

FOR LEASE

# COLISEUM MEADOWS

4909 S VIRGINIA ST RENO, NV 89502



KIDDER.COM

CROW  
HOLDINGS

**km** Kidder  
Mathews



**PROPERTY HIGHLIGHTS**

Suite 4910 ±1,500 SF available now

Suite 4970 ±2,400 SF available now

Major retailers including Big 5, Olive Garden, McDonald's, and Batteries Plus

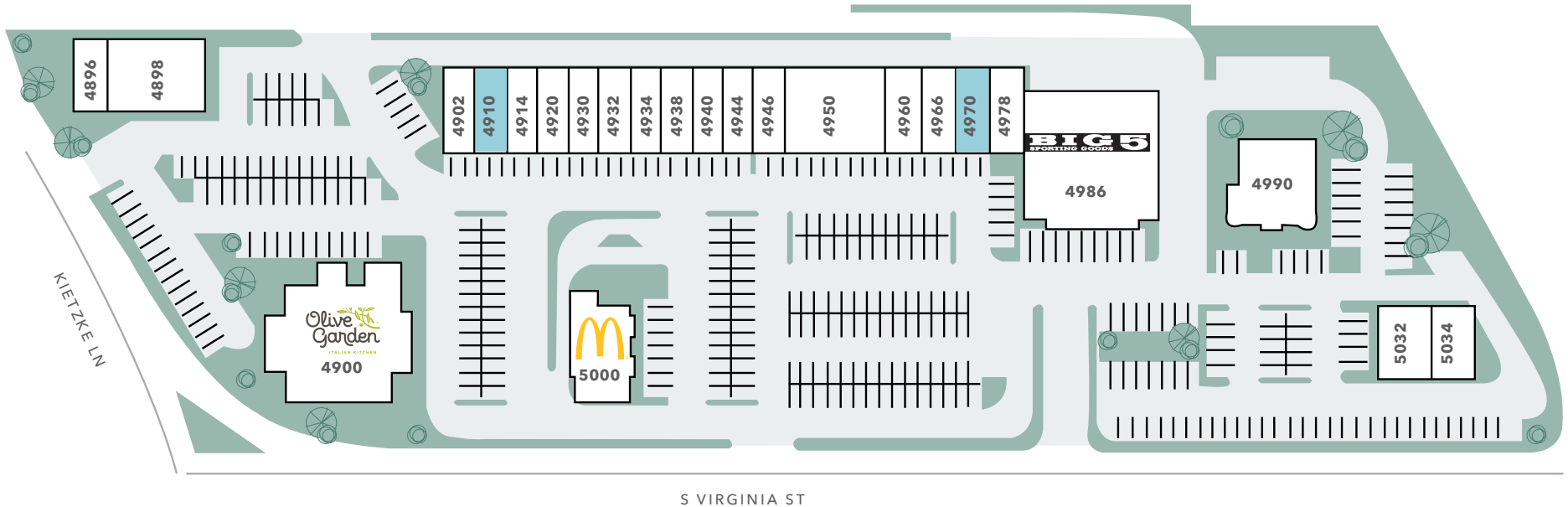
Serves a daytime population of 25,549 within a one mile radius

Frontage on S Virginia St, Reno's busiest arterial

Proximity to the Reno-Sparks Convention Center, Meadowood Mall, and multiple anchored retail centers

