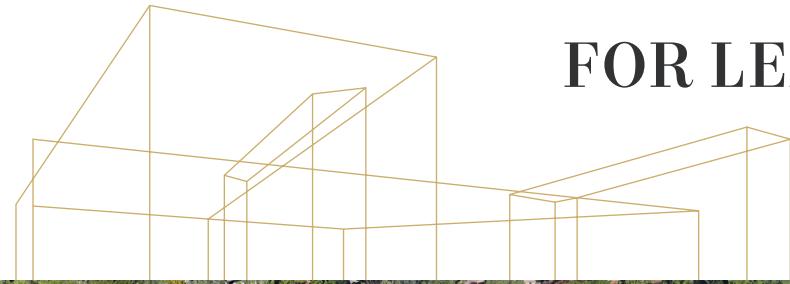




# PlumGate

550 W PLUMB LN, RENO, NV 89509

# FOR LEASE



## Kidder Mathews

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## Property Information

±1,200 SF available

**LAST SPACE** available, 92% leased

**DUAL ACCESS** from Plumb Ln & Arlington Ave

**HIGH-QUALITY** retail center with timeless, traditional-style architecture built in 2002

**PROMINENT** corner location and a charming setting that draws traffic from surrounding residents & a loyal neighborhood following

**HIGHLY POPULATED** and desirable suburb of the Old Southwest area

**PRESTIGIOUS** tenant mix attracts affluent local, seasonal and tourist shoppers

**HIGHLY TRAFFICKED** center with over 1,000,000 hits annually on Google Maps

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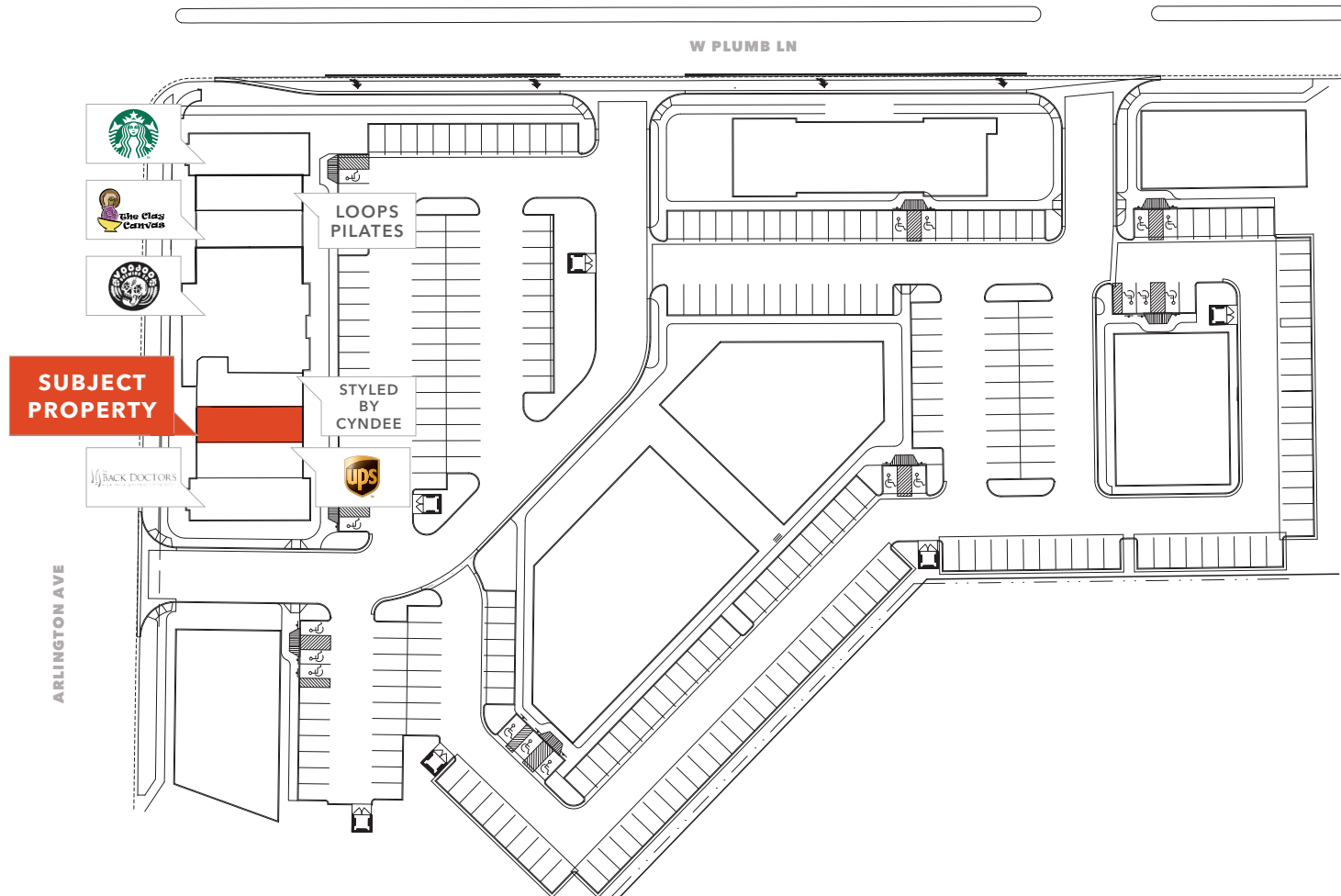


