

Junior Anchor And Shop Space For Lease
Located in a high-density retail shopping district,
just off the Interstate 80 exit.

FOR LEASE

Keystone Square

I-80 and Keystone Ave, Reno, NV 89503

Smith Retzloff Retail Team

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Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300
Reno, NV 89511
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This Center benefits from significant tourist activity, generated by casinos, the Reno Neon Line District, and various nearby special events.

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



Unit Availability

Unit 409	Available - Former Salon	925 SF
Unit 505*	Available - Former Theater	8,712 SF
Unit 525*	Available	32,863 SF

*Can be combined for ±41,575 SF total

Available for Lease





Unit Availability

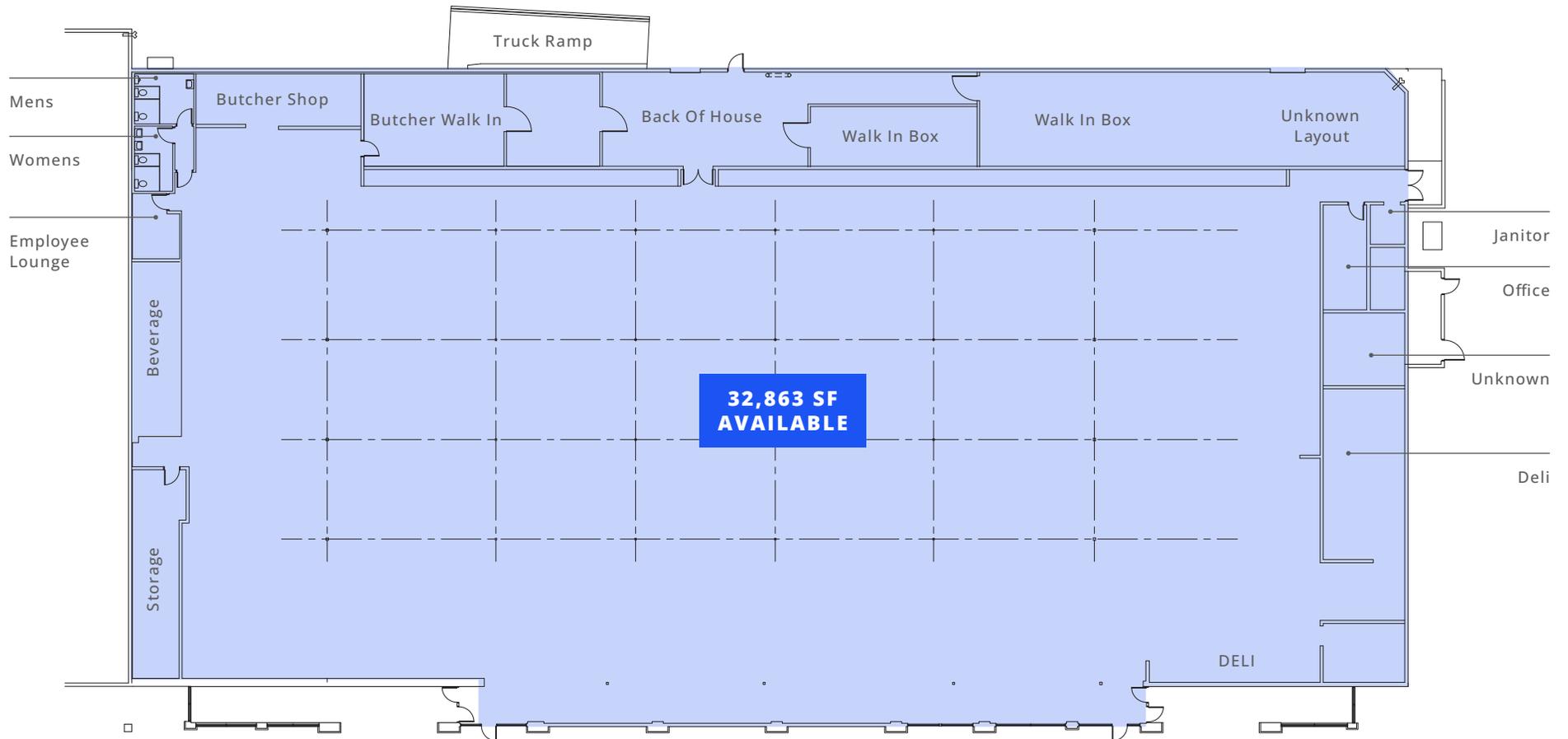
Unit 403	Honey Bakery	1,200 SF
Unit 407	Jackson Hewitt	1,200 SF
Unit 409	Available - Former Salon	925 SF
Unit 411	Style Brows	870 SF
Unit 413	Indulge Massage & Reflexology	1,800 SF
Unit 417	Port of Subs	1,400 SF
Unit 421	Nextar	1,066 SF
Unit 501	Falcon Vision	2,400 SF
Unit 505*	Available - The Theatre	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

