



FOR LEASE

# SMITHRIDGE PLAZA

*Retail Spaces Available for Lease in Meadowood Submarket*

5001-5093 S MCCARRAN BLVD  
RENO, NV 89502

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### PROPERTY OVERVIEW

Dominant Power Center in the strongest Trade Area in Reno

New ownership committed to delivering a quality tenant mix

Ample TI dollars available to qualified tenants

### PROPERTY OVERVIEW

I-580/395N S OF MOANA LN	139,000 ADT
S VIRGINIA ST N OF MCCARRAN BLVD	23,100 ADT
S MCCARRAN BLVD W OF SMITHRIDGE DR	22,300 ADT
S MCCARRAN BLVD 0.1 MI W OF NEIL RD	16,800 ADT



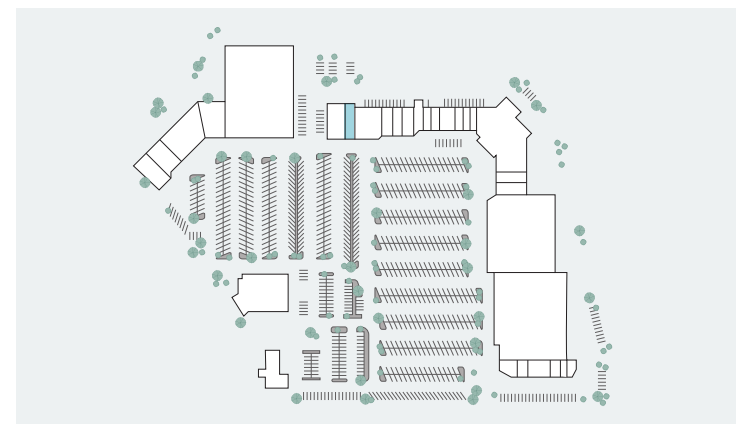
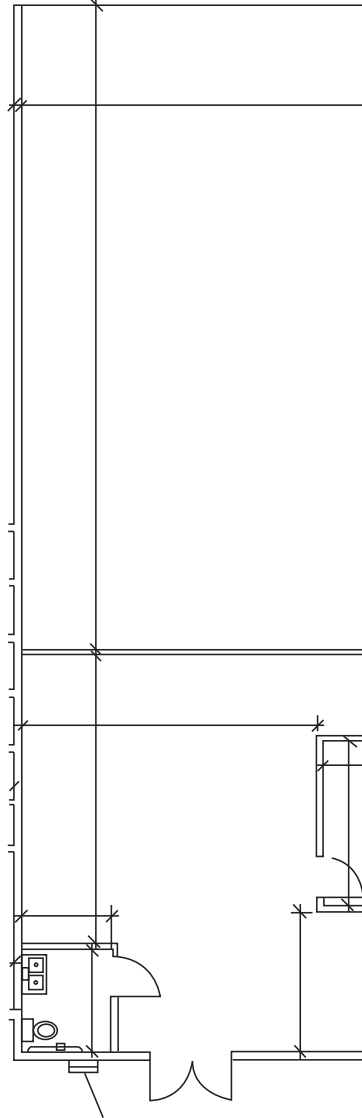
# SITE PLAN