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## Site Plan



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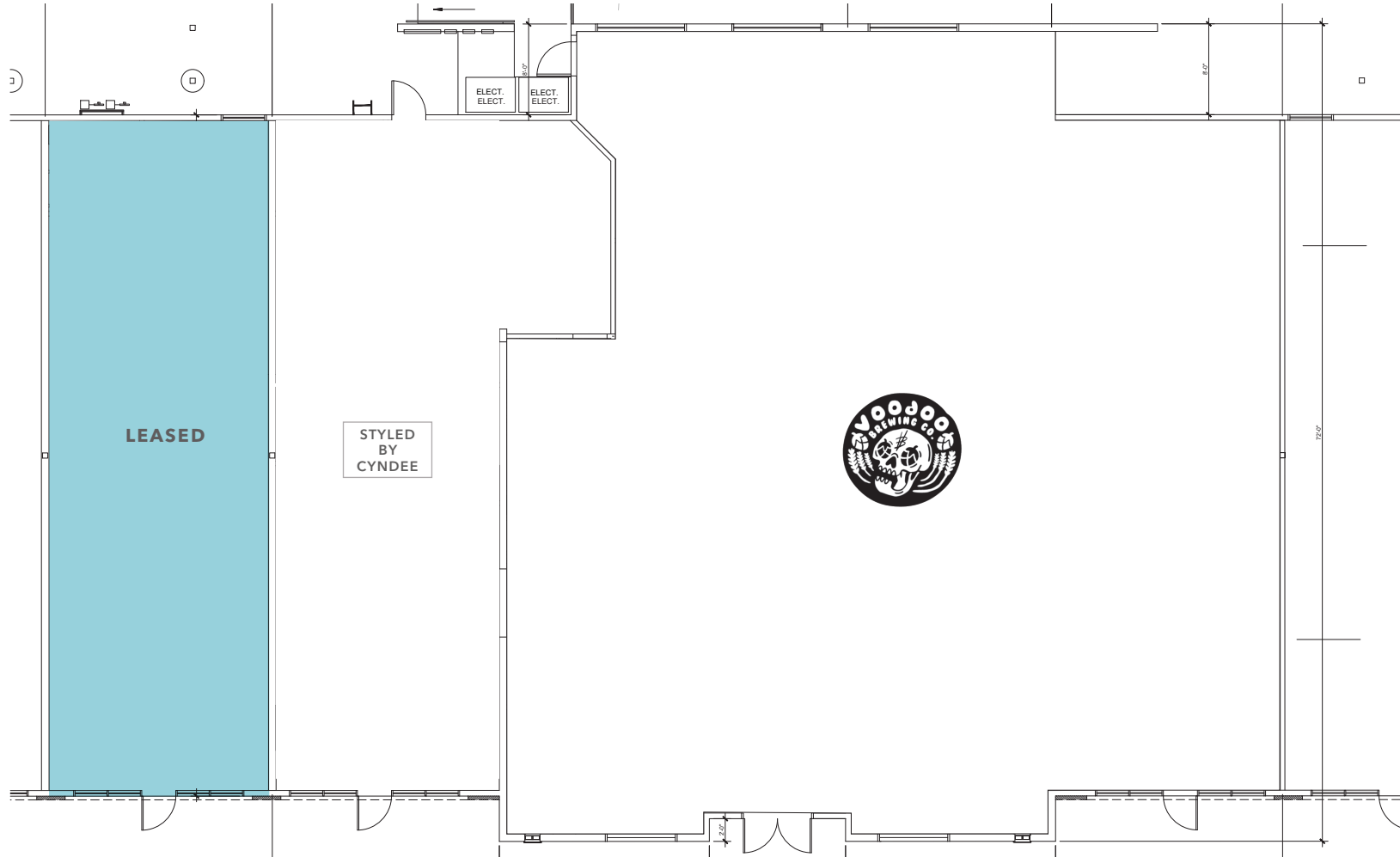
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## Floor Plan



