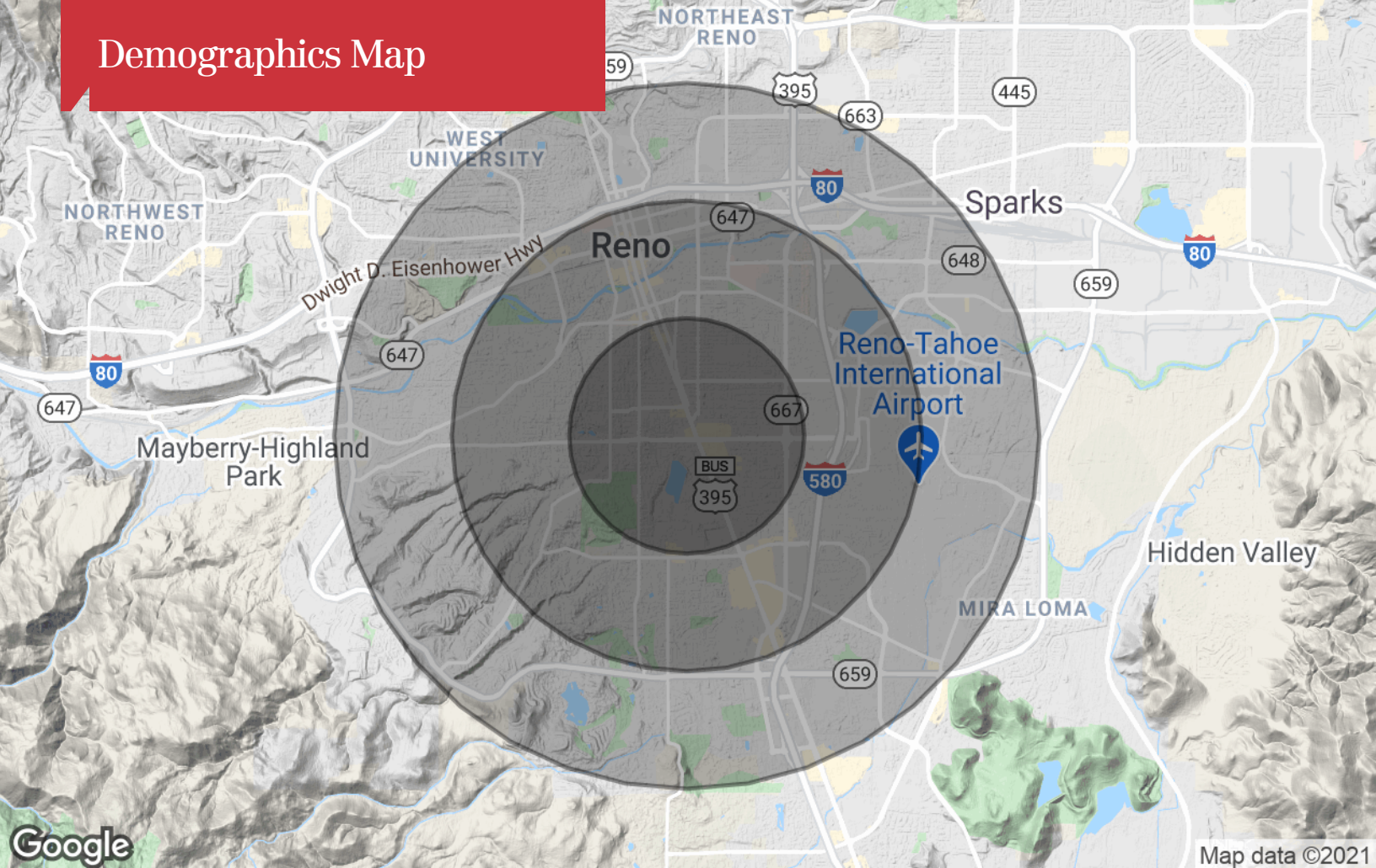
Additional Photos - Unit 113



Location Maps



Demographics Map



	1 Mile	2 Miles	3 Miles
Population			
TOTAL POPULATION	23,399	62,863	116,637
MEDIAN AGE	33.3	36.7	35.4
MEDIAN AGE (MALE)	33.6	36.2	34.9
MEDIAN AGE (FEMALE)	33.4	37.0	36.0
Households & Income			
TOTAL HOUSEHOLDS	10,662	28,658	49,642
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$43,997	\$52,926	\$56,820
AVERAGE HOUSE VALUE	\$202,316	\$289,983	\$316,407
Race			
% WHITE	77.0%	79.4%	78.7%
% BLACK	2.9%	2.6%	3.7%
% ASIAN	4.4%	4.7%	5.8%
% HAWAIIAN	0.2%	0.8%	0.7%
% INDIAN	1.8%	2.0%	1.7%
% OTHER	13.8%	11.3%	10.1%
Ethnicity			
% HISPANIC	37.8%	31.7%	29.4%

* Demographic data derived from 2010 US Census