

FOR LEASE

REDFIELD PROMENADE

4991 S VIRGINIA ST, RENO, NV 89502



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

MANAGED BY AN AFFILIATE OF
KIMCO
REALTY

km Kidder Mathews

FOR LEASE | REDFIELD PROMENADE

PREMIER RETAIL LOCATION

*High identity spaces backing to
freeway off-ramp*

PROPERTY OVERVIEW

Anchored by Nordstrom Rack (market exclusive), Cost Plus World Market, Natural Grocers, Boot Barn & Bob's Discount Furniture

Co-tenants include Twin Peaks, Costa Vida, Ijji Sushi, MOD Pizza and more

Strong institutional ownership

Adjacent to the Reno-Sparks Convention Center that attracts an estimated 300,000 annual attendees

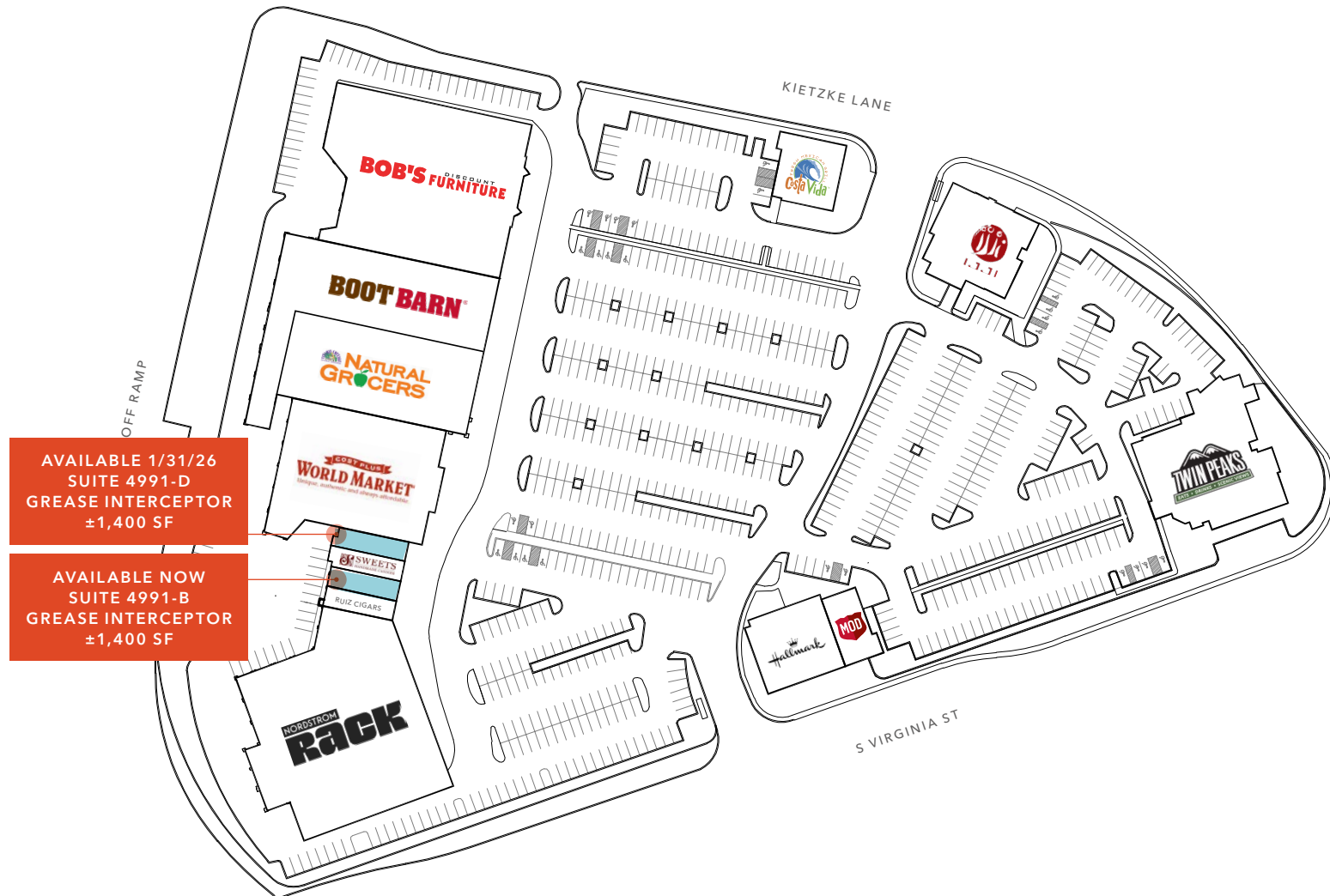
The center benefits from the regional draw of anchor tenants in addition to strong daytime population within the immediate surroundings

