



McQueen Crossings

1610-1690 ROBB DR, RENO, NV 89523

FOR LEASE



14,200 ADT

7,050 ADT

20,300 ADT

Kidder Mathews

MANAGED BY AN AFFILIATE OF
KIMCO
REALTY

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PROPERTY OVERVIEW

Two spaces remaining: Suite B3 & Suite B4 - 1,300 SF

Strong national ownership

Highly populated, desirable suburb of northwest Reno

Immediate proximity to McQueen High School with 1,708 students

McQueen Crossings reflects pride of ownership in design and maintenance throughout the center providing an inviting atmosphere for both customers and tenants alike

TRAFFIC COUNTS

	ADT
Robb Drive (290' W of Sharlands Ave)	22,700
Mae Anne Ave (525' E of Robb Drive)	12,000
Mae Anne Ave (360' W of Robb Dr)	11,400

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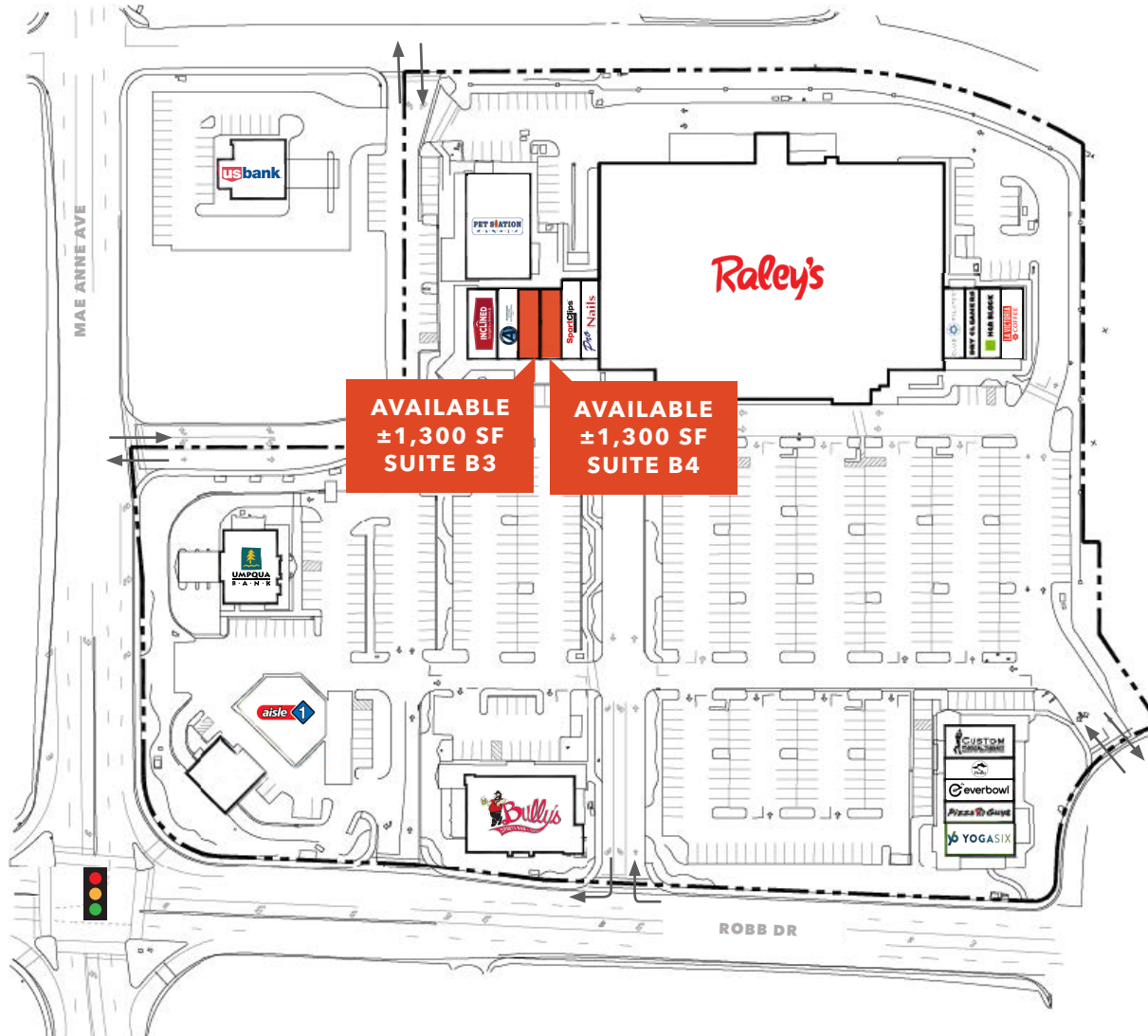
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AVAILABLE
±1,300 SF
SUITE B3

