



Grand Sierra Resort & Casino
Reno, Nevada

FOR LEASE
RETAIL SHOP + RESTAURANT SPACE



Resource Management and Development • www.RMDNevada.com

Carole Brill, CCIM, Managing Director • 775 338 3844 (cell) • Carole@RMDNevada.com



LISTING HIGHLIGHTS



Photos: Crystal Lounge; Full Service Spa & Fitness Center; and, Year-Round Resort Size Pool

01

9- Retail Shop & Restaurant spaces available in the newly renovated Shopping & Entertainment Mall on the Pool Level

2- Retail Shop spaces available on the Casino/Conference Level

02

Built-in Customer Base:

- 85% hotel occupancy, year-round
- Estimated 675-850 hotel guests visit the Pool level, daily
- 70,000 annual convention attendees utilize the 200,000 SF convention center; and, all amenities
- Capacity attendance at all shows and events
- Pool area attendance at maximum during the summer months
- All of the Mall facilities are open to the public, making this a popular destination for local/day visitors and families, year-round

03

The Shopping & Entertainment Mall on the Pool Level offers:

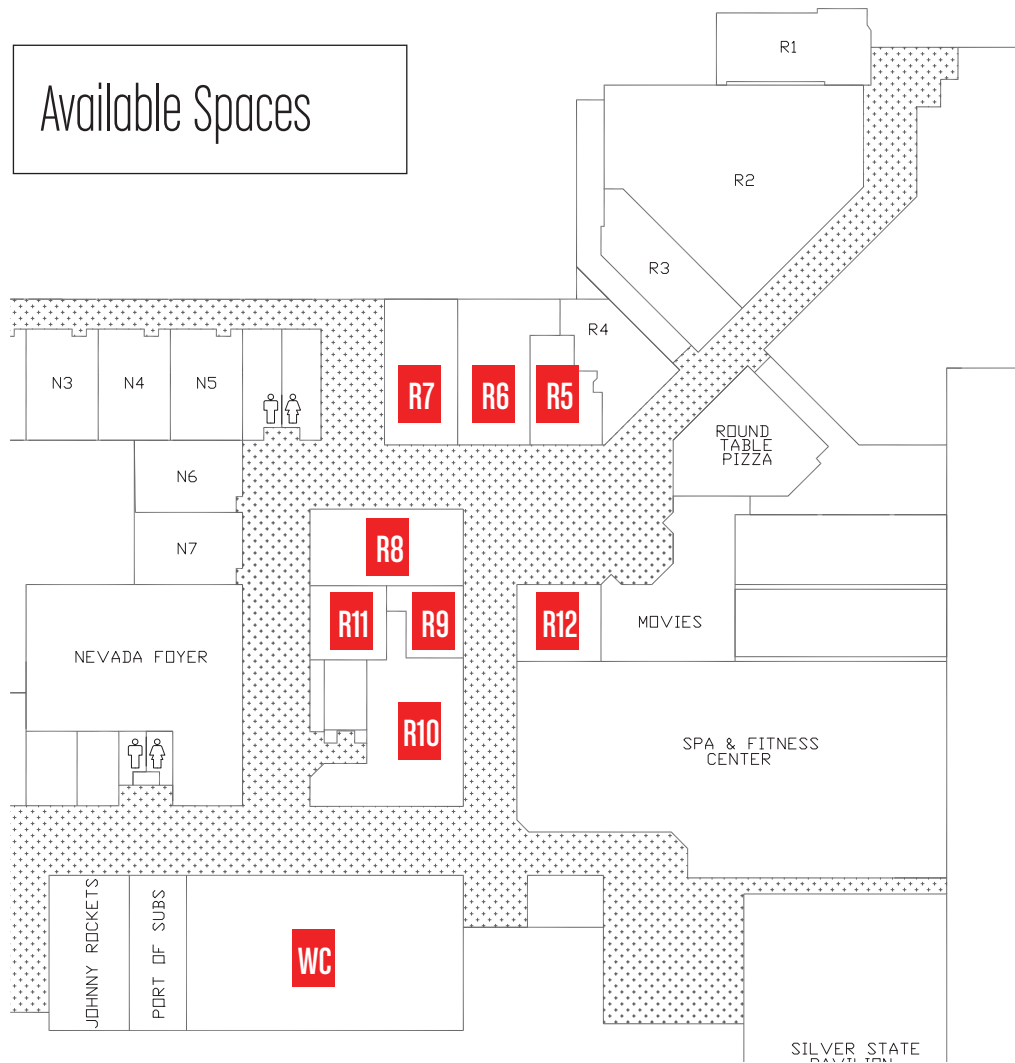
- Full Service Spa & Fitness Center
- Year-round resort size pool
- Cozy fire pits with s'mores
- Whirlwind hot tubs
- Fun Quest Center
- Movie Theatre
- Puzzle Room
- Ice Rink
- International Business Services
- 6- Food & Restaurant Choices
- 4- Unique Shopping experiences

