



AIRPORT SQUARE

Excellent retail space available. Located in a high traffic, Costco-anchored shopping center.

2000 HARVARD WAY, RENO, NV 89502



RETAIL OVERVIEW

±1,178 - 1,576 SF space available

Easy access to the center from Plumb Ln

Excellent visibility from Hwy 580

Ample parking with over ±1,000 spaces

Diverse tenant-mix including Costco, Urban Air, Mor Furniture, Mattress Firm, Capriotti's, AT&T, Sushi Pier, One Nevada Credit Union and more

High density area with over ±6,000 homes within a 1-mile radius

NEGOTIABLE

LEASE RATE



AIRPORT SQUARE RANKINGS

4.2M

ANNUAL VISITS

#1

MOST VISITED CENTER IN A 15 MILE RADIUS

#15

MOST VISITED CENTER IN THE STATE OF NV

#1 MOR FURNITURE

MOST VISITED STORE IN THE STATE OF NV

#2 COSTCO

MOST VISITED STORE IN THE STATE OF NV

Source: placer.ai data



SUITE AVAILABILITY

| # | Suite # | Tenant | Total SF |
|----|----------|--------------------------------|-----------|
| 1 | 2202 A | COSTCO ADDITION | 20,000 SF |
| 2 | 2210 A | URBAN AIR | 24,473 SF |
| 3 | 2212 A | MOR FURNITURE | 39,084 SF |
| 4 | 1320 BC | TOBACCO ISLAND | 5,400 SF |
| 5 | 1320 A | BENSON & BINGHAM | 1,800 SF |
| 6 | 1300 B4 | KAFFE CREPE | 885 SF |
| 7 | 1300 B3 | LAHSON SMOKE SHOP | 1,300 SF |
| 8 | 1300 B2 | AVAILABLE WITHIN 90 DAYS | 1,576 SF |
| 9 | 1300 B1 | HOUSTON WE HAVE A PROBLEM | 1,490 SF |
| 10 | 1300 AB | SILK ROAD INTERNATIONAL MARKET | 3,715 SF |
| 11 | 1300 A | FACE TO FACE SPA | 3,005 SF |
| 12 | 1296 L | CLAW JOYLAND | 2,512 SF |
| 13 | 1296 IK | DOTTY'S | 4,106 SF |
| 14 | 1296 H | CRAWFISH ASIAN BISTRO | 2,216 SF |
| 15 | 1296 G | CRAWFISH ASIAN BISTRO | 2,400 SF |
| 16 | 1296 F | ALTERATION & BOUTIQUE STORE | 707 SF |
| 17 | 1296 DE | CYCLE GEAR | 3,850 SF |
| 18 | 1296 AC | ONE NEVADA CREDIT UNION | 4,588 SF |
| 19 | 1274 AB | AT&T | 2,600 SF |
| 20 | 1274 C | ALL SMILES FAMILY DENTISTRY | 2,555 SF |
| 21 | 1274 D | HYPE TEA | 1,267 SF |
| 22 | 1274 E | STATE FARM | 1,268 SF |
| 23 | 1274 F | KEY AND CODE LLC | 2,015 SF |
| 24 | 1274 G | GO AUTO INSURANCE | 1,156 SF |
| 25 | 1280 A | SMOKE AND VAPE HUB | 1,170SF |
| 26 | 1280 B | CAPRIOTTI'S | 2,145SF |
| 27 | 1280 CD | NORTHERN NEVADA COIN & BULLION | 3,282 SF |
| 28 | 1290 AB | EL PAISANO | 2,941 SF |
| 29 | 1290 C | AVAILABLE | 1,178 SF |
| 30 | 1290 D-G | BEAD GALLERY RENO | 3,117 SF |
| 31 | 1290 HI | ASIAN NOODLES | 3,050 SF |
| 32 | 1290 J | SUSHI PIER | 1,680 SF |
| 33 | 2002 F | CRYSTAL NAIL SALON | 1,350 SF |
| 34 | 2002 DE | ASIAN FOOT REFLEXOLOGY | 2,790 SF |
| 35 | 2002 C | HORIZON WINDOW FASHIONS | 1,645 SF |
| 36 | 2002 B | STONE AGE QUARRY | 1,480 SF |
| 37 | 2002 A | QUALITY FLOORS 4 LESS | 1,760 SF |
| 38 | 2000 A | THE SLEEP TRAIN | 9,240 SF |

HIGH-TRAFFIC LOCATION AT THE HEART OF RENO

Easy for visitors to locate. Just minutes from the Reno/Tahoe Airport, at a high-density retail shopping area.



