

OFFERING MEMORANDUM

6895 Sierra Center Pkwy. Suite A
Reno, Nevada



For Lease
+/-51,000 SF Retail/Flex

**EXCLUSIVELY
LISTED BY**

Rotem "Ro" Azulay, CCIM

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PROPERTY DETAILS



Sierra Town Center is a prime commercial property offering exceptional foot traffic and close proximity to major retailers, making it an ideal location for both retail and office tenants. Convenient access to key roadways enhances visibility and ease of transportation. The area has a growing reputation as a commercial hub with increasing demand from a variety of business sectors.



Notable Businesses Near Sierra Town Center



PROPERTY OVERVIEW

+/-51,000 SF
RENTABLE SPACE

\$1.20 SF/MO + NNN \$0.19 SF/MO
LEASE RATE

APN	025-561-14
ZONING	MS (Mixed-Use)
YEAR BUILT	2002
TOTAL BUILDING SF	78,816 SF
POWER CAPACITY	1200 AMPS
ACCESSIBILITY	3 ADA Restrooms
AMENITIES	Mini Golf Area, Main Showroom, Reception, Waiting Areas, Breakroom + Kitchenette, Two Office Spaces, Two Conference / Party Rooms
SECURITY	Comprehensive Security System
CLEAR HEIGHT	20.5'
COLUMN SPACING	40'X40'
PARKING	120+ Shared Spaces
ADJOINING TENANT	3rd Shot Pickleball
SIERRA CENTER TENANTS	Target, Famous Footware, 3rd Shot Pickleball