**Can be combined for ±41,575 SF total*



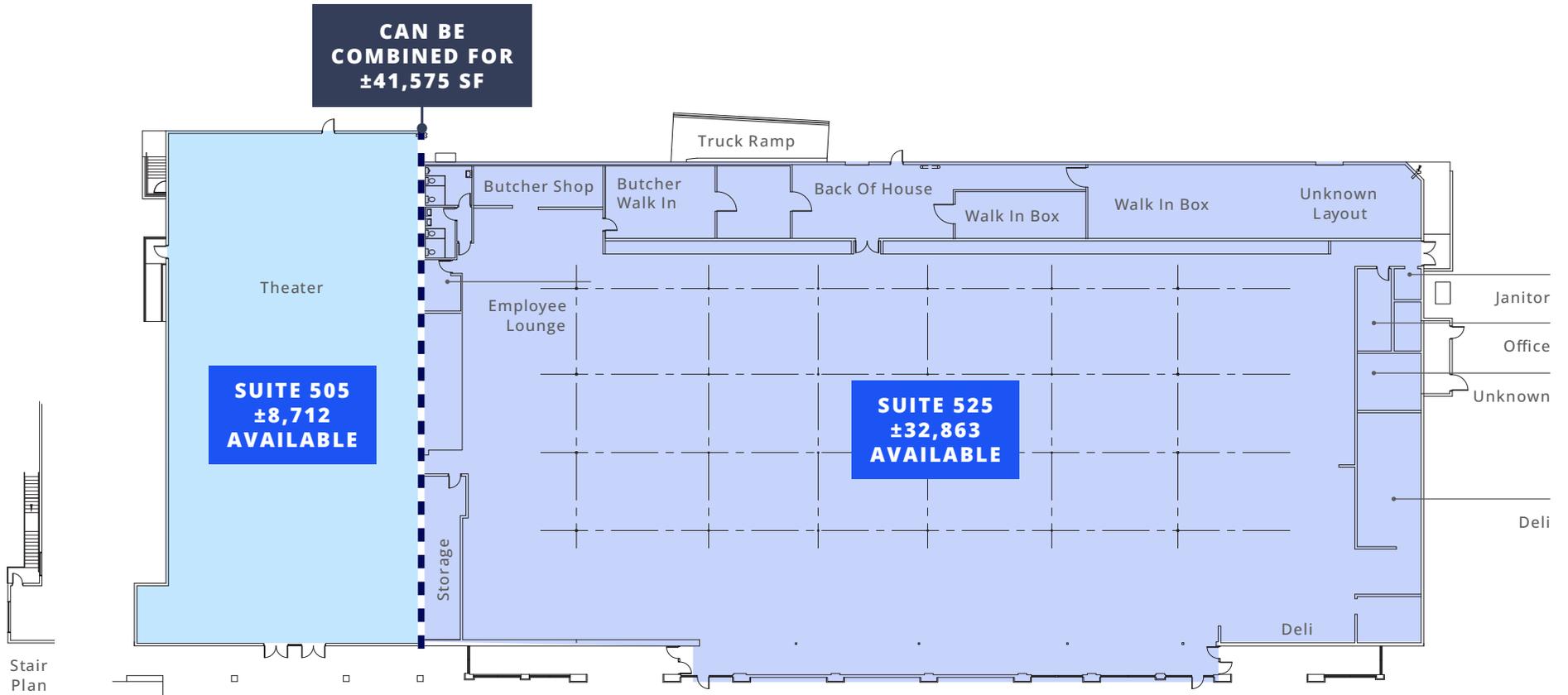
Available for Lease

Suite 525



Available for Lease

Suite 505 & 525



Available for Lease



Available for Lease

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Traffic Counts

15,565
ADT | Keystone Ave

81,562
ADT | Interstate 80

12,103
ADT | W 4th St



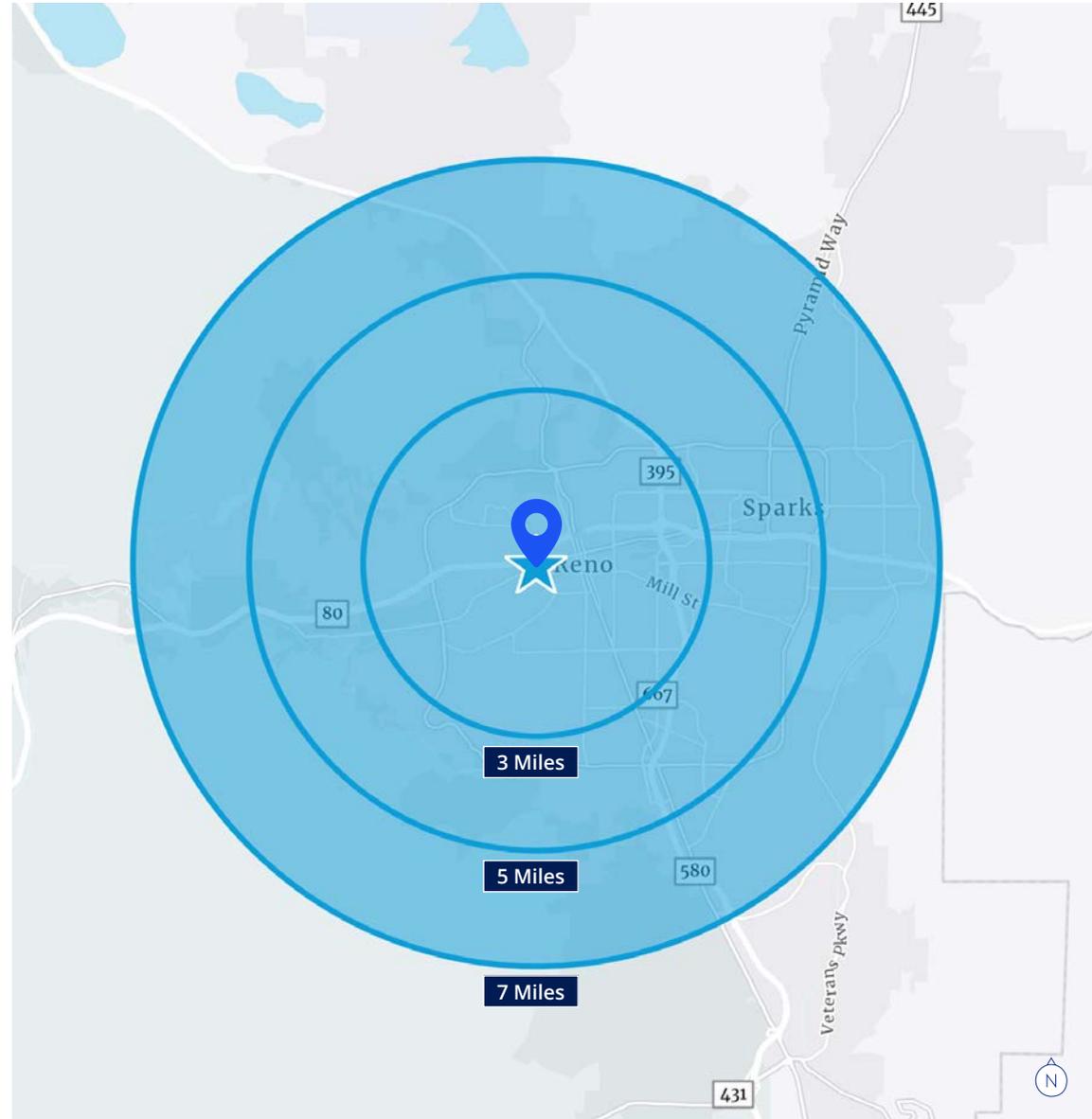
Available for Lease

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	130,149	230,553	320,716
2030 Proj. Population	135,403	238,941	331,716
2025 Med. Age	35.9	36.5	37.5
Daytime Population	157,888	282,844	373,106

