



BIG 5 SPORTING GOODS

FOR LEASE

Coliseum Meadows

4909 S Virginia St, Reno, NV 89502

Smith Retzloff Retail Team

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Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno

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

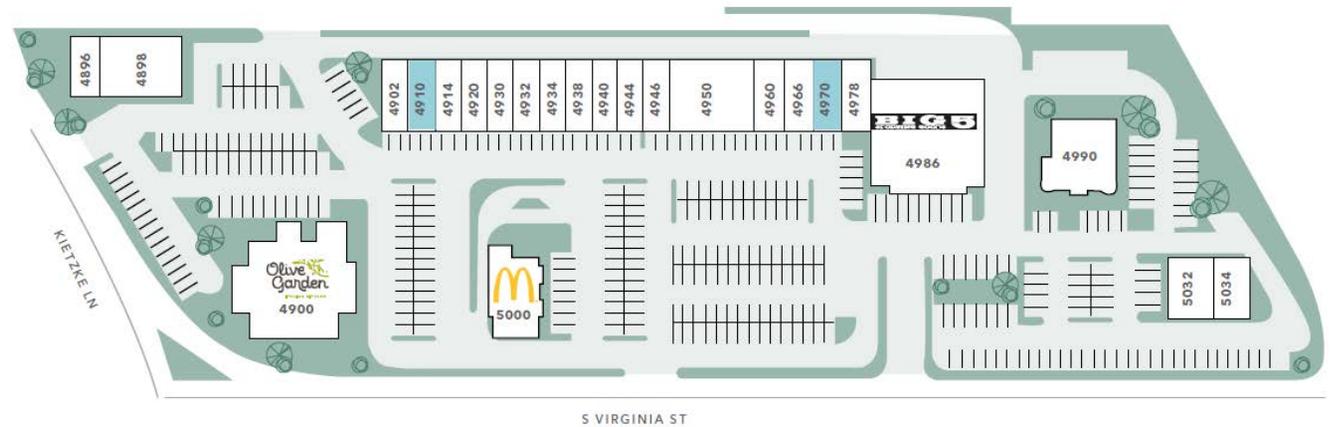
Located on the Corner of S Virginia St and Kietzke Ln



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AVAILABILITIES

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



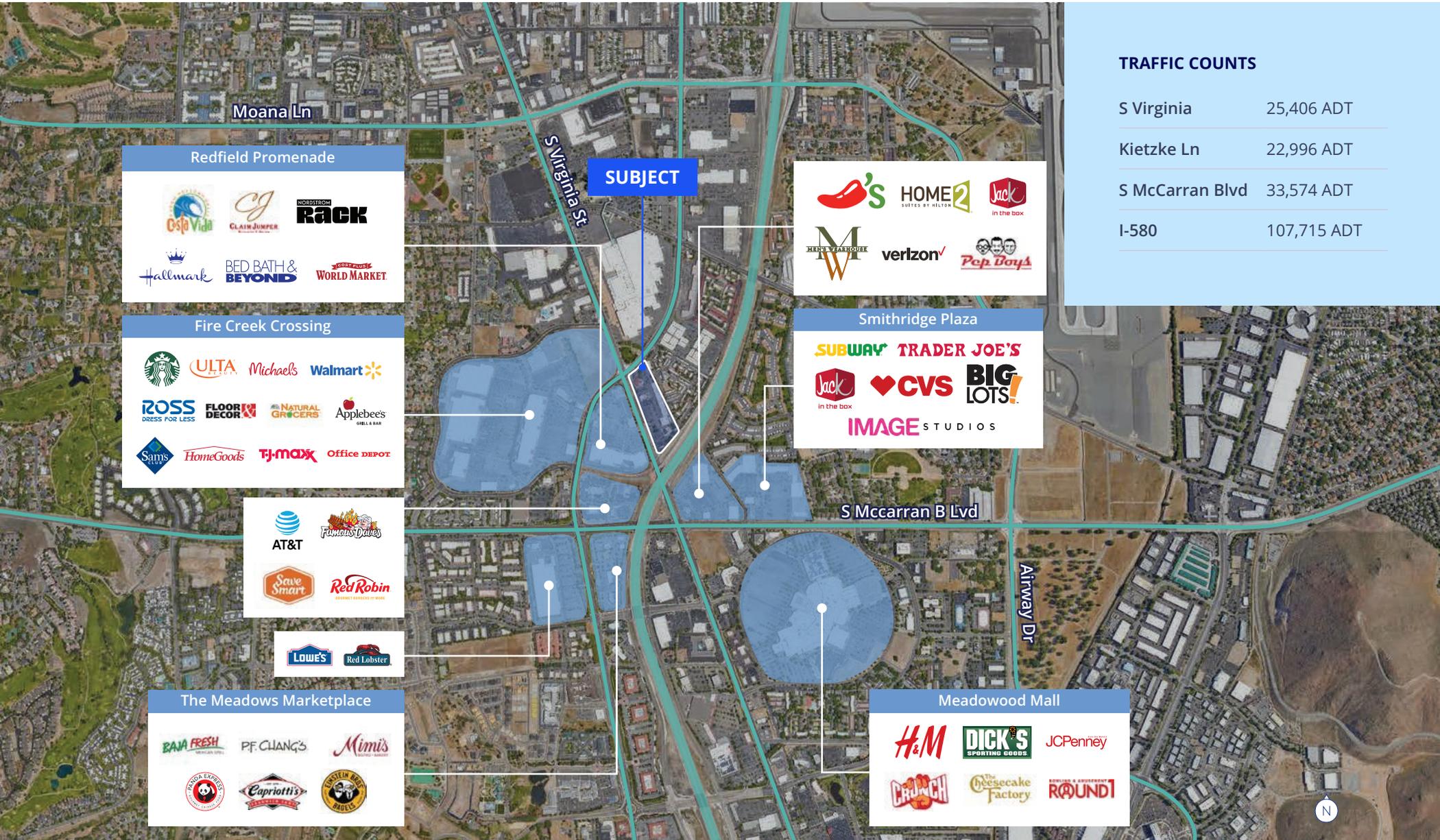
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TRAFFIC COUNTS