6895 Sierra Center Pkwy. Suite A. Reno, NV.

PROPERTY PHOTOS



6895 Sierra Center Pkwy. Suite A. Reno, NV.

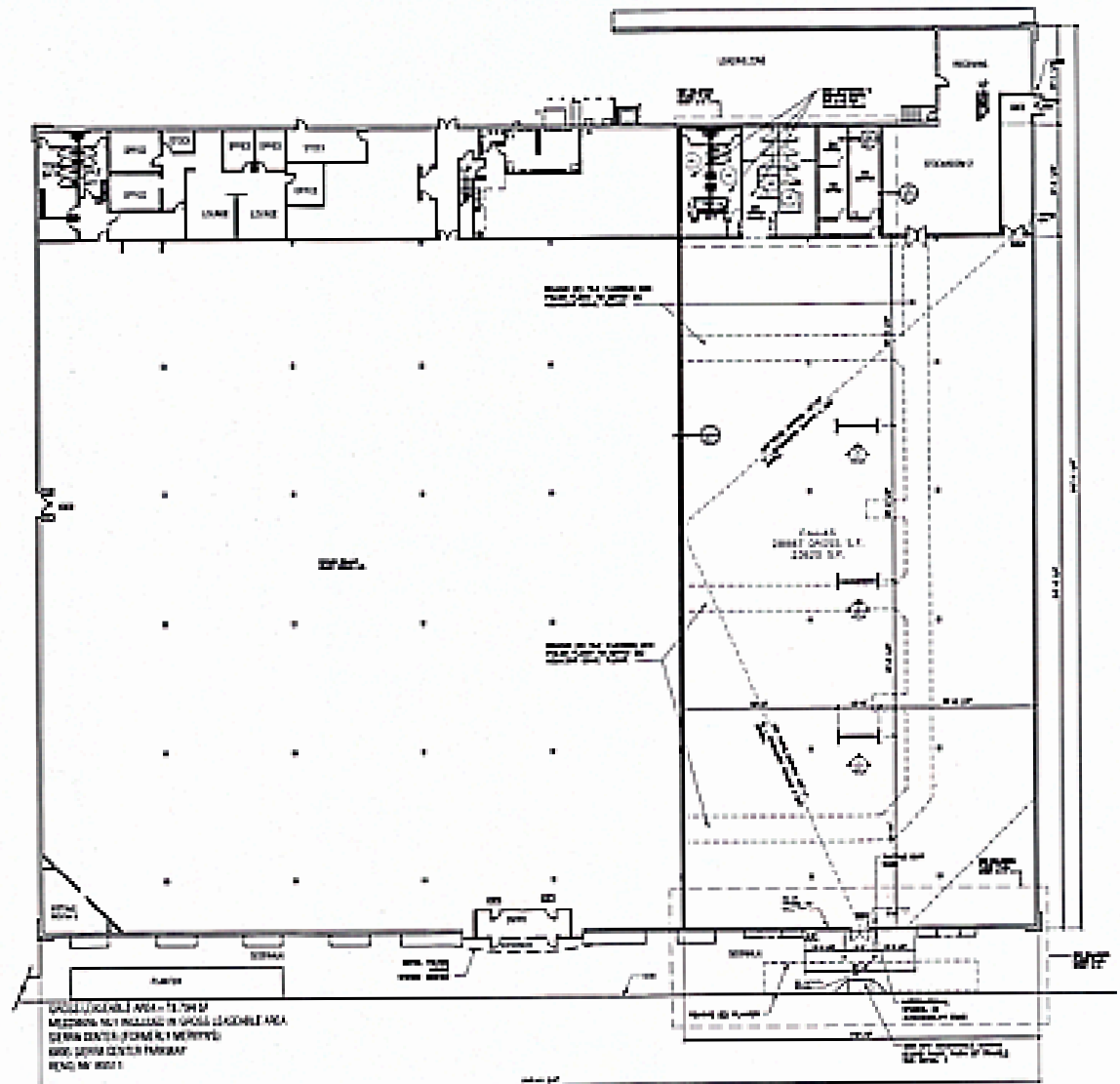
SITE MAP

Featuring:

+/- 51,000 SF

20.5' Clear Height

40'X40' Column Spacing



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RENO SPARKS
CONVENTION CENTER

SAVE MART
SUPERMARKETS

Chick-fil-A

TRADER JOE'S

S MCCARRAN BLVD

BARNES & NOBLE

BEST
BUY

MEADOWOOD
MALL

LOWE'S

HOBBY LOBBY

WHOLE
FOODS
MARKET

jiffy lube

Chick-fil-A
CHICKEN FINDER

Sierra Town Center

SUBJECT PROPERTY

RANCHARRAH
EST. 1957 - REINVENTED 2019

PERENN BAKERY

THE HOME DEPOT

SIERRA MEDICAL
CENTER

ANDERSON
REGIONAL PARK

HOMEWOOD
SUITES by Hilton

Guitar Center

TARGET

DUTCH BROS
Coffee

DOLAN LEXUS
DOLAN AUTO GROUP

CRYSTAL LAKE
PARK

Key Market Insights

Population Growth – Projected 4.48% increase (2024-2029)

Household Growth – Expected 5.37% increase (2024-2029)

Prime Location – High foot traffic & major retailer proximity

Economic Expansion – Thriving business environment in Reno

Retail Opportunity – Market gaps for new businesses

LOCATION OVERVIEW

RENO, NEVADA

/ 227,132
Households

/ \$102,354
AHHI

/ 564,782
Population

A Thriving Hub for Business and Growth, Sierra Town Center, is strategically positioned in one of Reno's most vibrant retail and entertainment hubs. Surrounded by national retailers, dining, and attractions, the location enjoys high visibility and accessibility, with direct access from South Virginia Street and proximity to I-580 for seamless connectivity.

The area boasts **strong demographics**, with a growing population and a mix of residential communities ensuring

steady consumer traffic. Nearby major employers and business centers further enhance the property's appeal, making it an ideal location for businesses seeking high foot traffic and visibility.

Nevada's business-friendly climate, makes this an exceptional opportunity for growth. With a thriving market, high quality of life, and increasing demand for commercial space, this property is a prime investment for businesses looking to expand in a dynamic environment.



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