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$93,911	\$102,253	\$107,274
2030 Proj. Avg. HH Income	\$104,762	\$113,804	\$119,219
2025 Est. Med. HH Income	\$65,096	\$71,903	\$77,800
2030 Proj. Med. HH Income	\$74,799	\$81,041	\$87,220
2025 Est. Per Capita Income	\$41,089	\$43,106	\$44,294

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	56,903	96,845	132,255
2030 Proj. HH	59,694	101,354	138,134
Proj. Annual Growth (2025-2030)	0.96%	0.91%	0.87%
Avg. HH Size	2.2	2.31	2.37

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$81,978	\$89,070	\$93,138
Annual Retail Expenditure	\$25,850	\$28,192	\$29,585
Monthly HH Expenditure	\$6,832	\$7,422	\$7,761
Monthly Retail Expenditure	\$2,154	\$2,349	\$2,465



Available for Lease

Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

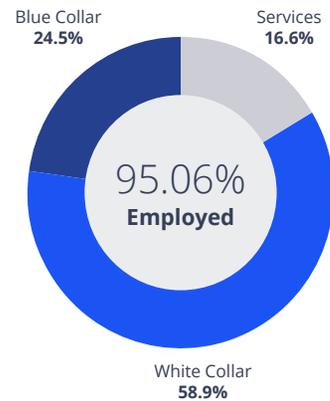
\$121,655
Avg HH Income

39.5
Median Age

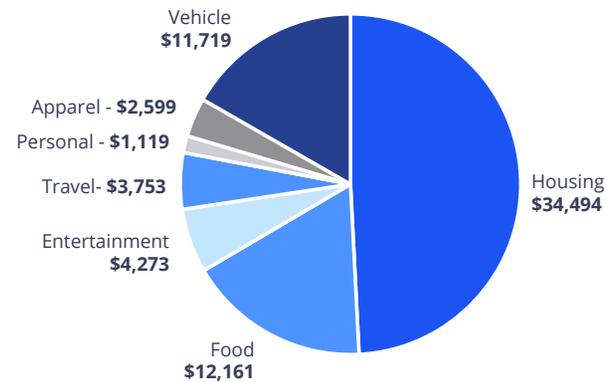
Home Ownership (2025 Housing Units)



Employment



Household Spending

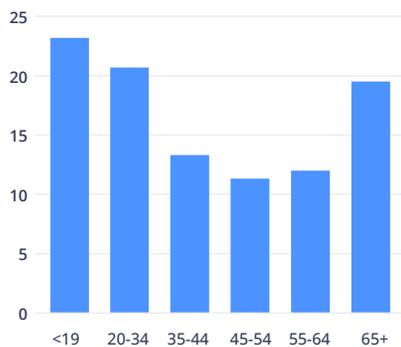


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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Accelerating success.

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