

ShopOne Centers Graybar Building 420 Lexington Ave. Suite 825 New York, NY 10170

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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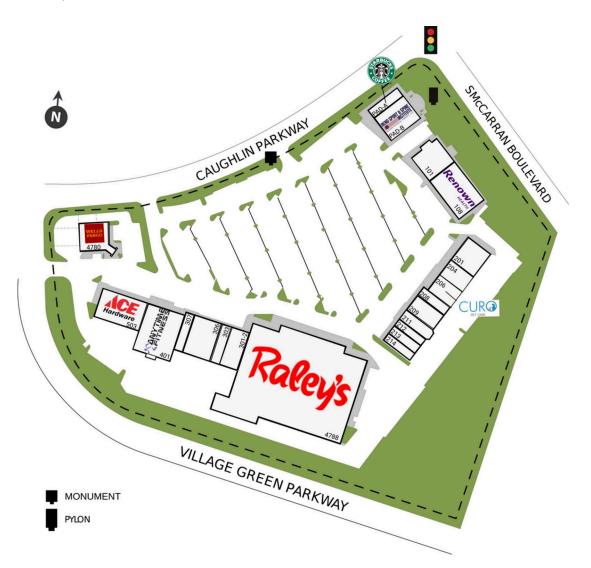
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PAD-A 1,600 Starbucks Coffee PAD-B 4,200 Reno Sport and Spine Institute 101 3,842 Casa Grande Mexican Restaurant 108 6,453 Renown Health 201 3,600 Moxie's Spirits - Dining - Gaming 204 2,400 Hammer and Nails Grooming for Guys 206 2,400 Curo Pet Care 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	SUITE	GLA	TENANT
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4788 50,451 Raleys	4780	3,500	Wells Fargo
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