

12,600+ VPD

22,700+ VPD

MAE ANNE AVE



ROBB DR



FOR LEASE

MCQUEEN CROSSINGS

1610-1690 ROBB DR, RENO, NV 89523

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PROPERTY OVERVIEW

Suite B3 Available ±1,300 SF

Strong national ownership

Highly populated, desirable suburb of northwest Reno

Immediate proximity to McQueen High School with 1,643 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

ROBB DRIVE (290' W OF SHARLANDS AVE) 22,700

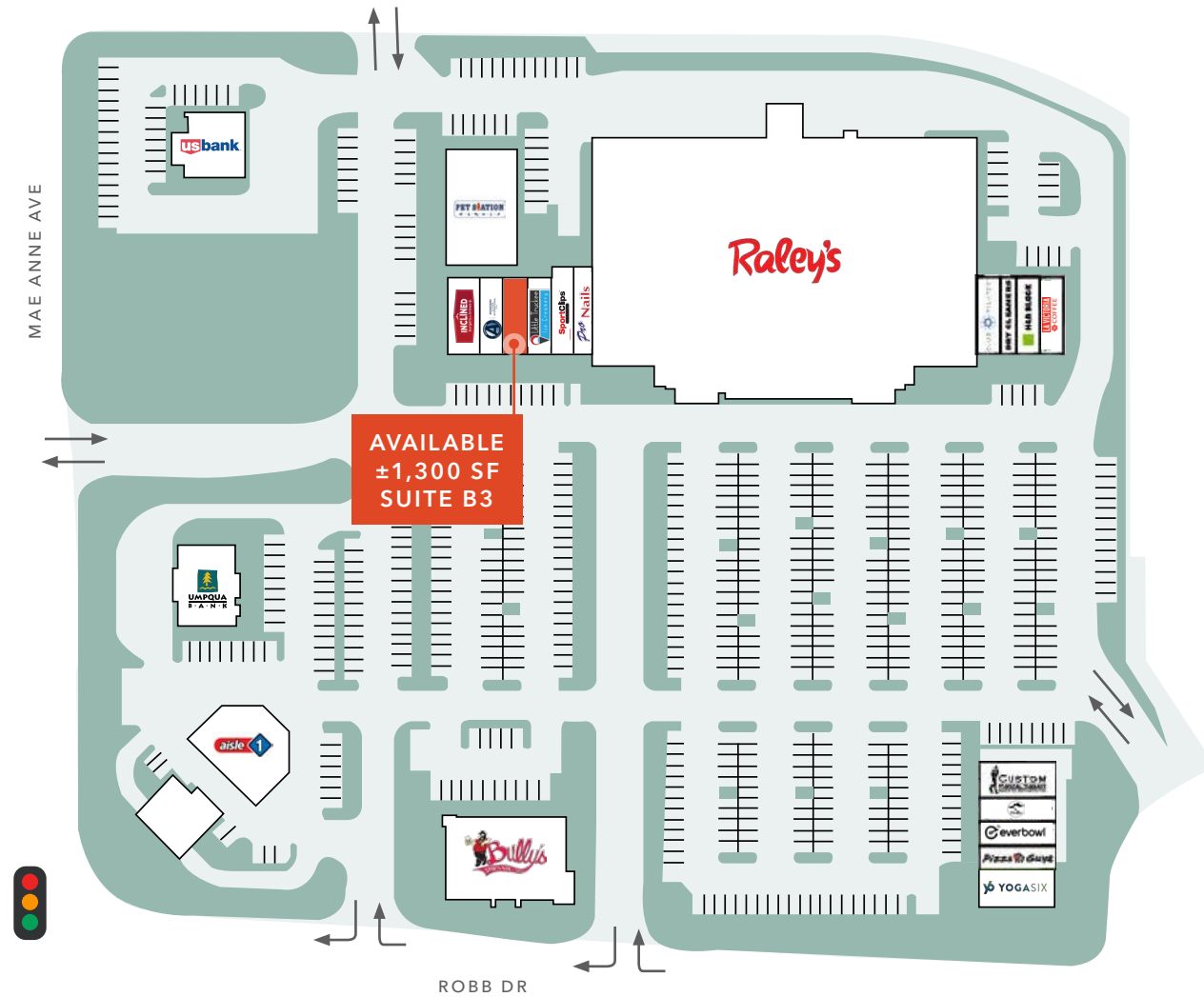
MAE ANNE AVE (525' E OF ROBB DRIVE) 12,600

