

KEYSTONE SQUARE



JUNIOR ANCHOR AND SHOP SPACE FOR LEASE

Located in a high-density retail shopping district, just off the Interstate 80 exit.

I-80 AND KEYSTONE AVE, RENO, NV 89503



This Center benefits from significant tourist activity, generated by casinos, the Reno Neon Line District, and various nearby special events.

Retail spaces anchored by Save Mart

Directly across from the recently completed West End commons featuring In-N-Out, Starbucks, Chipotle, Panera Bread and Cracker Barrel

Surrounding tenants include Port of Subs, Wells Fargo, Sprinkle Donuts, The UPS Store and more

Ample parking with over 1,000 parking spaces on site

Average traffic counts over ±82,000 per day on I-80 and ±33,000 on Keystone Avenue

32,863 SF
AVAILABLE - UNIT 525

925 SF
AVAILABLE - UNIT 409

UNIT AVAILABILITY

UNIT 403	Honey Bakery	1,200 SF
UNIT 407	Jackson Hewitt	1,200 SF
UNIT 409	Available within 60-days - Former Salon	925 SF
UNIT 411	Style Brows	870 SF
UNIT 413	Indulge Massage & Reflexology	1,800 SF
UNIT 417	Port of Subs	1,400 SF
UNIT 421	Nextar	1,066 SF
UNIT 501	Falcon Vision	2,400 SF
UNIT 505	The Theatre	8,712 SF
UNIT 525	Available	32,863 SF
UNIT 561	The UPS Store	2,116 SF
UNIT 565	Magic Nails	1,400 SF
UNIT 575	Royal India Restaurant	4,428 SF
UNIT 595	Dollar Loan Center	3,864 SF
UNIT 475	Dotty's	3,215 SF
UNIT 475B	Sprinkle Donuts	892 SF
UNIT 495A	T-Mobile	2,350 SF
UNIT 495B	Cash Co	957 SF
UNIT 495C	WUD Wire	860 SF