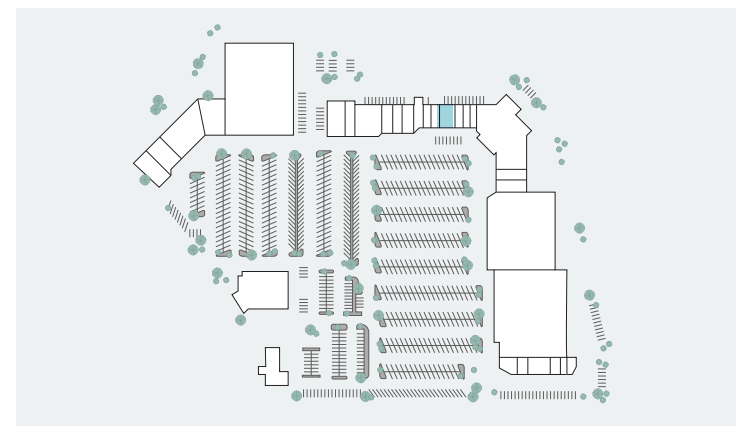
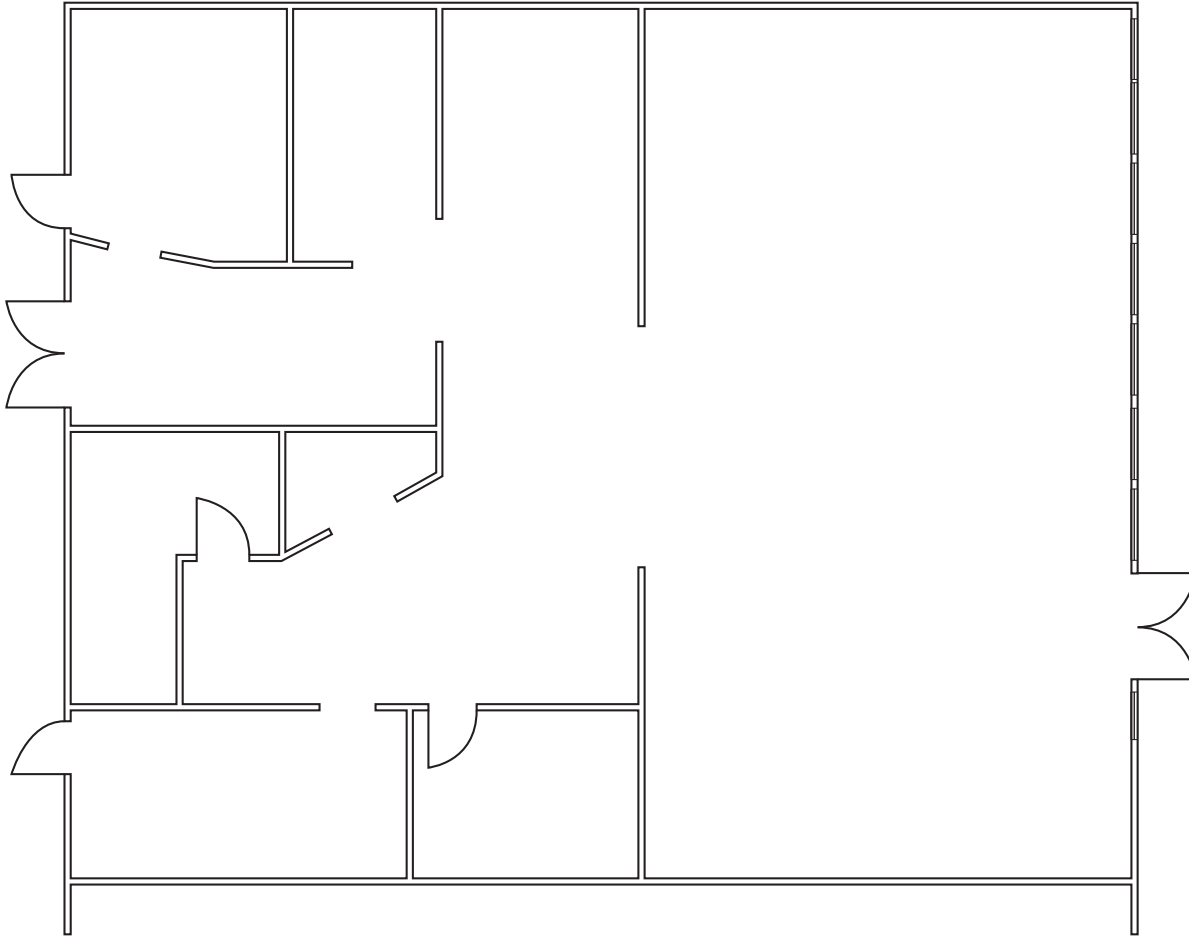
5001-5093 S MCCARRAN BLVD