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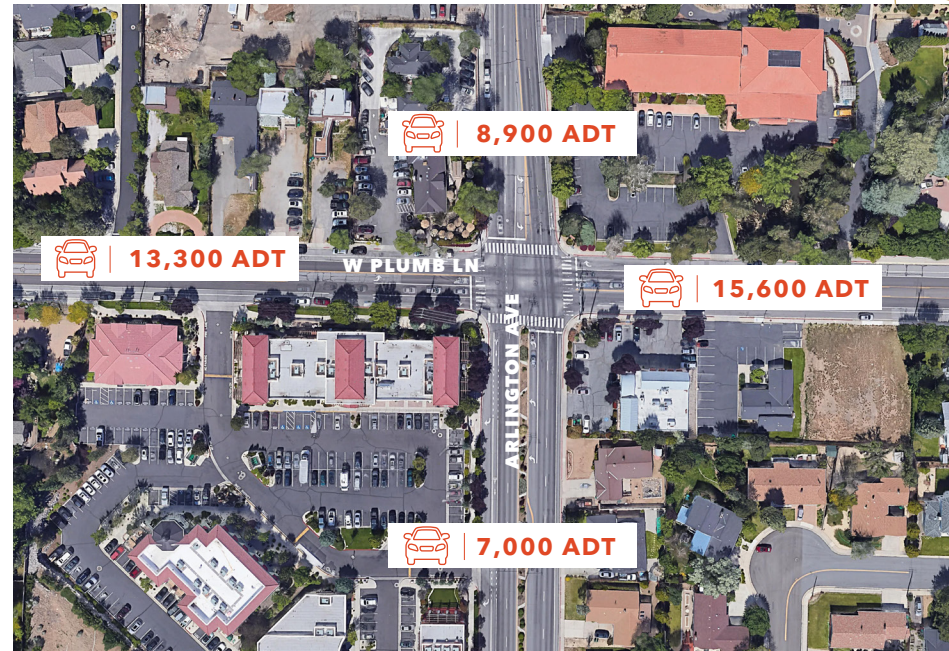
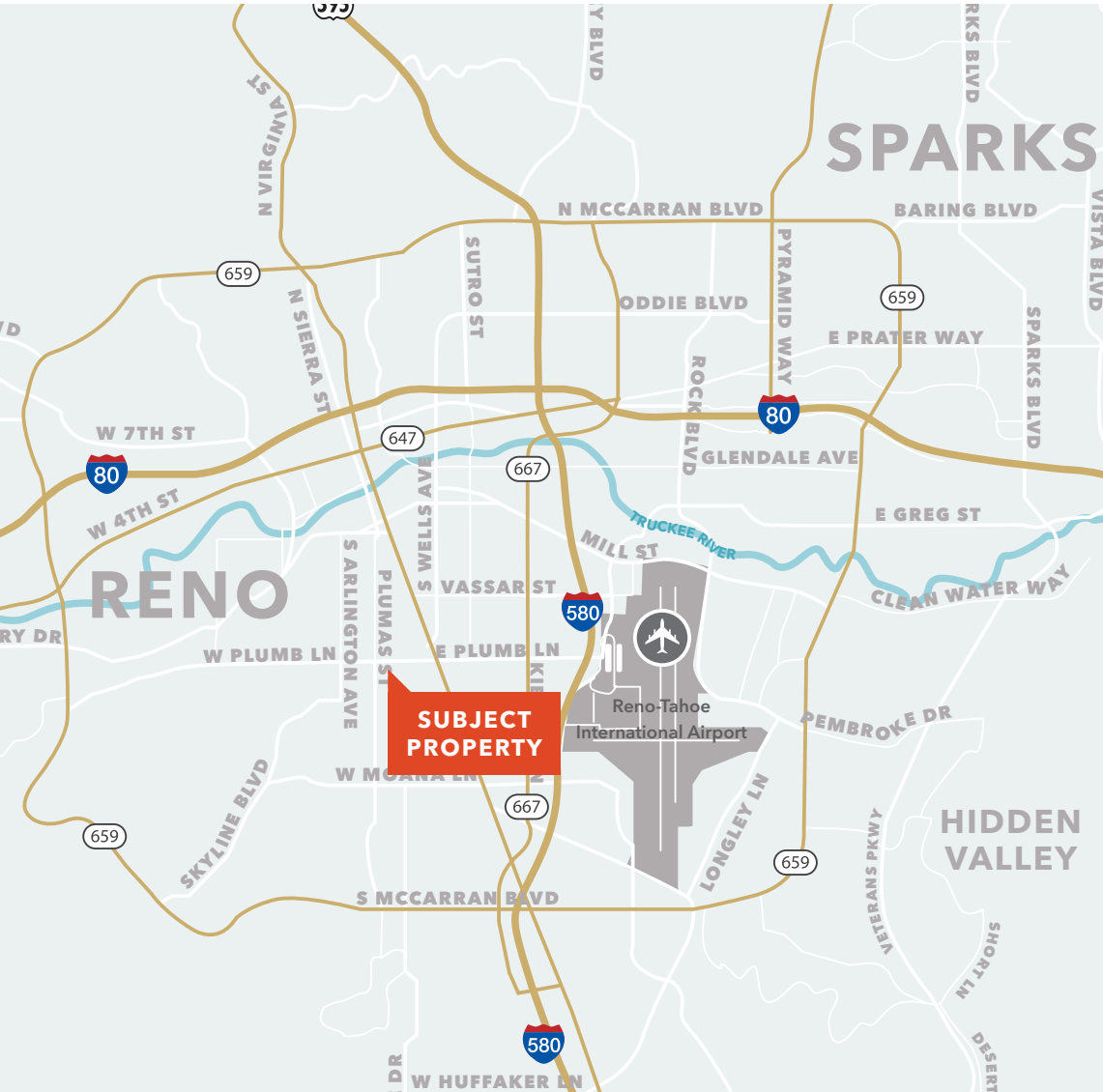
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## TRAFFIC COUNTS