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

Redfield Promenade

Cash Vids, CLAIM JUMPER, NOODLES FROM RACK, Hallmark, BED BATH & BEYOND, WORLD MARKET

Fire Creek Crossing

Starbucks, ULTA, Michaels, Walmart, ROSS, FLOOR DECOR, NATURAL GROCERS, Applebee's, Sams Club, HomeGoods, TJ-MAXX, Office DEPOT

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

Lowe's, Red Lobster

The Meadows Marketplace

Baja Fresh, PF. CHANG'S, Mimi's, PAPA JOHN'S, Capriotti's, KENTON BEER

pepper's, HOME 2, Jack in the box, MIMI'S FAHOOLE, verizon, Pep Boys

Smithridge Plaza

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

Meadowood Mall

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

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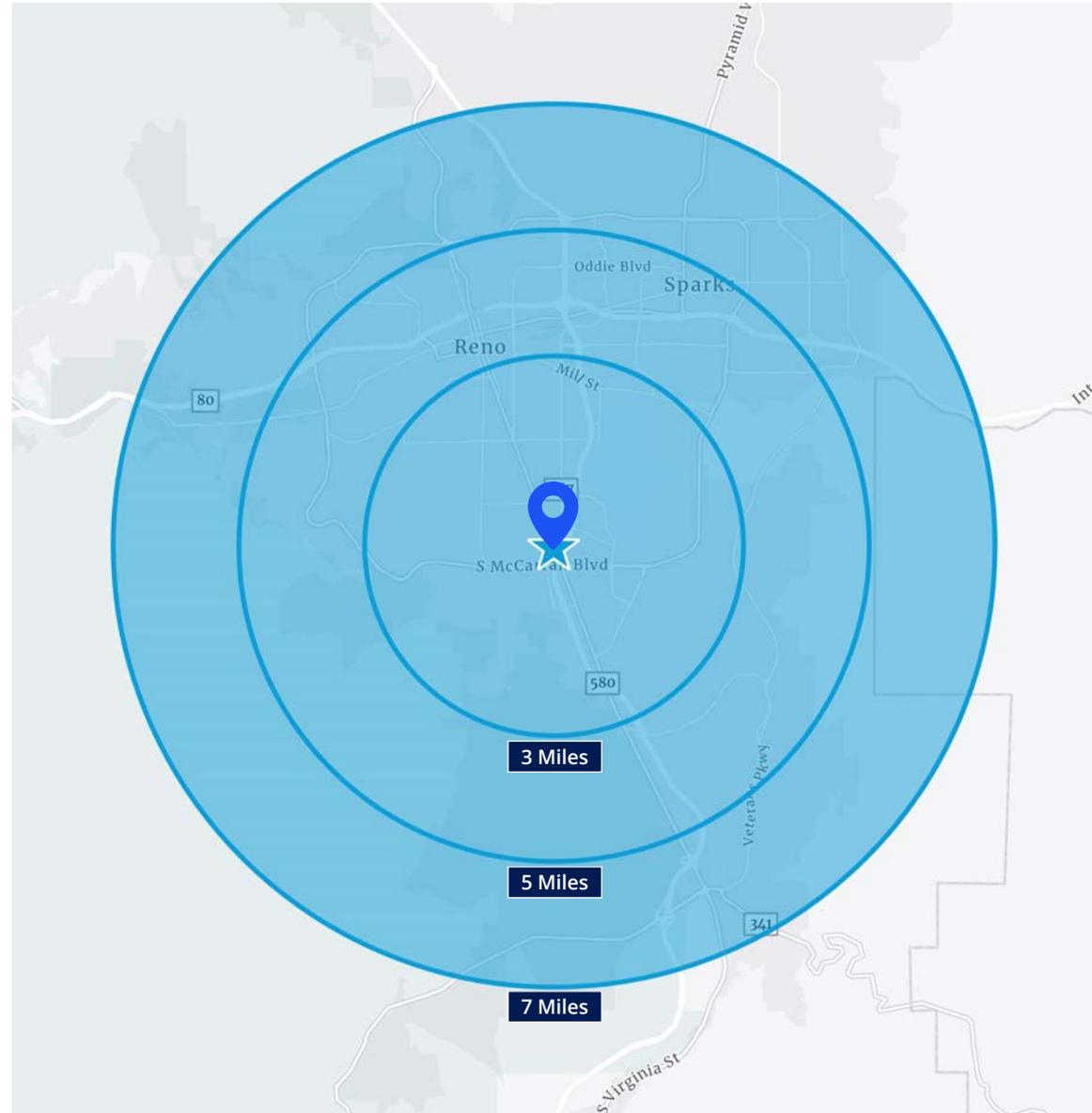