# SUITE 5067: ±1,600 SF



5001-5093 S MCCARRAN BLVD

## SUITE 5045: ±2,100 SF

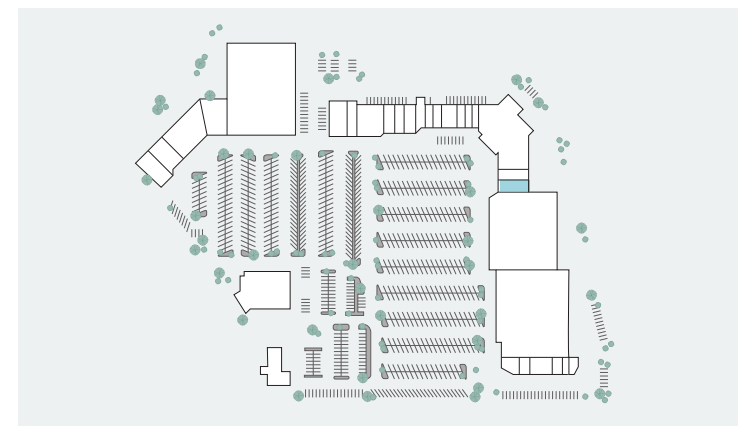


AVAILABLE FOR LEASE

KIDDER MATHEWS

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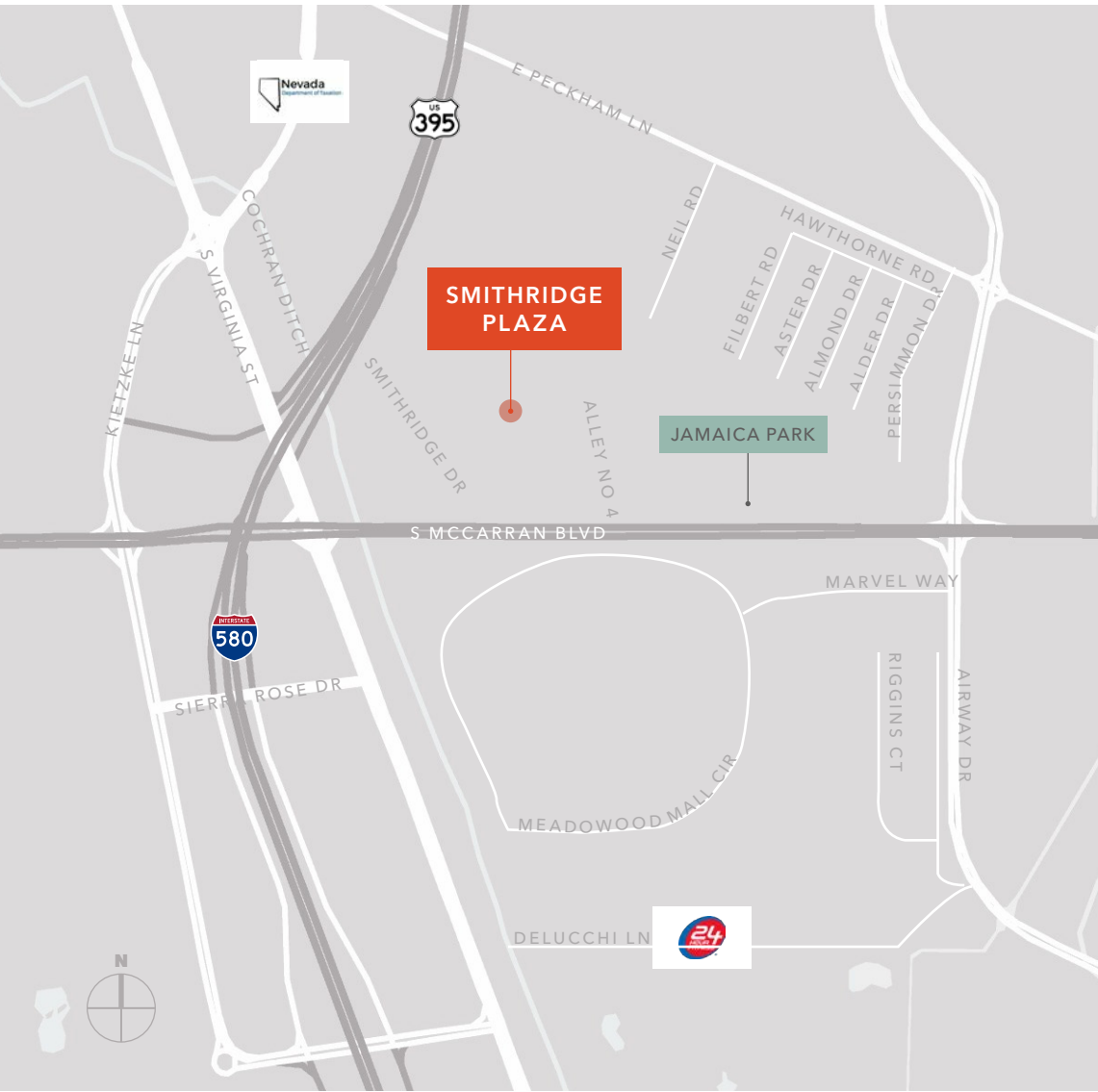
## SUITE 5025: ±1,200 SF



