



For Lease  
**The Commons**  
Reno, Nevada

South Virginia Street at Sierra  
Center Parkway & I-580

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**Colliers**

Firecreek Shopping Center

Redfield Promenade

Sams Club TJ-maxx  
 ULTA BEAUTY FLOOR DECOR  
 NATURAL GROCERS Michaels  
 Where Creativity Happens™

NORDBY  
**RACK** COST PLUS  
**WORLD MARKET**  
 ATLANTIS  
 CURLINGTON

Reno Sparks Convention Center

HARBOR FREIGHT TOOLS  
**JO-ANN**

RENO-TAHOE  
 Reno-Tahoe International Airport

**PEPBOYS** AUTO  
 chji's

Smithridge Plaza

**BIG LOTS!** **TRADER JOE'S** **O'Reilly** AUTO PARTS

McCarran Boulevard

McCarran Boulevard

Mimi's Cafe  
 & PF CHANG'S

**LOWE'S**

Meadowood Mall  
**JCPenney** **DICK'S** SPORTING GOODS **H&M**  
 ★ **macy's** **SPORTS ENTERTAINMENT ROUND1**

**BARNES & NOBLE**  
**BEST BUY** **Romano's Macaroni GRILL**

RANCHARRAH

NevDex Office Park

INTERSTATE CALIFORNIA  
**580**

Neil Road

Neil Road

**WHOLE FOODS MARKET** **SIERRA TRADING POST**  
 ★ **macy's**

The Village at Rancharrah

**NVEnergy**

### IM=X Pilates and Fitness Opening Soon

## About the Center

The Commons is a 152,000 square foot, Class "A" Retail Center located in the heart of Reno's primary retail corridor. The center is anchored by DSW Shoes, PetSmart, Guitar Center, Total Wine, 5.11 Tactical and more. An average of 22,500 vehicles drive by on South Virginia Street each day.

**THE COMMONS**  
 COURT-YARD Market

**Total Wine & MORE** **EVEMART** **Guitar Center**  
**DAVID'S BRIDAL** **DSW**  
 WWW.DAVIDSBRIDAL.COM  
**PETSMART** **5.11 TACTICAL** **STARBUCKS COFFEE**

**TARGET**



Co-tenants include: Starbucks, California State Automobile Association, Kenny G Jewelers, Massage Envy, Mattress Firm, Eyemart Express, Great Clips, Teriyaki Madness, David's Bridal, IM=X Pilates, and Tacos El Rey.