AVAILABILITIES

Suite	SF	Availability
4991-B	±1,400	For Lease
4991-D	±1,400	1/31/26



SITE PLAN

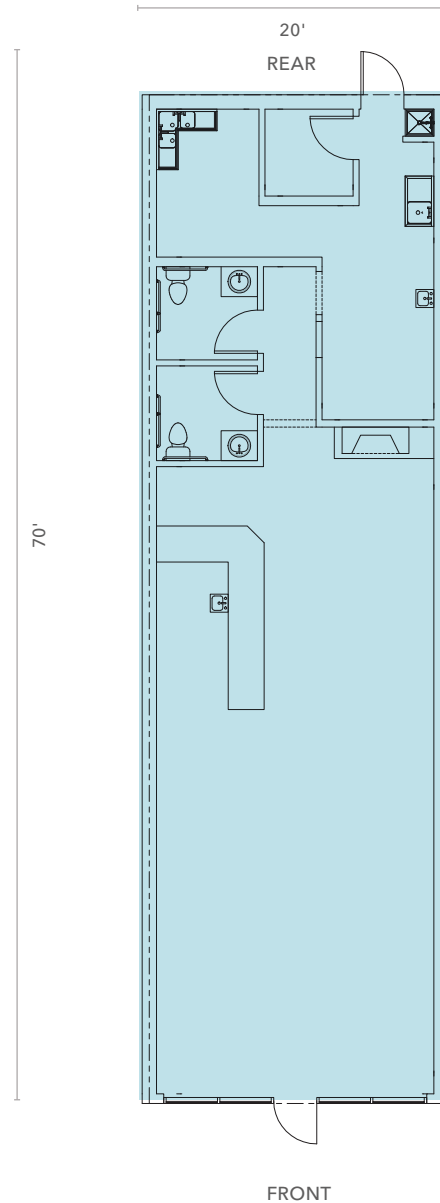


AVAILABLE 1/31/26
SUITE 4991-D
GREASE INTERCEPTOR
±1,400 SF

AVAILABLE NOW
SUITE 4991-B
GREASE INTERCEPTOR
±1,400 SF



FLOOR PLAN



SUITE 4991-B

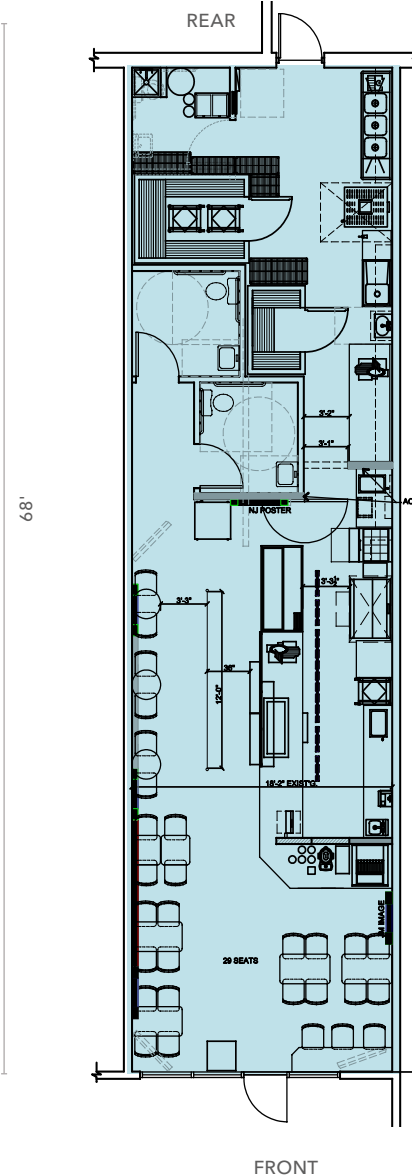
FOR LEASE

±1,400

TOTAL SQUARE FEET

Suite comes with a grease interceptor