AVAILABLE FOR LEASE

Site Plan



KEYSTONE SQUARE

RANCHO SAN RAFAEL REGIONAL PARK

UNIVERSITY OF NEVADA, RENO
21K Students, 10.5K Faculty

KEYSTONE SQUARE

WEST END COMMONS

ENTERTAINMENT / GAMING DISTRICT

NEON LINE
Jacobs Entertainment



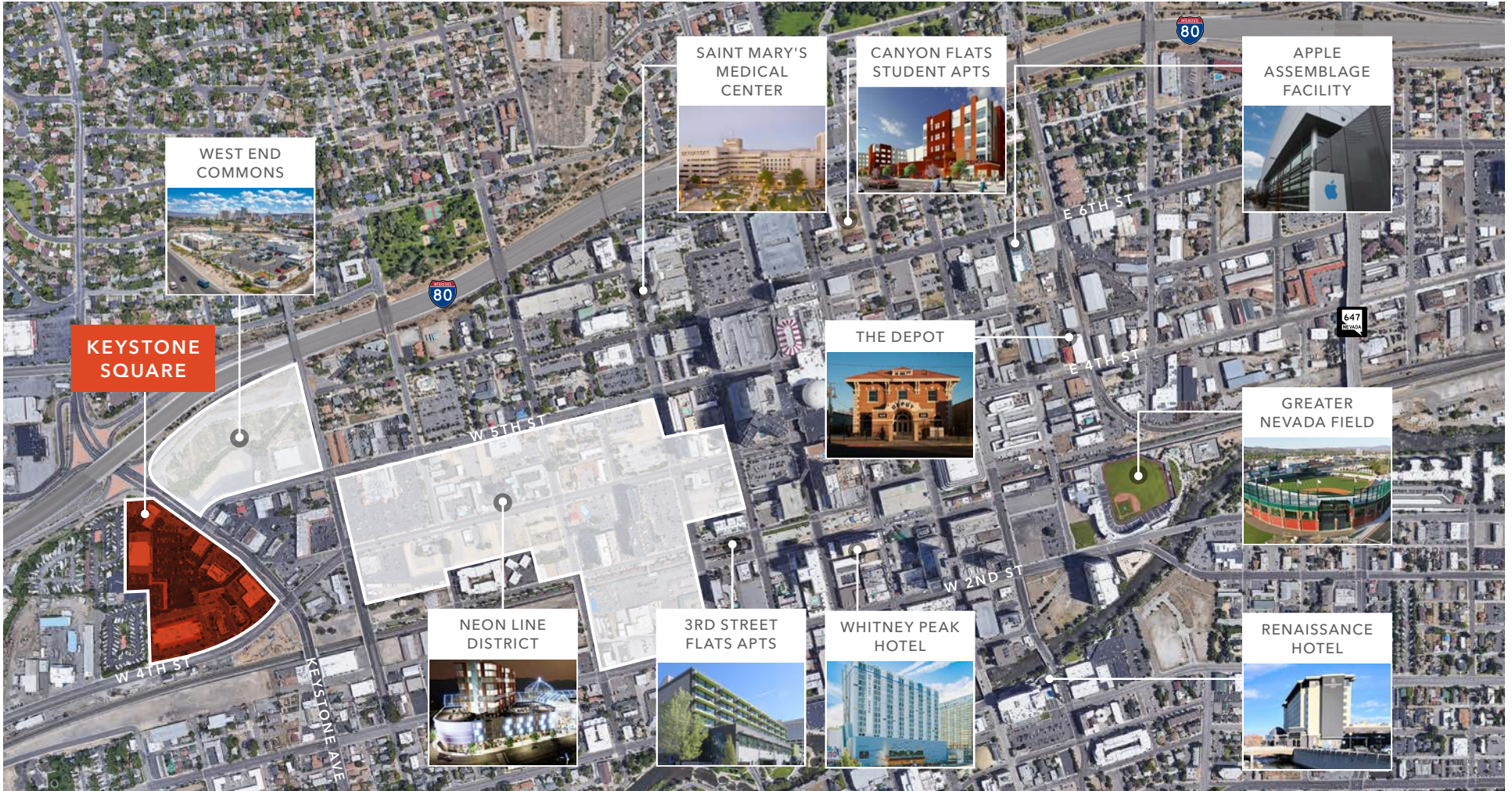
CENTRAL BUSINESS DISTRICT

MIDTOWN DISTRICT

AVAILABLE FOR LEASE

KIDDER MATHEWS

KEYSTONE SQUARE



TRAFFIC COUNTS

15,565

ADT | KEYSTONE AVE

81,562

ADT | INTERSTATE 80

12,103

ADT | W 4TH ST