AVAILABLE FOR LEASE

KIDDER MATHEWS

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# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	9,567	23,416	81,853
2029 PROJ. POPULATION	10,838	24,712	82,670
2024 MED. AGE	33.2	34.5	38.1
DAYTIME POPULATION	13,429	37,264	106,607

## HOUSEHOLD INCOME

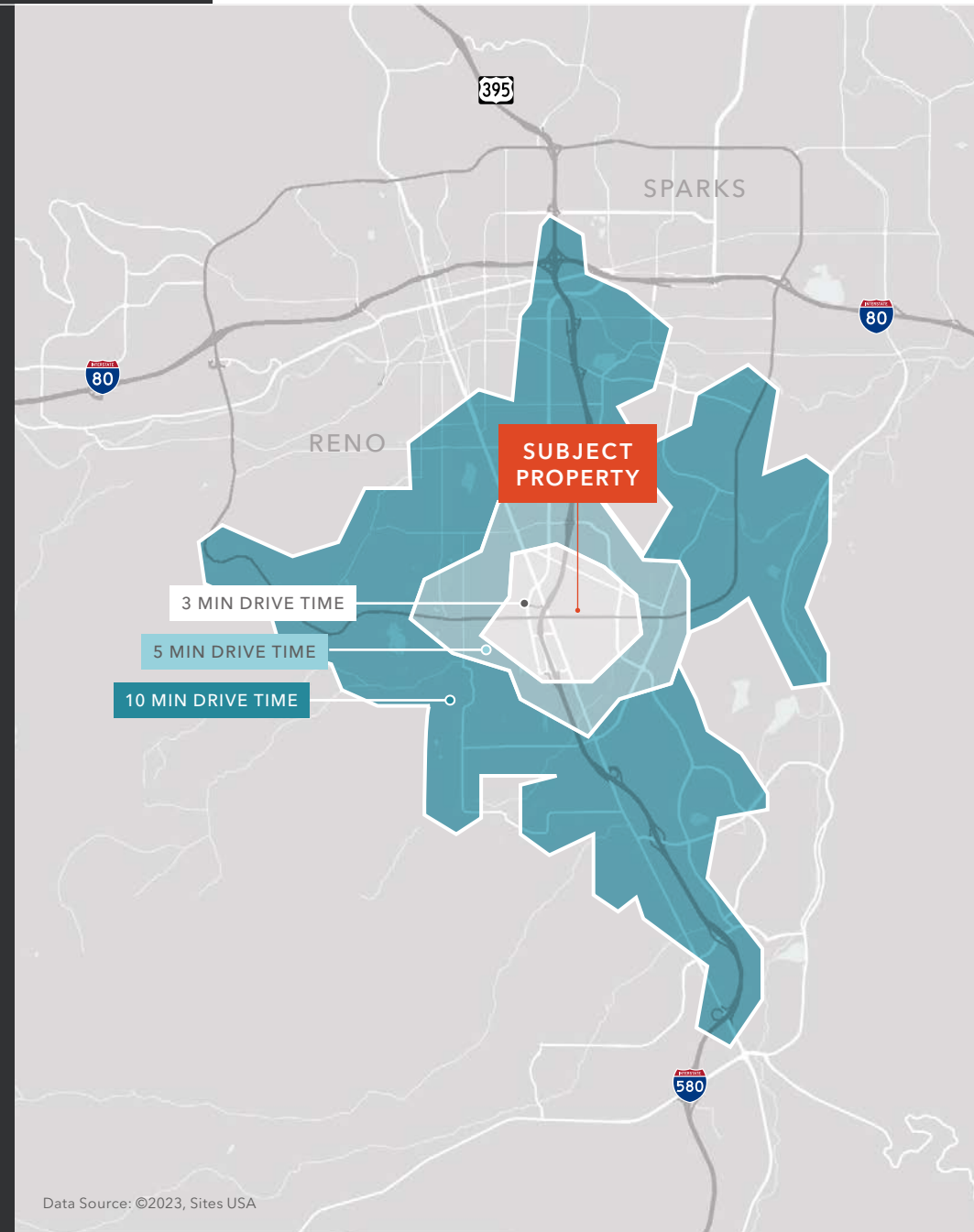
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$77,398	\$88,646	\$108,732
2029 PROJ. AVG. HH INCOME	\$78,928	\$90,302	\$112,035
2024 EST. MED. HH INCOME	\$57,084	\$65,669	\$78,883
2029 PROJ. MED. HH INCOME	\$56,949	\$65,378	\$79,996
2024 EST. PER CAPITA INCOME	\$33,834	\$37,523	\$47,953

## HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	4,171	9,888	35,968
2029 PROJ. HH	4,777	10,562	36,507
PROJ. ANNUAL GROWTH (2024-2029)	606	673	540
AVG. HH SIZE	2.3	2.4	2.2

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$205.9 M	\$563.08 M	\$2.6 B
ANNUAL RETAIL EXPENDITURE	\$96.95 M	\$264.86 M	\$1.22 B
MONTHLY HH EXPENDITURE	\$4,114	\$4,745	\$6,020
MONTHLY RETAIL EXPENDITURE	\$1,937	\$2,232	\$2,819



Data Source: ©2023, Sites USA

# RENO-SPARKS MSA FACTS & DEMOGRAPHICS

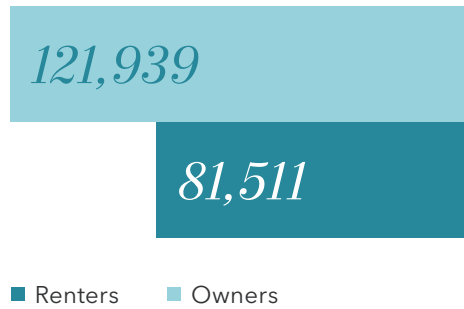
**511,527**  
POPULATION

**2.5**  
AVG HH SIZE

**\$110,796**  
AVG HH INCOME

**38.6**  
MEDIAN AGE

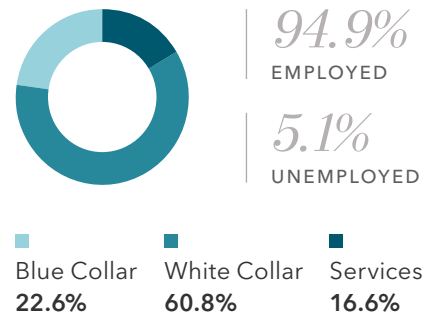
## Home Ownership



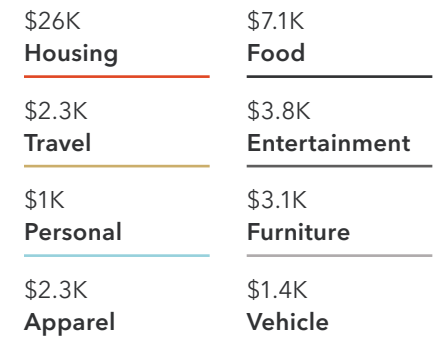
## Education



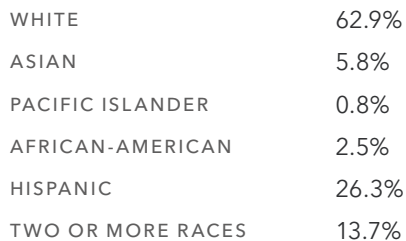
## Employment



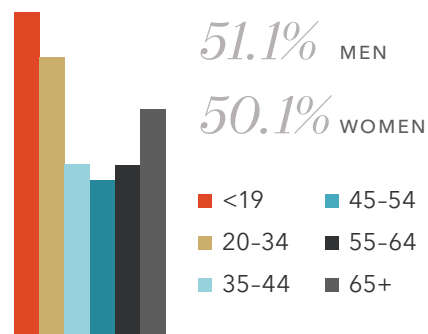
## Household Spending



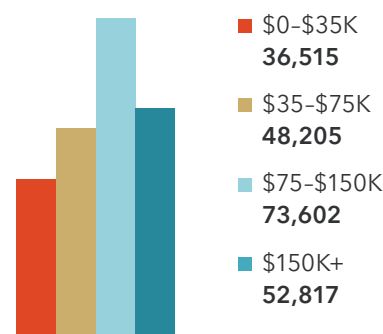
## Race & Ethnicity



## Gender & Age



## Income by Household



Source: ESRI



*Exclusively listed by*

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