

BRENTWOOD developments



CANYON CENTER Reno, NV

PROPERTY HIGHLIGHTS

Location:	10490 & 10580 N. McCarran Blvd. Reno, NV
Space Available:	No Vacancy
Lease Rate:	Call for rate
Triple Net Expenses:	\$9.12/SF/YR (estimated)
Zoning:	General Commercial

DESCRIPTION

- ◆ Canyon Center is one of the principal retail centers in the Northwest Reno trade area
- ◆ Excellent assortment of national & local retailers drawing a broad spectrum of customer visits
- ◆ Fully signalized primary access with multiple points of ingress/egress
- ◆ Unbeatable location in the densest retail corridor in Northwest Reno
- ◆ Strong retail tenants in immediate vicinity promotes steady day and night traffic




Canyon Center is a 93,000 square foot grocery anchored neighborhood shopping center located in one of the most prominent neighborhoods in Reno, Nevada. Brentwood Developments purchased the center in 2025. The shopping center is home to many noteworthy tenants such as Save Mart, Dollar Tree, Sally Beauty, Great Clips, UPS store, Papa Murphys and Battery Plus.






Tenant	Address	Sq Ft
Save Mart	Anchor	51,555
Dollar Tree	Anchor	17,687
Jack in the Box	Pad	4,100
Bank of America	Pad	5,000
Auto Zone	Pad	8,100
Check City	Pad	4,100
Great Clips	101	1,280
Papa Murphy's	102	1,121
Poke King	103	1,143
H&R Block	104	1,143
Koliastasis Cleaners	105	1,806
Ijji4 Korean Bar-B-Que	101-104	5,985
Jessie's Hair Salon	106	1,410
Silver Chopstick	108	2,000
Flowing Tide	109	4,088
Cosmo Proof #87044	111	3,220
Batteries Plus	113	1,620
Sally Beauty #2199	114	1,620
UPS Store #3120	115	1,580
TOTAL GLA:		118,558



DEMOGRAPHIC HIGHLIGHTS

	1MI	3MI	5MI
2024 Population	18,589	82,649	182,375
Population:	18,589	82,649	182,375
Average HH Inc:	\$118,241	\$112,859	\$105,706



TRAFFIC COUNTS

N McCarran Blvd - 1 mi N of Mae Anne Ave:	28,500 ADT
N McCarran Blvd 545 ft N of I-80 - W/B ramps:	48,000 ADT
Mae Anne Ave .175 mi W of McCarran Blvd:	15,000 ADT
Total:	91,500 ADT