FLOOR PLAN



SUITE 4991-D

AVAILABLE 1/31/26

±1,400

TOTAL SQUARE FEET

FOR LEASE | REDFIELD PROMENADE



FOR LEASE | REDFIELD PROMENADE



23,000+ VEHICLES
Average Daily Traffic



S VIRGINIA ST



BOOT BARN



REDFIELD PROMENADE

AVAILABLE
1/31/26
SUITE 4991-D
±1,400 SF

AVAILABLE NOW
SUITE 4991-B
GREASE INTERCEPTOR
±1,400 SF



16,613+ VEHICLES
Average Daily Traffic

KIETZKE LN



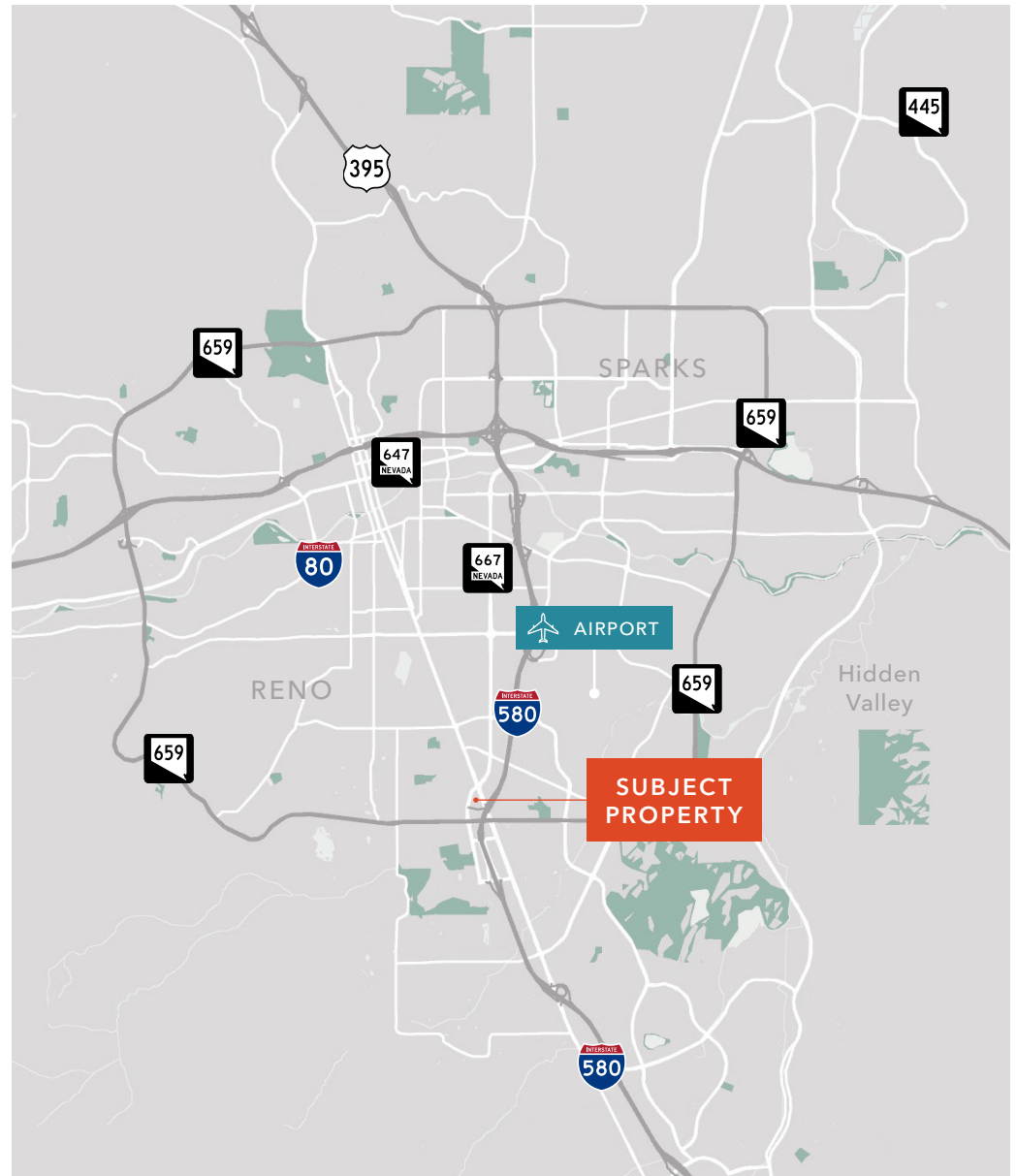
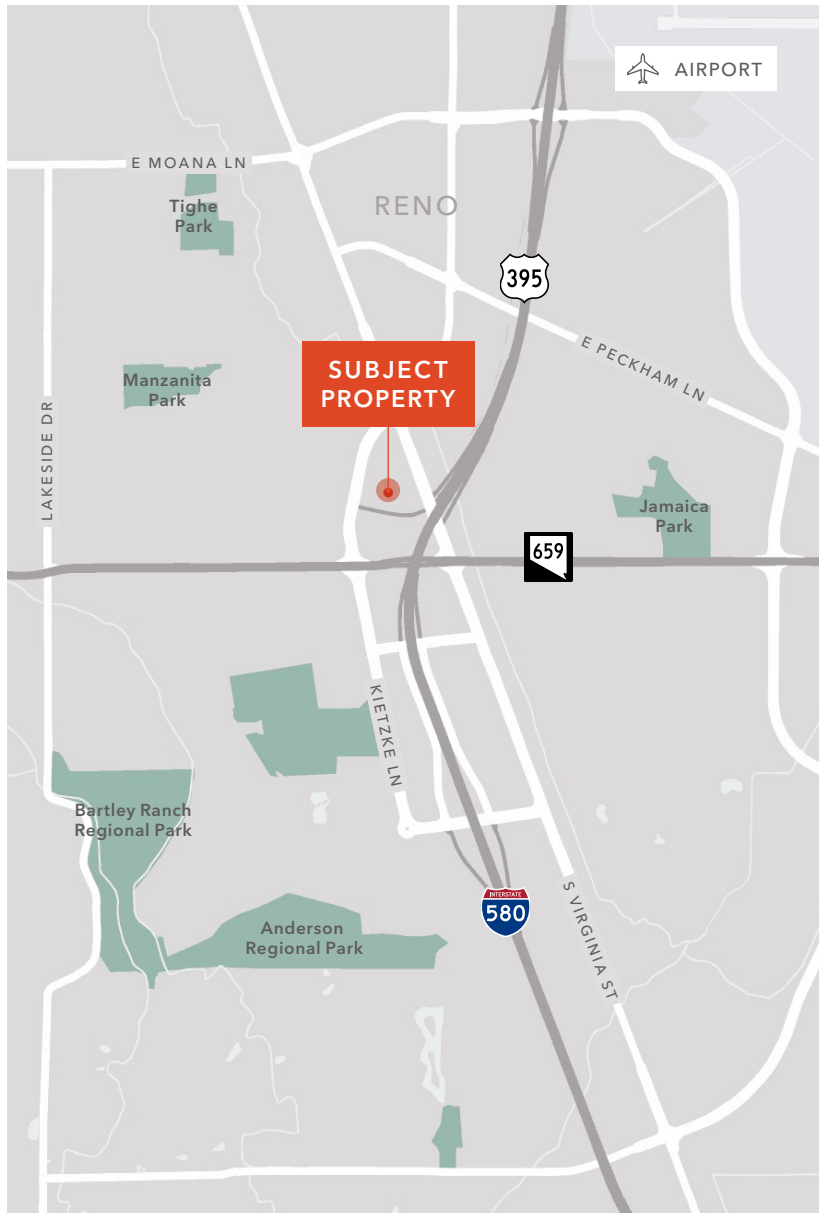
33,571+ VEHICLES
Average Daily Traffic

S MCCARRAN BLVD

KIDDER MATHEWS



139,000+ VEHICLES
Average Daily Traffic



DEMOGRAPHICS

POPULATION

	3 Mile	5 Mile	7 Mile
2025 EST. POPULATION	82,633	199,570	315,934
2030 PROJ. POPULATION	84,188	202,897	320,156
2025 MED. AGE	38.5	38.7	38.2
DAYTIME POPULATION	95,859	202,463	260,542