Plumb Ln (100' W of Lander St) 15,600 ADT

Plumb Ln (300' E of Hunter Lake Dr) 13,300 ADT

Arlington Ave (450' N of Plumb Ln) 8,900 ADT

Arlington Ave (250' S of Plumb Ln) 7,000 ADT

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# PlumGate

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## Demographics

POPULATION	3 min	5 min	7 min
2023 Est. Population	22,144	49,998	78,484
2028 Proj. Population	23,264	52,267	81,831
2023 Med. Age	41.3	41.5	41.5
Daytime Population	18,718	52,758	84,489

HOUSEHOLDS	3 min	5 min	7 min
2023 Est. HH	11,199	24,171	36,544
2028 Proj. HH	11,935	25,609	38,654
Proj. Annual Growth (2023-2028)	736 1.3%	1,439 1.2%	2,110 1.2%
Avg. HH Size	2.0	2.0	2.1

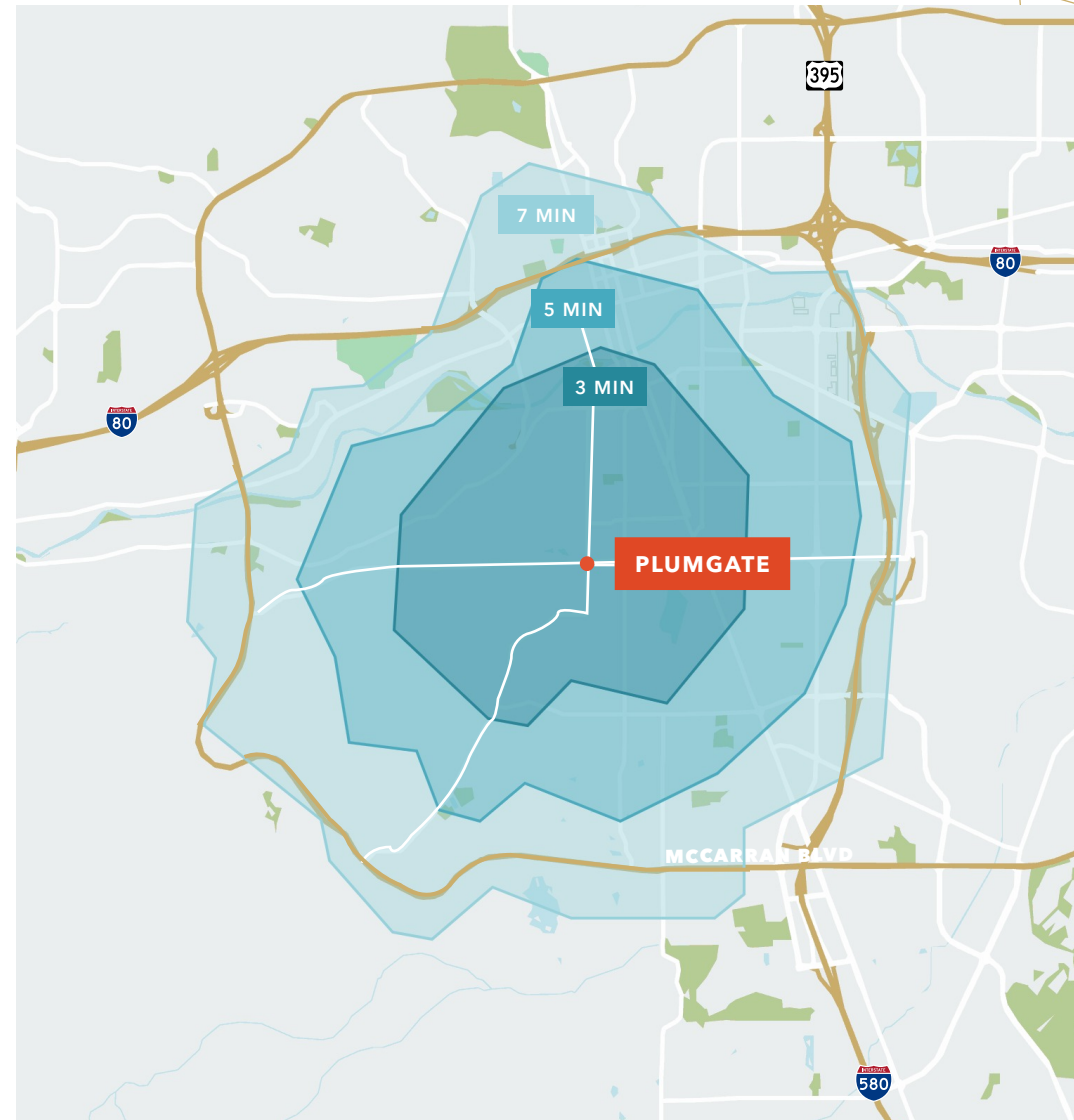
  

INCOME	3 min	5 min	7 min
2023 Est. Avg. HH Income	\$103,409	\$100,443	\$107,136
2028 Proj. Avg. HH Income	\$103,446	\$101,108	\$107,954
2023 Est. Med. HH Income	\$72,549	\$69,502	\$72,832
2028 Proj. Med. HH Income	\$74,661	\$71,750	\$74,618
2023 Est. Per Capita Income	\$52,362	\$48,686	\$50,151

CONSUMER EXPENDITURE	3 min	5 min	7 min
Annual HH Expenditure	\$798.14 M	\$1.68 B	\$2.67 B
Annual Retail Expenditure	\$373.8 M	\$786.64 M	\$1.25 B
Monthly HH Expenditure	\$5,939	\$5,801	\$6,091