MAE ANNE AVE (360' W OF ROBB DR) 11,800

1.3K SF
AVAILABLE

STE B3
AVAILABLE

SITE PLAN



MCQUEEN CROSSINGS



DEMOGRAPHICS

POPULATION

| | 5 Min | 7 Min | 10 Min |
|-----------------------|--------|--------|--------|
| 2024 EST. POPULATION | 24,525 | 40,888 | 73,258 |
| 2029 PROJ. POPULATION | 23,666 | 40,415 | 72,428 |
| 2024 MED. AGE | 36.2 | 36.7 | 38.3 |
| DAYTIME POPULATION | 9,427 | 16,136 | 44,937 |

HOUSEHOLD INCOME

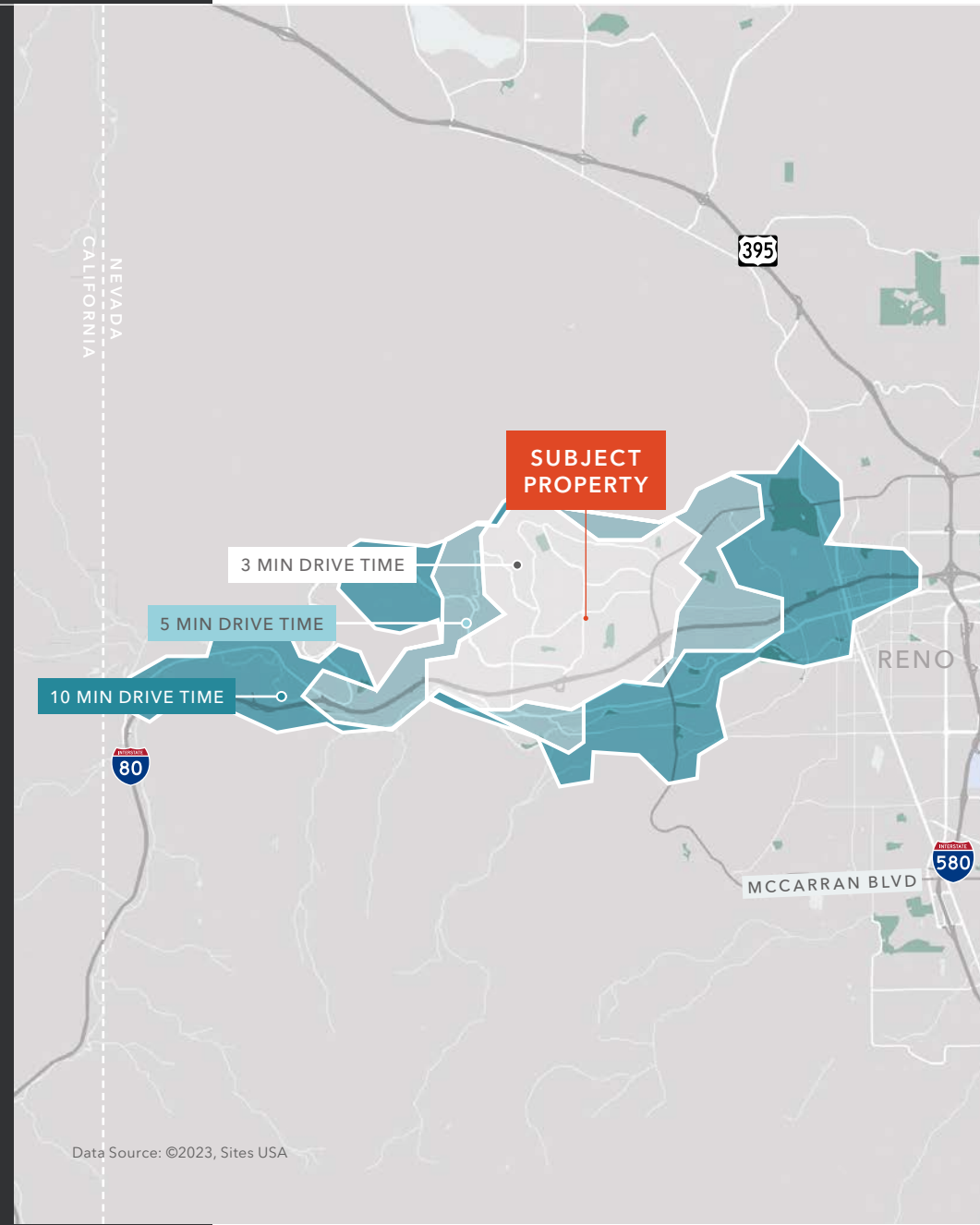
| | 5 Min | 7 Min | 10 Min |
|-----------------------------|-----------|-----------|-----------|
| 2024 EST. AVG. HH INCOME | \$114,486 | \$116,135 | \$116,407 |
| 2029 PROJ. AVG. HH INCOME | \$120,004 | \$121,347 | \$121,984 |
| 2024 EST. MED. HH INCOME | \$89,176 | \$89,053 | \$84,730 |
| 2029 PROJ. MED. HH INCOME | \$91,497 | \$91,063 | \$86,645 |
| 2024 EST. PER CAPITA INCOME | \$48,452 | \$49,324 | \$52,080 |