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	84,515	204,534	323,630
2030 Proj. Population	86,977	211,413	335,630
2025 Med. Age	38.5	38.1	37.9
Daytime Population	130,658	289,326	381,859

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$106,934	\$110,134	\$115,617
2030 Proj. Avg. HH Income	\$117,898	\$121,608	\$128,237
2025 Est. Med. HH Income	\$72,982	\$74,218	\$81,486
2030 Proj. Med. HH Income	\$80,757	\$83,057	\$92,021
2025 Est. Per Capita Income	\$47,384	\$48,146	\$48,512

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	37,304	89,289	135,525
2030 Proj. HH	38,738	93,226	141,863
Proj. Annual Growth (2025-2030)	0.76%	0.87%	0.92%
Avg. HH Size	2.24	2.23	2.34

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$93,127	\$95,824	\$100,163
Annual Retail Expenditure	\$29,375	\$30,252	\$31,771
Monthly HH Expenditure	\$7,761	\$7,985	\$8,347
Monthly Retail Expenditure	\$2,448	\$2,521	\$2,648



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

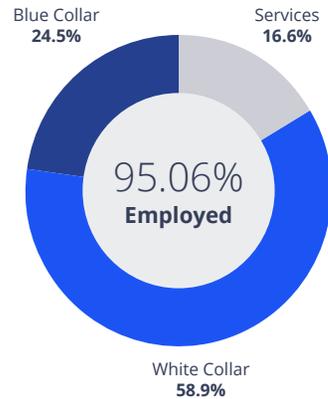
\$121,655
Avg HH Income

39.5
Median Age

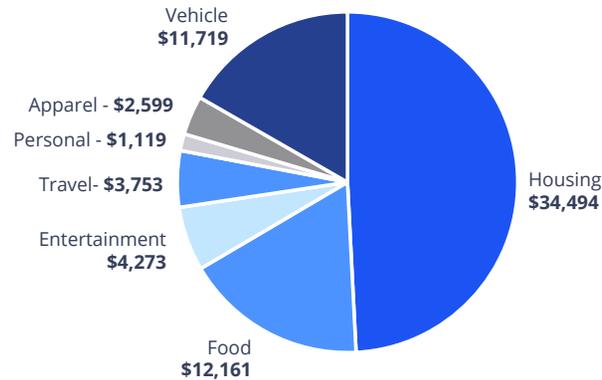
Home Ownership (2025 Housing Units)



Employment



Household Spending

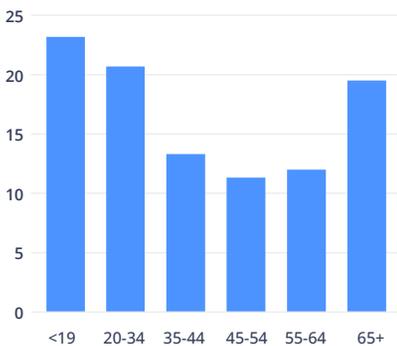


Race & Ethnicity (2025) - % of total population

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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