HOUSEHOLD INCOME

	3 Mile	5 Mile	7 Mile
2025 EST. AVG. HH INCOME	\$111,039	\$111,021	\$115,350
PROJ. AVG. HH INCOME (2025-2030)	\$108,488	\$108,559	\$113,300
2025 EST. MED. HH INCOME	\$82,458	\$85,231	\$90,049
2030 PROJ. MED. HH INCOME	\$81,170	\$83,756	\$88,867
2025 EST. PER CAPITA INCOME	\$50,356	\$49,839	\$49,491

HOUSEHOLD

	3 Mile	5 Mile	7 Mile
2025 EST. HH	37,399	89,159	135,105
2030 PROJ. HH	38,593	91,988	138,919
PROJ. ANNUAL GROWTH (2025-2030)	1,195 0.6%	2,829 0.6%	3,814 0.6%
AVG. HH SIZE	2.2	2.2	2.3

CONSUMER EXPENDITURE

	3 Mile	5 Mile	7 Mile
ANNUAL HH EXPENDITURE	\$3.7 B	\$8.91 B	\$13.98 B
ANNUAL RETAIL EXPENDITURE	\$1.81 B	\$4.34 B	\$6.86 B
MONTHLY HH EXPENDITURE	\$8,245	\$8,326	\$8,623
MONTHLY RETAIL EXPENDITURE	\$4,027	\$4,052	\$4,228



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

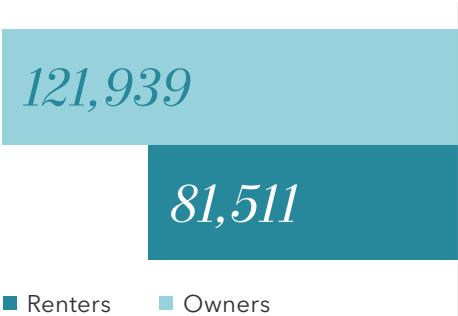
\$110,796

2023 AVG
HH INCOME

38.6

2023 EST.
MEDIAN AGE

Home Ownership



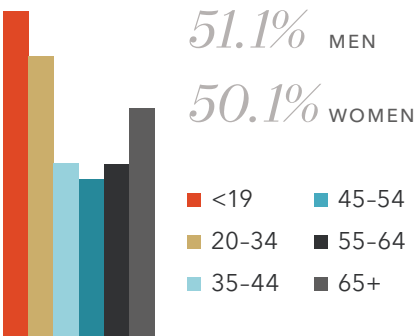
Race & Ethnicity

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

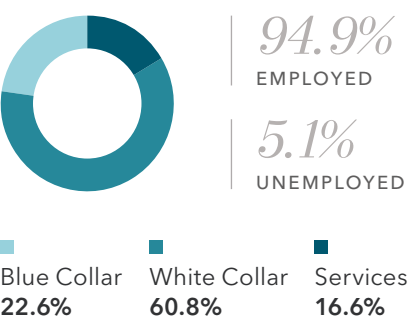
Education



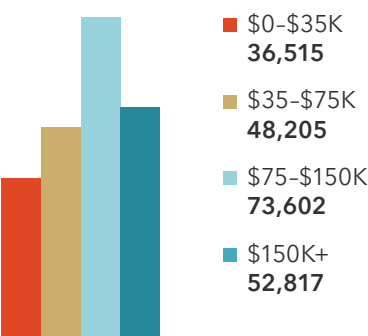
Gender & Age



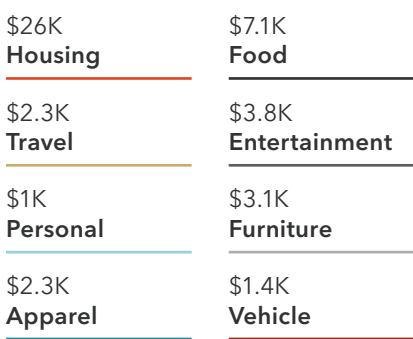
Employment



Income by Household



Household Spending





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



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.