04

The Casino and Conference Center Level(s) offer:

- 85,000 SF Casino & Sports Book offering slots, table games, video poker, live betting, and more.
- Entertainment venues include the 2,500+ Grand Theatre; the LEX Nightclub, LEX Lounge (comedy), and the Crystal Lounge.
- 7- Dining choices from casual eateries to fine dining such as Charlie Palmer Steak, California Pizza Kitchen, The Rim, and the Reserve Wine Bar
- 50-Lane Bowling Center
- 5- Shopping Options

Available Spaces

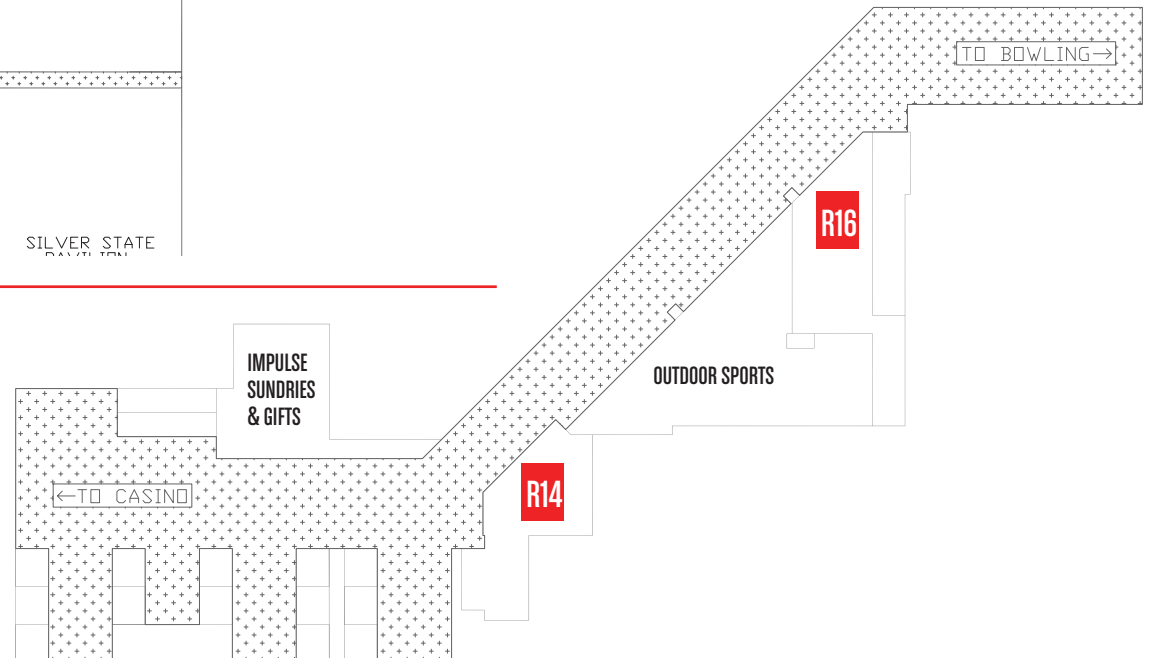


Spa/Pool Level

WC	6000 SQ FT or 2X 3000 SQ FT \$6 PSF/MO + %Rent	
R5	1150 SQ FT \$2.75 PSF/MO + %Rent	R9 825 SQ FT \$3.75 PSF/MO + %Rent
R6	2000 SQ FT \$2.75 PSF/MO + %Rent	R10 3000 SQ FT \$3.25 PSF/MO + %Rent
R7	1825 SQ FT \$2.75 PSF/MO + %Rent	R11 975 SQ FT \$3.75 PSF/MO + %Rent
R8	2000 SQ FT \$2.75 PSF/MO + %Rent	R12 1100 SQ FT \$2.75 PSF/MO + %Rent

Casino Level

R14	1000 SQ FT \$5 PSF/MO + %Rent
R16	1150 SQ FT \$4 PSF/MO + %Rent



THE PROPERTY



Photos: 85,000 sq ft Casino; Charlie Palmer Steak on Restaurant Row; and, 2,500+ Capacity Grand Theatre

The Grand Sierra Resort & Casino

Located in the heart of the beautiful Reno-Tahoe region, Grand Sierra Resort is an inclusive, never-have-to-leave experience for discerning casino players and resort vacationers, with 1,991 newly-renovated guest rooms and suites and 200,000 square feet of meeting and convention space.

This premier destination property offers visitors a wide variety of amenities including:

- an 85,000 square foot casino;
- the 2,500+ capacity, critically-acclaimed Grand Theatre, home to Reno-Tahoe's finest entertainment experience;
- exhilarating nightlife at the spectacular LEX Nightclub;
- a spa, branded retail shopping, a large selection of cafes, bars, lounges, and more than 11 delectable restaurant/dining choices including Charlie Palmer Steak;
- a remarkable year-round outdoor pool and fire pit experience; and,
- Reno's largest outdoor ice skating rink, a two-screen cinema, a 50-lane bowling center, adrenaline-pumping rides and an aqua golf driving range.

STATISTICS

85% Occupancy; consistent year-round