Located on the corner of S Virginia St and Kietzke Ln

# SITE PLAN

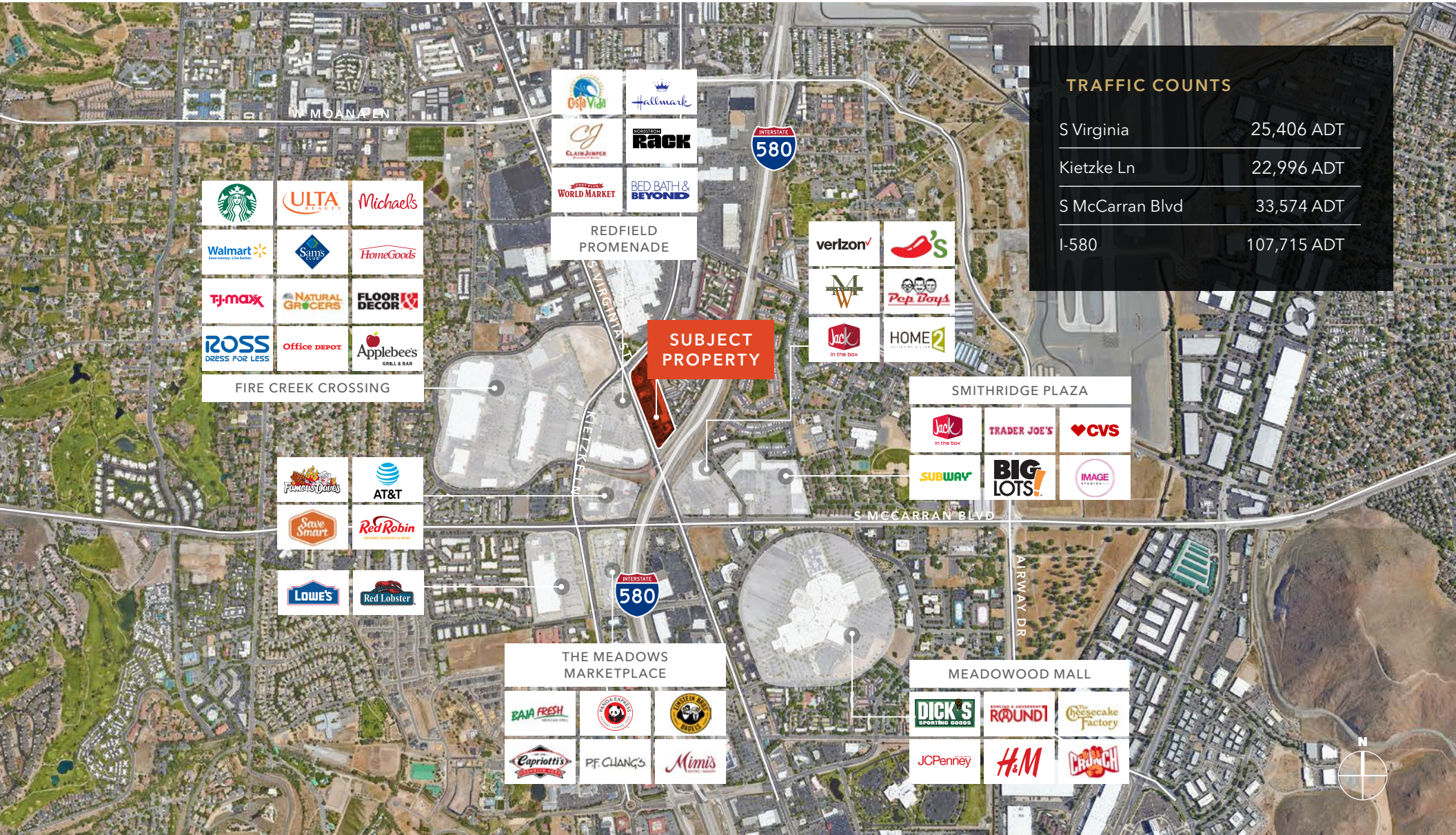


## AVAILABILITIES

Tenants	Units	Tenants	Units	Tenants	Units
Tanner Buisness Development	4896	Your Main Lab	4932	Available ±2,400 SF	4970
Batteries Plus	4898	Northtowne Insurance	4934	L&L Hawaiian Barbecue	4978
Olive Garden	4900	CutzUnlimited	4938	Big 5	4986
Leslie's Pool Supply	4902	Sushi One	4940-4944	Reno Salon Suites (NAP)	4990
Available ±1,500 SF	4910	Prologistix	4946	McDonald's (NAP)	5000
Basset Salon Solutions	4914	La Michocana	4950	Absolute Dental	5032- 5034
Huntington Learning Center	4920	H&R Block	4960		
Hollywood Nails	4930	Nevada Vacuum	4966		

# COLISEUM MEADOWS





TRAFFIC COUNTS	
S Virginia	25,406 ADT
Kietzke Ln	22,996 ADT
S McCarran Blvd	33,574 ADT
I-580	107,715 ADT

REDFIELD PROMENADE

FIRE CREEK CROSSING

Starbucks, ULTA, Michaels, Walmart, Sams, HomeGoods, T.J. Maxx, NATURAL GROCERS, FLOOR DECOR, ROSS DRESS FOR LESS, Office DEPOT, Applebee's

Gospo Vista, Hallmark, CLAIM JUMPER, RACK, WORLD MARKET, BED BATH & BEYOND

verizon, 7-Eleven, Jack in the box, HOME 2

SMITHRIDGE PLAZA

Jack in the box, TRADER JOE'S, CVS, SUBWAY, BIG LOTS!, IMAGE STUDIOS

Famous Dave's, AT&T, Save Smart, Red Robin, Lowe's, Red Lobster

THE MEADOWS MARKETPLACE

BAM FRESH, PAPA JOHN'S, BUNSTEN BEEZ, Capriotti's, P.F. CHANG'S, Mimi's

MEADOWOOD MALL

DICK'S SPORTING GOODS, ROUND1, Cheesecake Factory, JCPenney, H&M, CRUNCH

# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	30,825	51,536	88,832
2029 PROJ. POPULATION	31,649	52,374	89,332
2024 MED. AGE	34.8	36.6	38.3
DAYTIME POPULATION	39,000	62,534	108,657