Monthly Retail Expenditure	\$2,781	\$2,712	\$2,847

DATA SOURCE: SITES USA



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## Reno-Sparks MSA Facts & Demographics

**506,152**

POPULATION

**2.49**

AVERAGE HH SIZE

**\$80,339**

MEDIAN HH INCOME

**38.4**

AVERAGE AGE



### HOME OWNERSHIP



**38.0%**  
RENTERS

**54.7%**  
OWNERS



### RACE & ETHNICITY

White	63.6%
Asian	6.0%
Native American	1.9%
Pacific Islander	0.7%
African-American	2.5%
Hispanic	25.2%
Two or More Races	13.4%



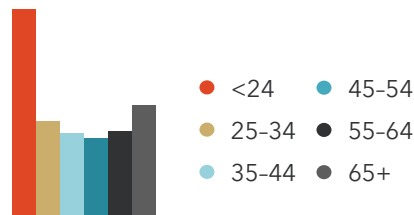
### EDUCATION

19.1% HS GRAD	22.2% SOME COLLEGE
10.0% ASSOCIATES	21.0% BACHELORS

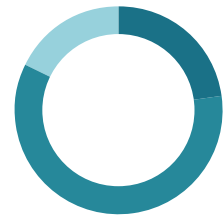


### GENDER & AGE

**254,724** MEN      **251,428** WOMEN



### EMPLOYMENT



- Blue Collar 22.8%
- White Collar 59.5%
- Services 17.7%

**96.5%** EMPLOYED      **3.5%** UNEMPLOYED



### INCOME BY HOUSEHOLD

0-24k	13.5%
25-49k	15.7%
50-99k	31.6%
100k+	39.1%



### HOUSEHOLD SPENDING

<b>\$23.8K</b> HOUSING	<b>\$10.9K</b> FOOD
<b>\$2.9K</b> TRAVEL	<b>\$3.7K</b> ENTERTAINMENT
<b>\$1.0K</b> PERSONAL CARE	<b>\$2.5K</b> APPAREL
<b>\$2.6K</b> FURNITURE	<b>\$1.3K</b> GAS & VEHICLE

SOURCE: ESRI

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