Convention, meeting and exhibition rooms consistently booked; approximately **70,000 convention attendees** annually

Over **300,000 visitors annually**

Reciprocity with sister hotels and resorts

Reno was recently voted as a favorable business location ranking number one in job growth.

45 minutes from Lake Tahoe, Heavenly, Northstar and Donner Lake

International destination

PROPERTY PHOTOS



Photos (clockwise): WhirlPool at The Spa & Fitness Center; Fun Quest — the kid-friendly entertainment in one space — 40,000 sq ft of games & attractions, home to a thrilling laser tag arena, a huge variety of carnival and arcade games, and a super fun play area for little ones; and, The Pool with resort-sized pool, adults-only infinity pool, kids splash pad area, and full-service outdoor bar, this newly renovated amenity is well equipped for those long, lazy summer days. And, because The Pool is decked out with hot tubs and fire pits, even in winter, it's always a favorite hot-spot for chilling out.



PROPERTY PHOTOS



Photos (clockwise): The Spa Level includes a full service Spa & Fitness Center, year-round resort size pool, Ice Rink, Fun Quest, a Movie Theatre, 6 Food & Restaurant choices and 4 Unique Shopping choices, including (and shown here) Johnny Rockets, Fat Tuesdays, Yogurt Beach, Fashion Avenue, Kids Club and Bella II Fashion. Between the Mall and Casino level is the 50-Lane Bowling Center — popular with families and serious bowlers — featuring computerized scoring, league bowling, professional instruction, bumper bowling, nightly specials and events — and, good old-fashioned family fun!



PROPERTY PHOTOS



Photos: GSR is home to the largest casino across all of Northern Nevada. At over 85,000 sq. ft., the casino and sports book offers slots, table games, video poker, live betting, and much more. A spacious and vibrant casino floor includes smoking and non-smoking slots, friendly waitress service, and elegant furnishings. Bars, restrooms, and a selection of restaurants are just a short stroll from the heart of the action. Shown (clockwise) Keno Lounge; Sports Book; the LEX Lounge for comedy & dancing; and, the Crystal Lounge for drinks, music and dancing.