AVAILABLE
±1,300 SF
SUITE B4

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Demographics

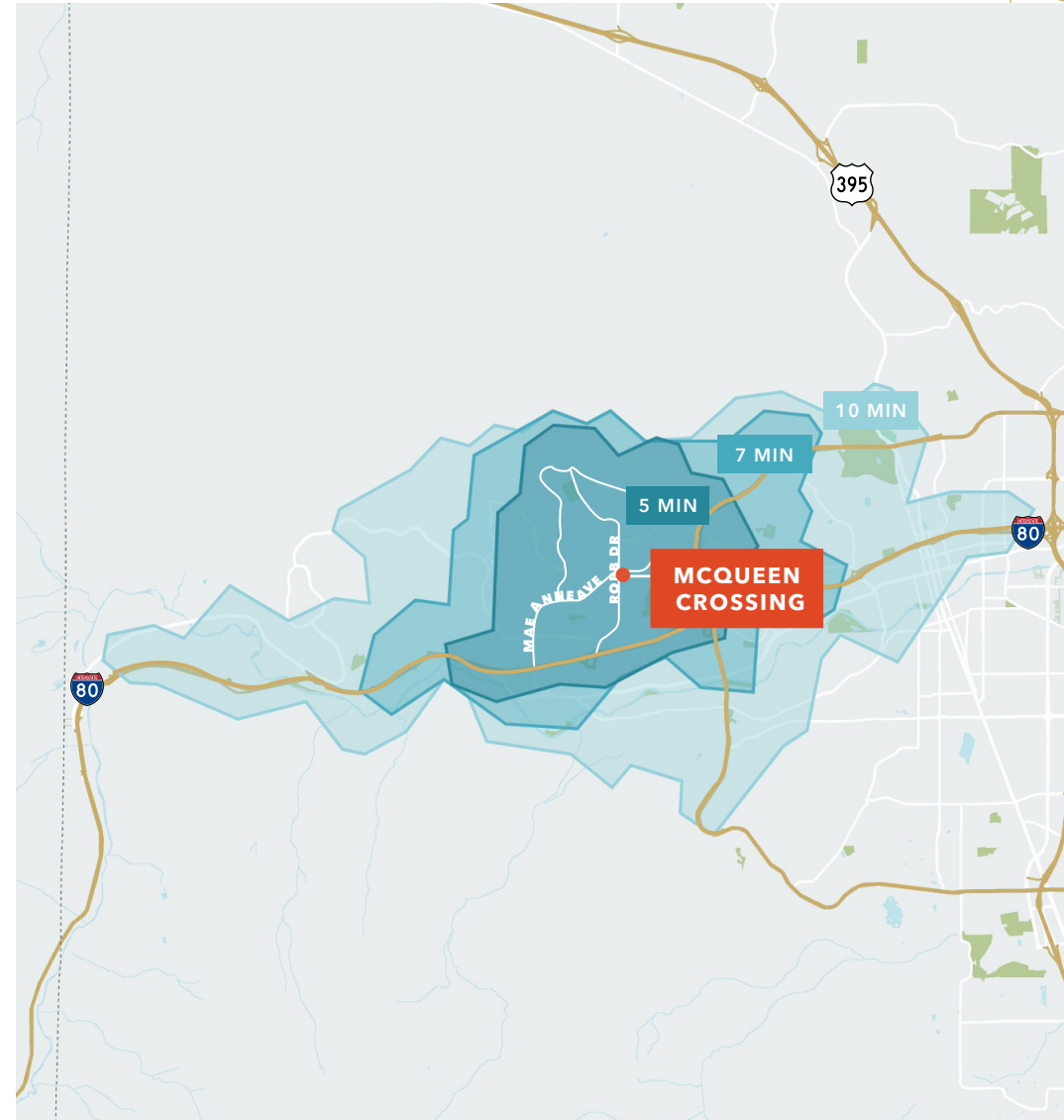
POPULATION	5 min	7 min	10 min
2023 Est. Population	26,538	44,386	79,065
2028 Proj. Population	27,426	45,920	82,081
2023 Med. Age	35.0	36.0	39.0
Daytime Population	9,808	16,921	47,228

HOUSEHOLDS	5 min	7 min	10 min			
2023 Est. HH	10,877	18,261	34,437			
2028 Proj. HH	11,376	19,118	36,213			
Proj. Annual Growth (2023-2028)	500	0.9%	856	0.9%	1,776	1.0%
Avg. HH Size	3.1	3.1	3.0			

INCOME	5 min	7 min	10 min
2023 Est. Avg. HH Income	\$125,035	\$118,539	\$127,659
2028 Proj. Avg. HH Income	\$124,648	\$117,296	\$127,676
2023 Est. Med. HH Income	\$84,740	\$83,416	\$83,022
2028 Proj. Med. HH Income	\$80,568	\$79,406	\$79,436
2023 Est. Per Capita Income	\$51,259	\$48,807	\$55,759

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$896.31 M	\$1.44 B	\$2.88 B
Annual Retail Expenditure	\$422.33 M	\$680.28 M	\$1.35 B
Monthly HH Expenditure	\$6,867	\$6,588	\$6,967
Monthly Retail Expenditure	\$3,236	\$3,104	\$3,269

DATA SOURCE: SITES USA



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Reno/Sparks DMA Facts & Demographics

506,152

POPULATION

2.49

AVG HH SIZE

\$108,356

AVG HH INCOME

38.4

MEDIAN AGE



HOME OWNERSHIP



82.2K
RENTERS

118.4K
OWNERS



RACE & ETHNICITY

White	63.6%
Asian	6.0%
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



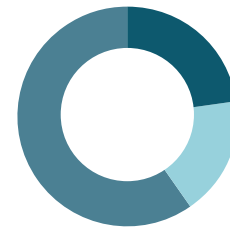
GENDER & AGE

52.2% MEN	51.7% WOMEN
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<18	45-54
20-34	55-64
35-44	65+



EMPLOYMENT



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

96.5% EMPLOYED	3.5% UNEMPLOYED
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INCOME BY HOUSEHOLD

0-35k	19.3%
35-50k	9.9%
50-100k	31.6%
100-200k	29.7%
200K+	9.4%



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1.9K HOUSING	\$916 FOOD
\$245 TRAVEL	\$313 ENTERTAINMENT
\$89 PERSONAL CARE	\$212 APPAREL
\$223 FURNITURE	\$111 VEHICLE

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