HOUSEHOLD

| | 5 Min | 7 Min | 10 Min |
|---------------------------------|--------|--------|--------|
| 2024 EST. HH | 10,376 | 17,354 | 32,661 |
| 2029 PROJ. HH | 10,083 | 17,296 | 32,569 |
| PROJ. ANNUAL GROWTH (2024-2029) | -292 | -58 | -92 |
| AVG. HH SIZE | 3.2 | 3.1 | 3.2 |

CONSUMER EXPENDITURE

| | 5 Min | 7 Min | 10 Min |
|----------------------------|------------|------------|----------|
| ANNUAL HH EXPENDITURE | \$840.84 M | \$1.38 B | \$2.57 B |
| ANNUAL RETAIL EXPENDITURE | \$395.11 M | \$645.97 M | \$1.2 B |
| MONTHLY HH EXPENDITURE | \$6,753 | \$6,603 | \$6,560 |
| MONTHLY RETAIL EXPENDITURE | \$3,173 | \$3,102 | \$3,070 |



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

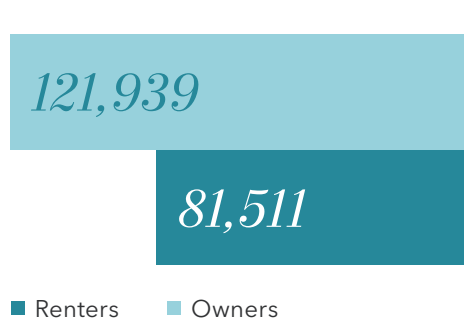
\$110,796

2023 AVG
HH INCOME

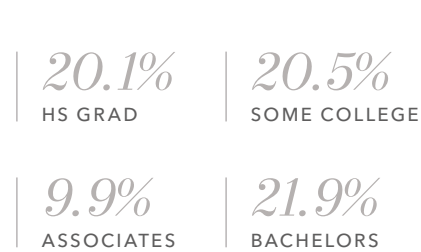
38.6

2023 EST.
MEDIAN AGE

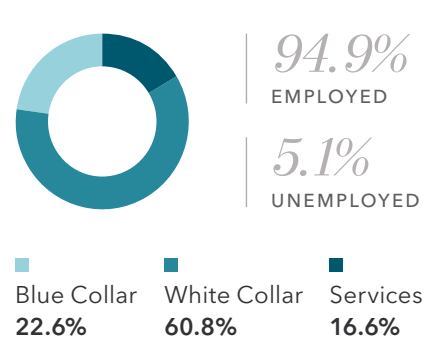
Home Ownership



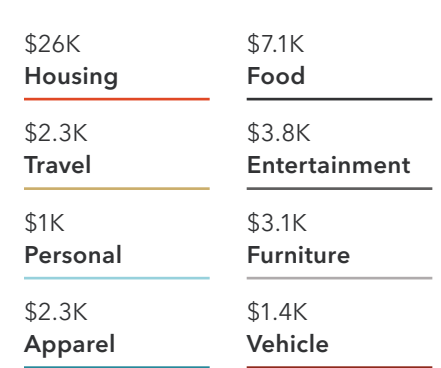
Education



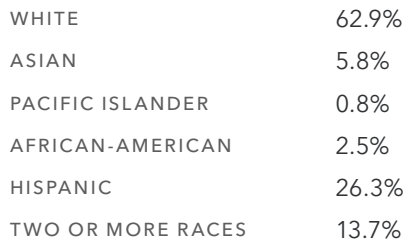
Employment



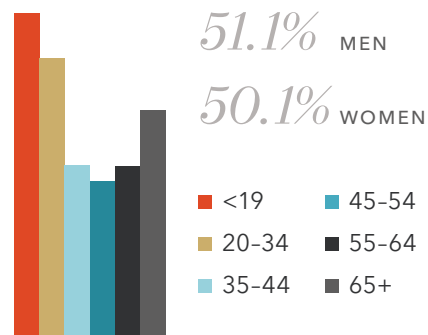
Household Spending



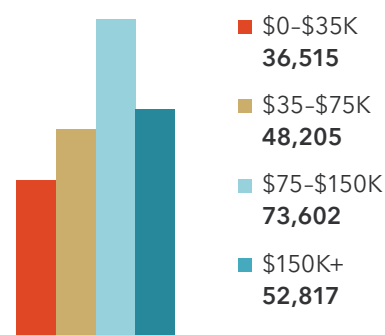
Race & Ethnicity

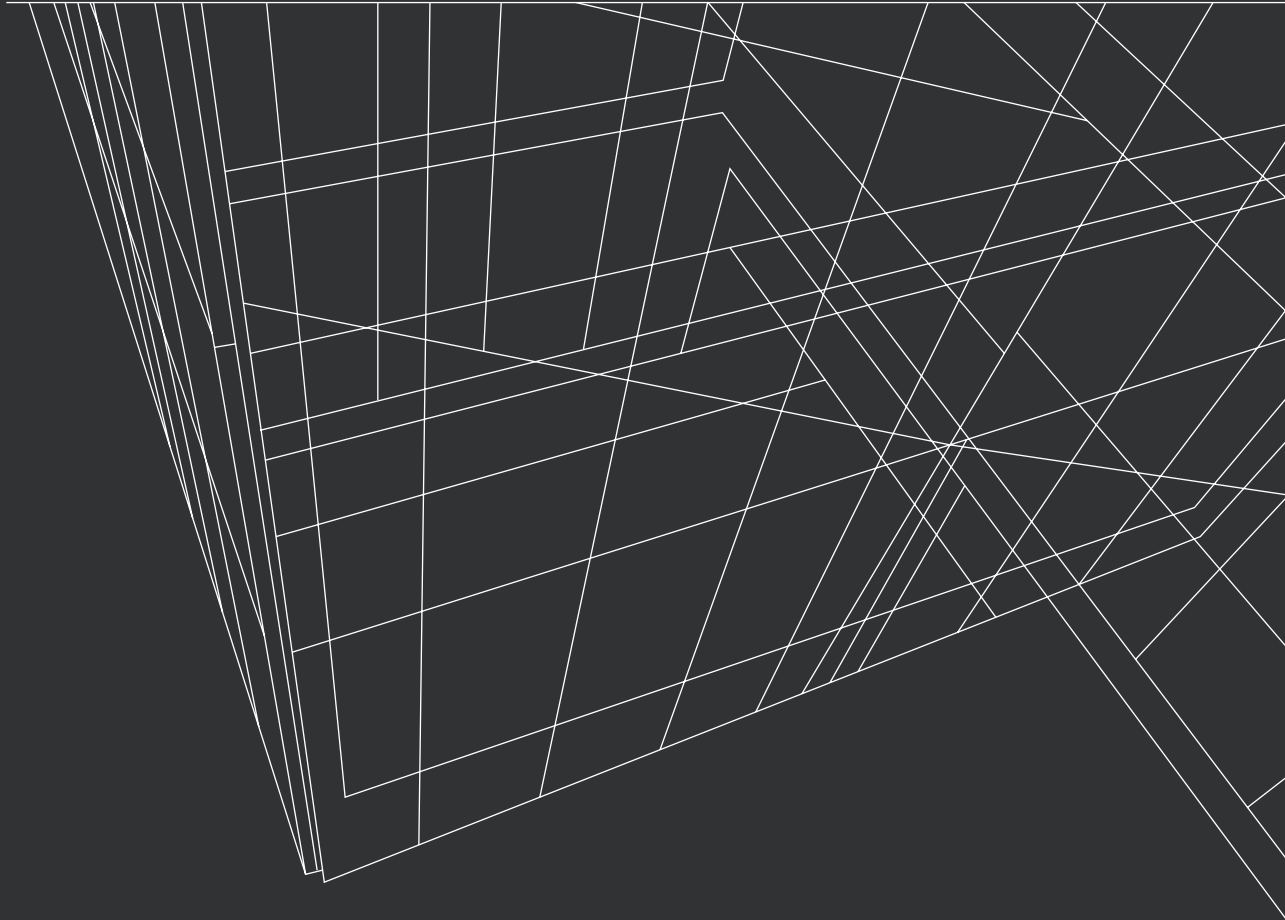


Gender & Age



Income by Household





Exclusively leased by

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