

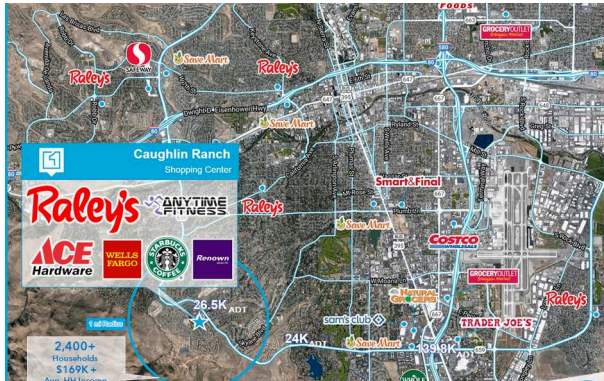
CAUGHLIN RANCH

4788 Caughlin Pkwy, Reno, NV 89519

TOTAL GLA: 113,376

BRIEF DESCRIPTION

Caughlin Ranch is strategically located in the heart of a densely-populated master-planned community at the southwest corner of S. McCarran Blvd (NV-659) and Caughlin Pkwy. The plaza is situated on over twelve acres and benefits from two access points on Caughlin Pkwy and one on Village Green Pkwy. Raley's grocery store anchors the property along with a strong mix of national and local tenants including Ace Hardware, Starbucks, Wells Fargo, and Anytime Fitness.



DEMOGRAPHICS

2025 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	5,962	2,552	\$250,237
3-Mile	52,543	24,571	\$146,096
5-Mile	158,824	71,289	\$113,242

TRAFFIC COUNTS

Total	32,000
S. McCarran Blvd	21,000
Caughlin Pkwy	11,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Washoe County
- Type: Retail
- Year Built: 1991
- Metro Area: Reno

CONTACTS

LEASING

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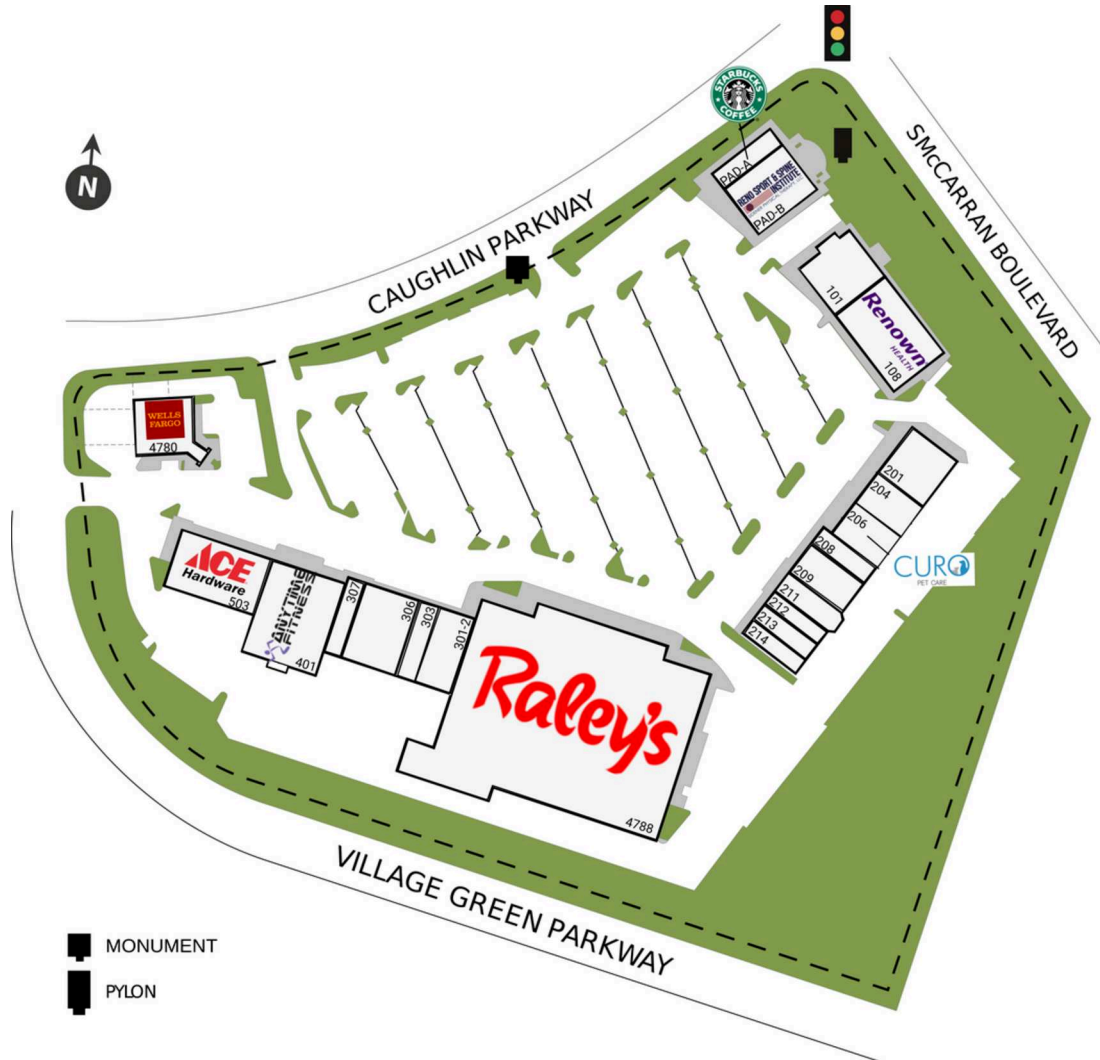
LEASING TEAM

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SUITE	GLA	TENANT
PAD-A	1,600	Starbucks Coffee
PAD-B	4,200	Reno Sport and Spine Institute
101	3,842	Casa Grande Mexican Restaurant
108	6,453	Renown Health
201	3,600	Moxie's Spirits - Dining - Gaming
204	2,400	Hammer and Nails Grooming for Guys
206	2,400	Curo Pet Care
208	1,406	Salon 3:16
209	2,812	VCA Feline Medical Center
211	1,565	Dental Care Center
212	1,247	United Studios of SELF DEFENSE
213	1,406	Tremble
214	1,294	Caughlin Pack-N-Ship
301-2	3,200	Dancin!
303	1,600	Lanna Thai Cafe
306	4,800	Pitt's Orthodontics
307	1,600	Bluetree Dental Group
401	8,000	Anytime Fitness
503	6,000	Ace Hardware
4780	3,500	Wells Fargo
4788	50,451	Raleys