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	54,810	86,962	149,707
2029 PROJ. POPULATION	55,145	86,656	148,236
2024 MED. AGE	35.8	36.3	36.1
DAYTIME POPULATION	44,080	71,396	151,742

HOUSEHOLD INCOME

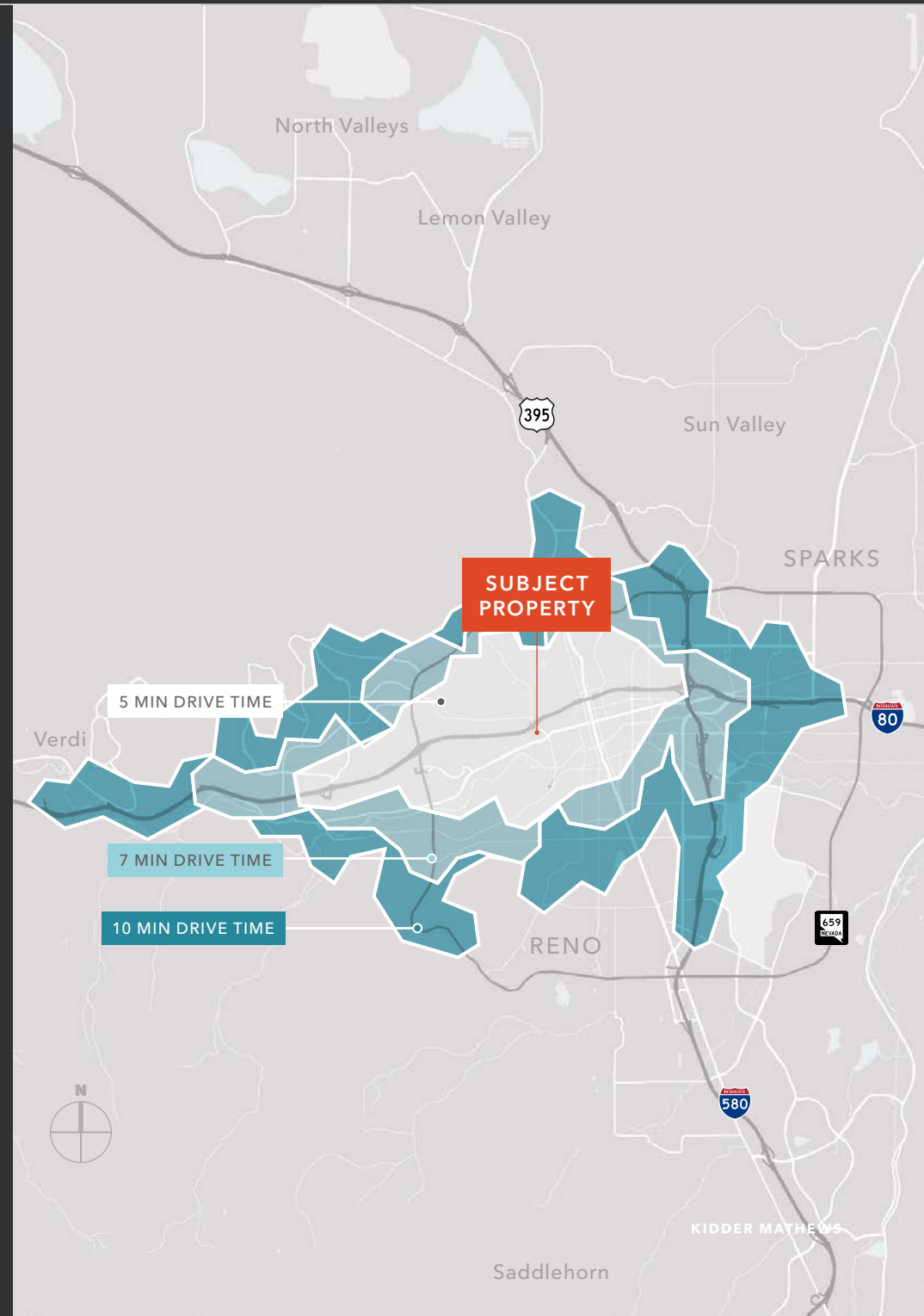
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$83,749	\$89,296	\$94,741
2029 PROJ. AVG. HH INCOME	\$86,952	\$92,589	\$98,162
2024 EST. MED. HH INCOME	\$59,411	\$64,840	\$71,651
2029 PROJ. MED. HH INCOME	\$59,815	\$65,485	\$72,623
2024 EST. PER CAPITA INCOME	\$39,798	\$41,171	\$41,894