DEMOGRAPHICS

POPULATION

| | 3 Mile | 5 Mile | 7 Mile |
|-----------------------|---------|---------|---------|
| 2025 EST. POPULATION | 109,356 | 242,338 | 338,469 |
| 2030 PROJ. POPULATION | 111,486 | 244,731 | 340,430 |
| 2025 MED. AGE | 37.2 | 36.8 | 37.9 |
| DAYTIME POPULATION | 140,389 | 218,744 | 269,665 |

HOUSEHOLD INCOME

| | 3 Mile | 5 Mile | 7 Mile |
|-----------------------------|-----------|-----------|-----------|
| 2025 EST. AVG. HH INCOME | \$142,849 | \$129,443 | \$113,296 |
| 2030 PROJ. AVG. HH INCOME | \$141,033 | \$128,566 | \$112,420 |
| 2025 EST. MED. HH INCOME | \$115,762 | \$107,208 | \$93,663 |
| 2030 PROJ. MED. HH INCOME | \$115,268 | \$107,045 | \$93,346 |
| 2025 EST. PER CAPITA INCOME | \$53,410 | \$48,025 | \$43,038 |

HOUSEHOLD

| | 3 Mile | 5 Mile | 7 Mile |
|---------------------------------|--------|--------|--------|
| 2025 EST. HH | 19,327 | 43,875 | 67,892 |
| 2030 PROJ. HH | 20,595 | 45,156 | 69,788 |
| PROJ. ANNUAL GROWTH (2025-2030) | 1,269 | 1,282 | 1,896 |
| AVG. HH SIZE | 2.7 | 2.7 | 2.6 |

CONSUMER EXPENDITURE

| | 3 Mile | 5 Mile | 7 Mile |
|----------------------------|----------|----------|----------|
| ANNUAL HH EXPENDITURE | \$2.4 B | \$5.13 B | \$7.3 B |
| ANNUAL RETAIL EXPENDITURE | \$1.19 B | \$2.58 B | \$3.67 B |
| MONTHLY HH EXPENDITURE | \$10,328 | \$9,744 | \$8,954 |
| MONTHLY RETAIL EXPENDITURE | \$5,130 | \$4,894 | \$4,501 |



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

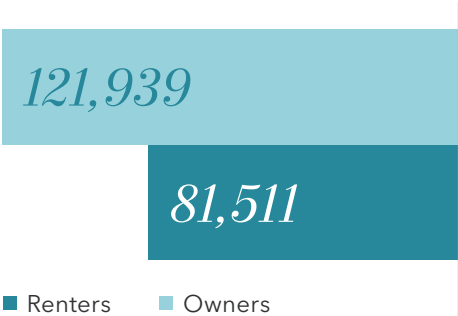
\$110,796

2023 AVG
HH INCOME

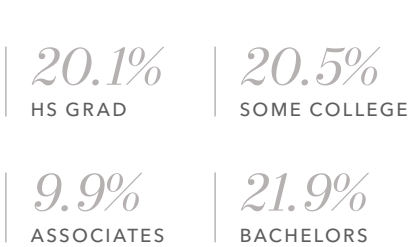
38.6

2023 EST.
MEDIAN AGE

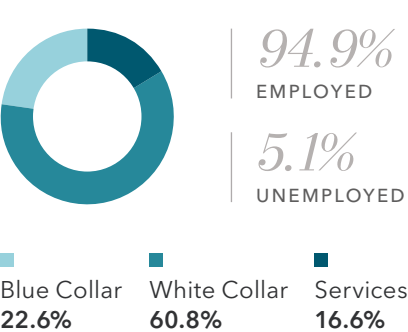
Home Ownership



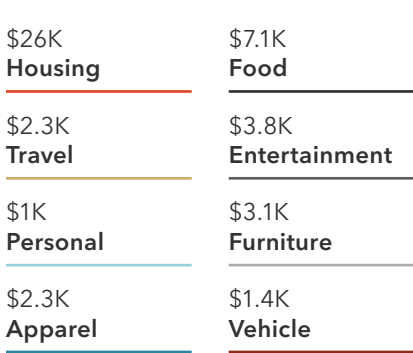
Education



Employment



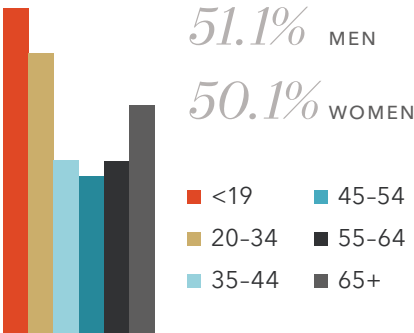
Household Spending



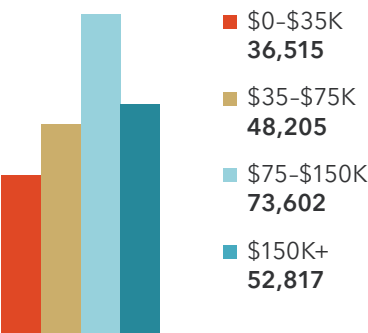
Race & Ethnicity



Gender & Age



Income by Household



BRIDGE33

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Mathews



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