## HOUSEHOLD INCOME

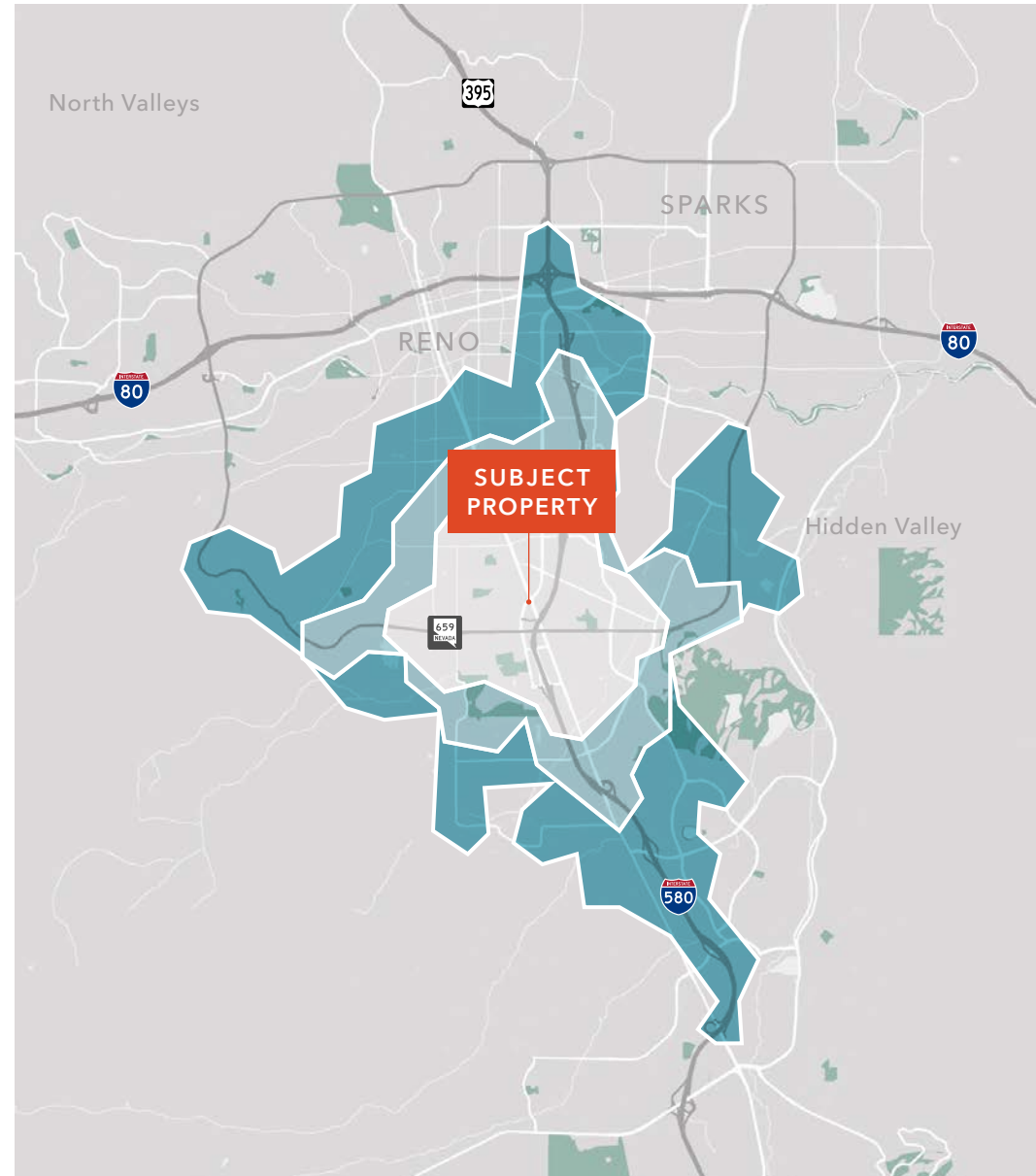
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$84,506	\$94,192	\$109,941
2029 PROJ. AVG. HH INCOME	\$86,744	\$96,470	\$113,352
2024 EST. MED. HH INCOME	\$62,577	\$68,734	\$79,846
2029 PROJ. MED. HH INCOME	\$62,751	\$69,073	\$81,110
2024 EST. PER CAPITA INCOME	\$36,900	\$41,477	\$48,812

## HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	13,436	22,634	39,301
2029 PROJ. HH	13,872	23,099	39,707
PROJ. ANNUAL GROWTH (2024-2029)	436	465	407
AVG. HH SIZE	3.1	3.1	3.2

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$759.44 M	\$1.46 B	\$2.87 B
ANNUAL RETAIL EXPENDITURE	\$356.43 M	\$684.51 M	\$1.34 B
MONTHLY HH EXPENDITURE	\$4,710	\$5,371	\$6,089
MONTHLY RETAIL EXPENDITURE	\$2,211	\$2,520	\$2,850



# RENO-SPARKS MSA SNAPSHOT

Source: ESRI

**511,527**

2023 EST.  
POPULATION

**2.5**

2023 AVG  
HH SIZE

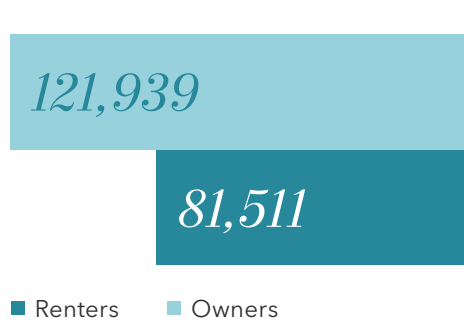
**\$110,796**

2023 AVG  
HH INCOME

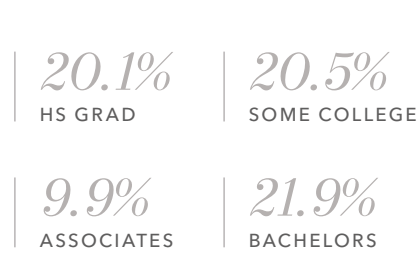
**38.6**

2023 EST.  
MEDIAN AGE

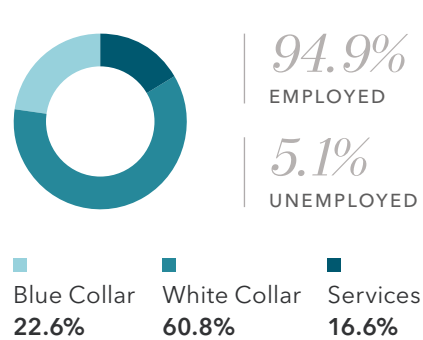
## Home Ownership



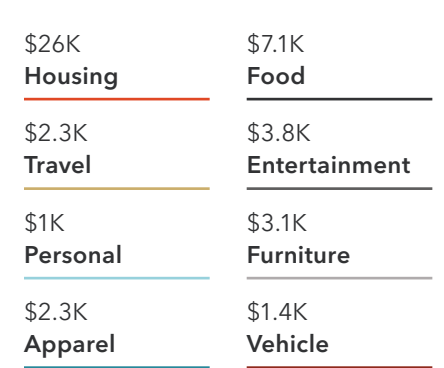
## Education



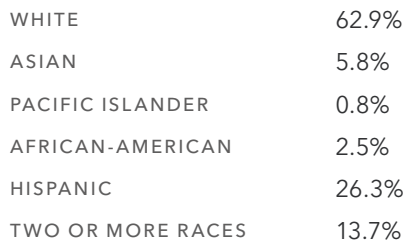
## Employment



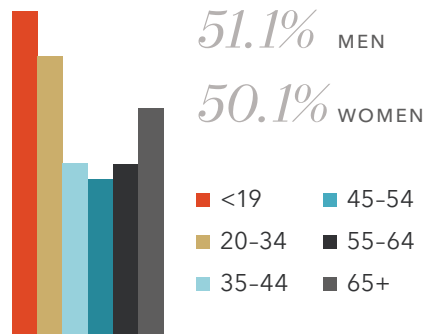
## Household Spending



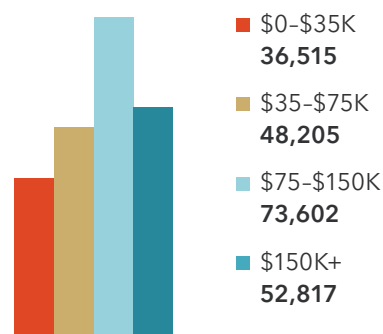
## Race & Ethnicity



## Gender & Age



## Income by Household





*Exclusively listed by*

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