



AIRPORT SQUARE

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

2000 HARVARD WAY, RENO, NV 89502



AVAILABLE FOR LEASE

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

KIDDER MATHEWS



#1



#2



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: placerai data

AIRPORT SQUARE



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	LAHSOON 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	1,170 SF
26	1280 B	CAPRIOTTI'S	2,145 SF
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

511,527
2023 EST.
POPULATION

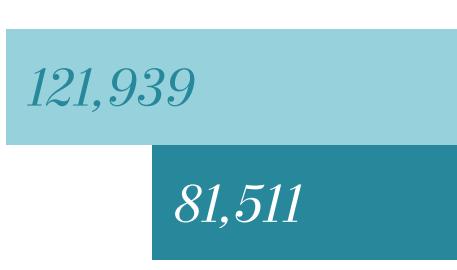
2.5
2023 AVG
HH SIZE

\$110,796
2023 AVG
HH INCOME

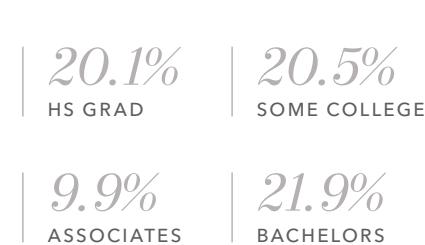
38.6
2023 EST.
MEDIAN AGE

Source: ESRI

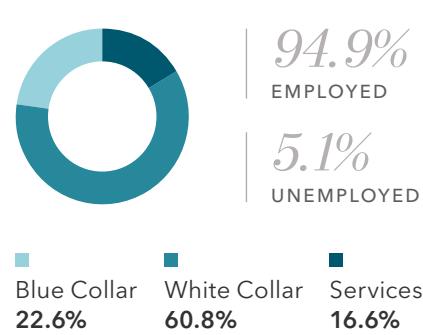
Home Ownership



Education



Employment



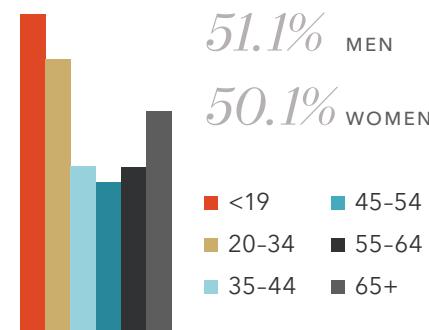
Household Spending



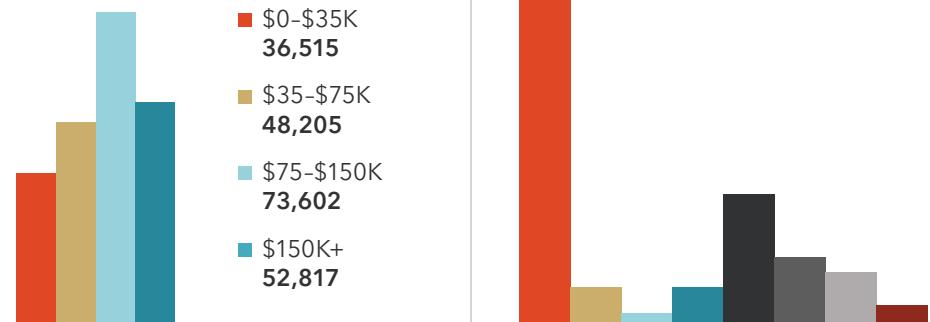
Race & Ethnicity

WHITE	62.9%
ASIAN	5.8%
PACIFIC ISLANDER	0.8%
AFRICAN-AMERICAN	2.5%
HISPANIC	26.3%
TWO OR MORE RACES	13.7%

Gender & Age



Income by Household





Exclusively listed by

SHAWN SMITH

775.470.8878

shawn.smith@kidder.com

LIC N° BS.0046702

SEAN RETZLOFF

775.470.8879

sean.retzloff@kidder.com

LIC N° S.0182046

KIDDER.COM