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	25,777	39,750	65,837
2029 PROJ. HH	26,114	39,842	65,529
PROJ. ANNUAL GROWTH (2024-2029)	337	92	-308
AVG. HH SIZE	2.0	2.1	2.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.56 B	\$2.58 B	\$4.42 B
ANNUAL RETAIL EXPENDITURE	\$729.26 M	\$1.21 B	\$2.07 B
MONTHLY HH EXPENDITURE	\$5,038	\$5,417	\$5,592
MONTHLY RETAIL EXPENDITURE	\$2,358	\$2,536	\$2,620



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

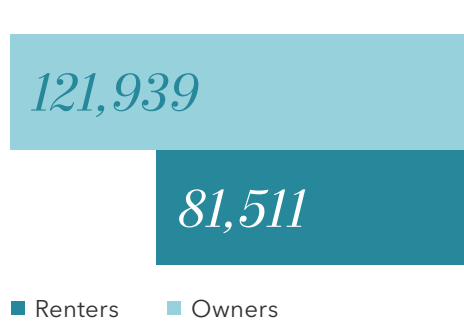
\$110,796

2023 AVG
HH INCOME

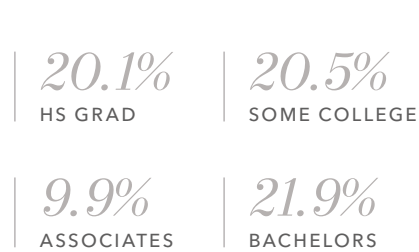
38.6

2023 EST.
MEDIAN AGE

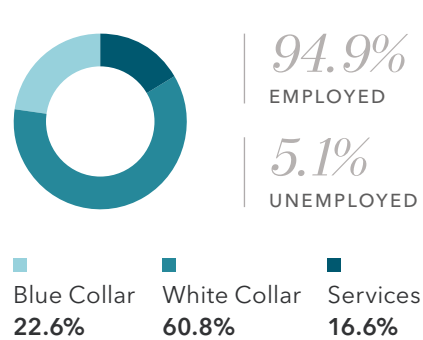
Home Ownership



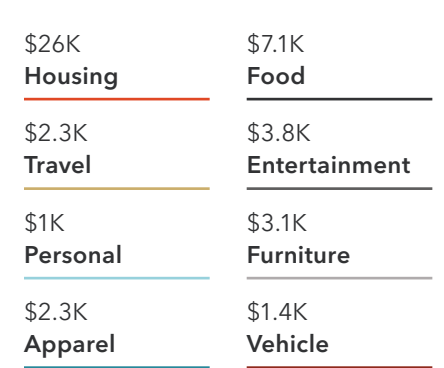
Education



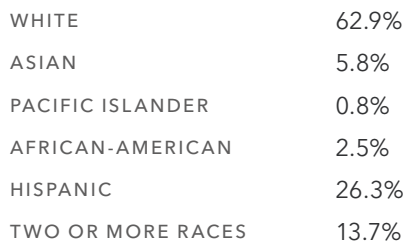
Employment



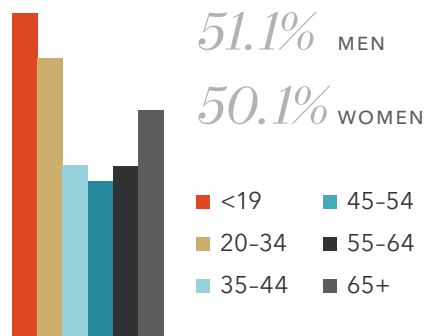
Household Spending



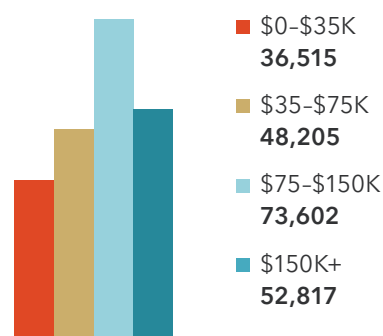
Race & Ethnicity

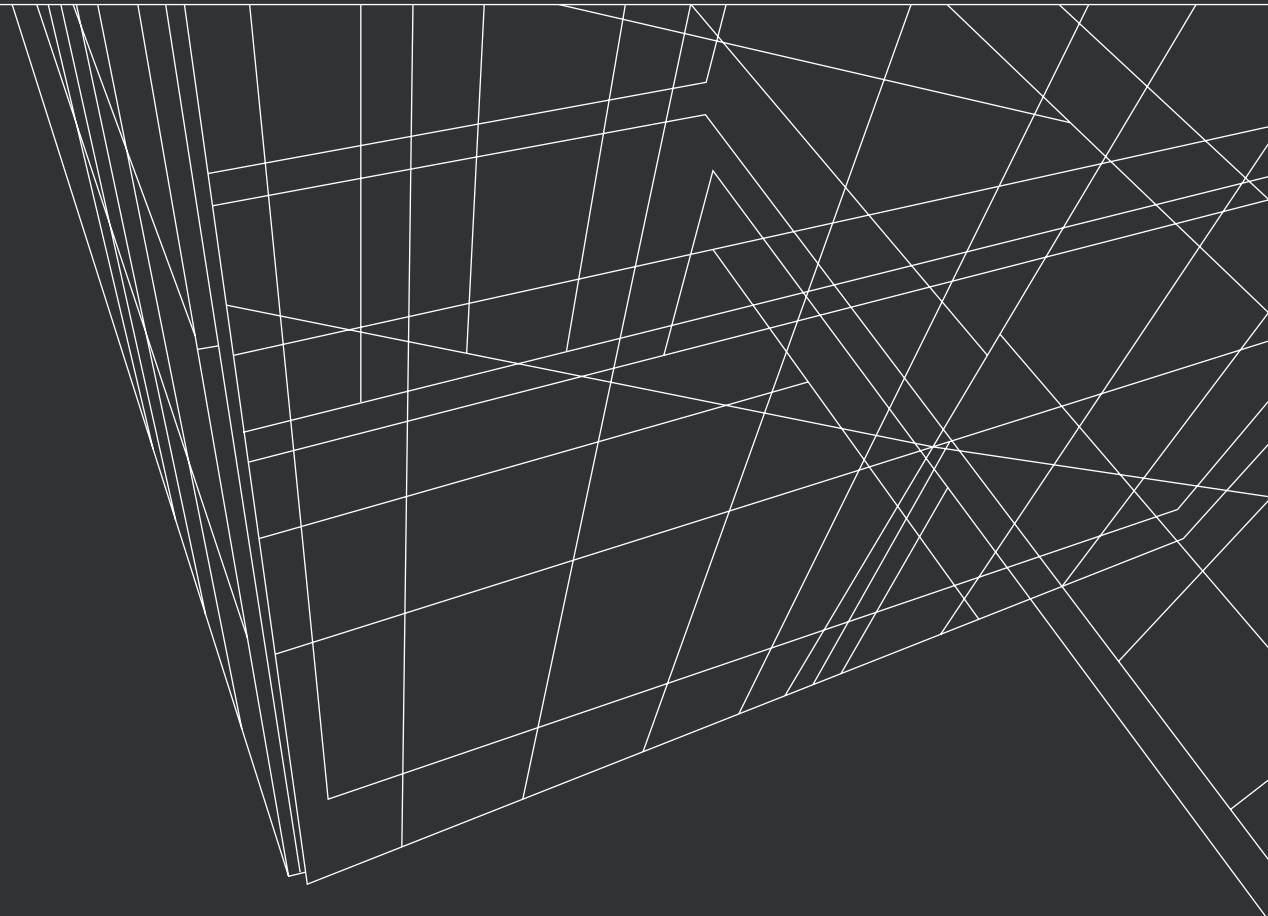


Gender & Age



Income by Household





Exclusively leased by

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