## Property Features

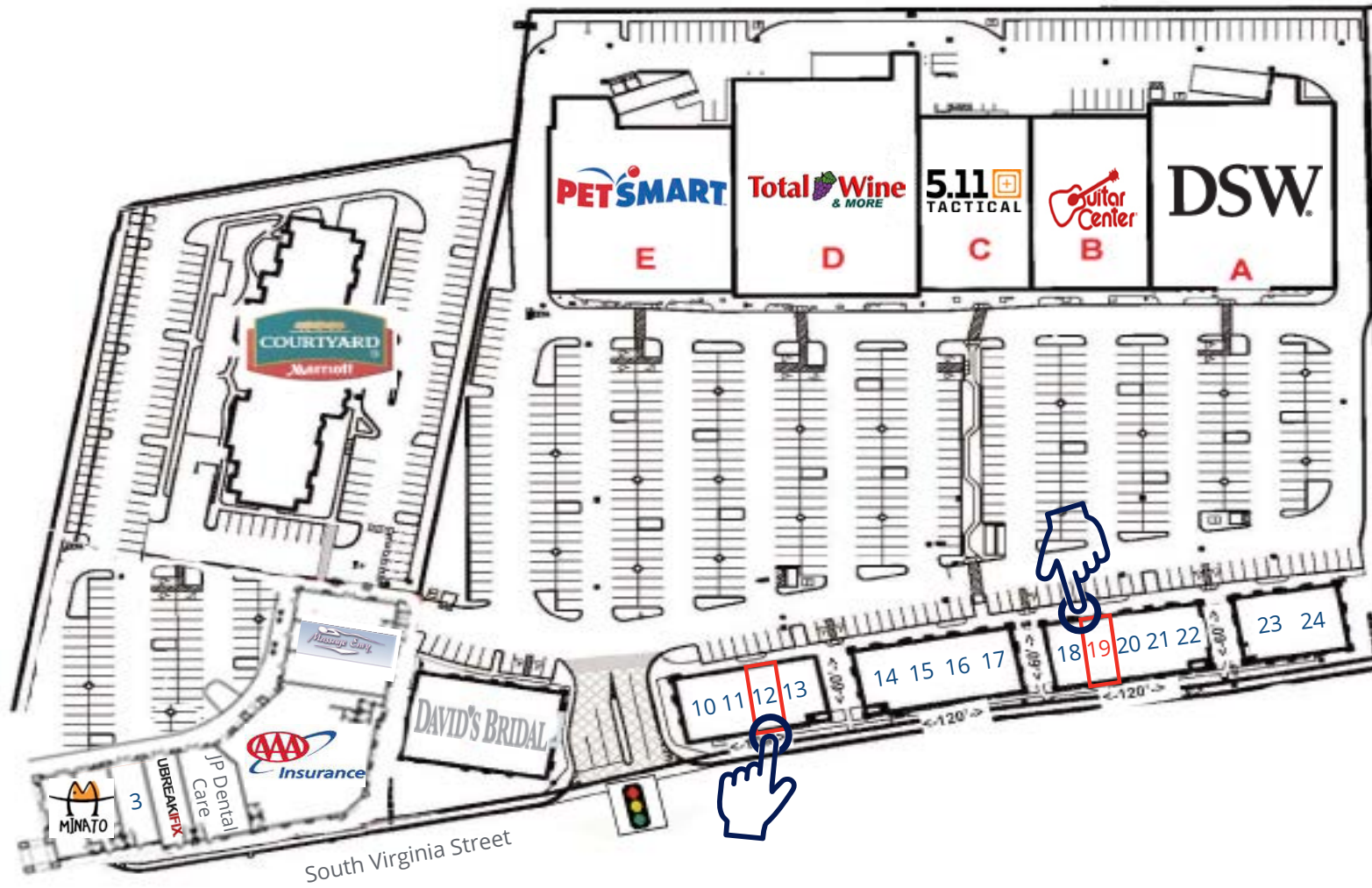
- Bordered by I-580 to the west providing excellent visibility and signage potential.
- Fully signalized intersection and 1/4 block from freeway on/off ramps at Neil Road.
- Population within a 3-mile radius is 62,252 with a median household income of \$64,665.
- An average of 21,100 vehicles per day on South Virginia Street and 110,000 vehicles per day on I-580.
- Strong daytime population of 70,908 workers within 3 miles.
- Rancharrah, just ½ mile to the west, is a 141-acre master planned community that includes office, retail, restaurants, 600+ new homes, exclusive home lots, and 146 active senior units.



# Site Plan



Click on a suite to view virtual tour



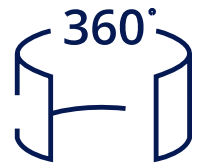
## Tenants

1-3	Sushi Minato
4	UBREAKIFIX
5	JP Dental Care
6	California State Automobile Association (CSAA)
7-9	Massage Envy
10	Starbucks
11	Teriyaki Madness
12	<b>Available Restaurant Improved 1,065 SF</b>
13	Kenny G Jewelry
14	Eyemart Express
15	Great Clips
16	Wrap It Up
17	Tacos El Rey
18	Good Feet
19	<b>Available 1,200 SF</b>
20	Ideal Image
21-22	IM=X Pilates
23-24	Mattress Firm



# Available Suite 12

View Virtual  
Tour Here



1,065 Square Feet – Restaurant Improved

Suite Entrance Within Center

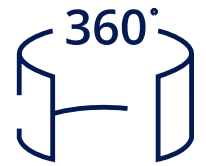


South Virginia Street View



# Available Suite 19

View Virtual  
Tour Here

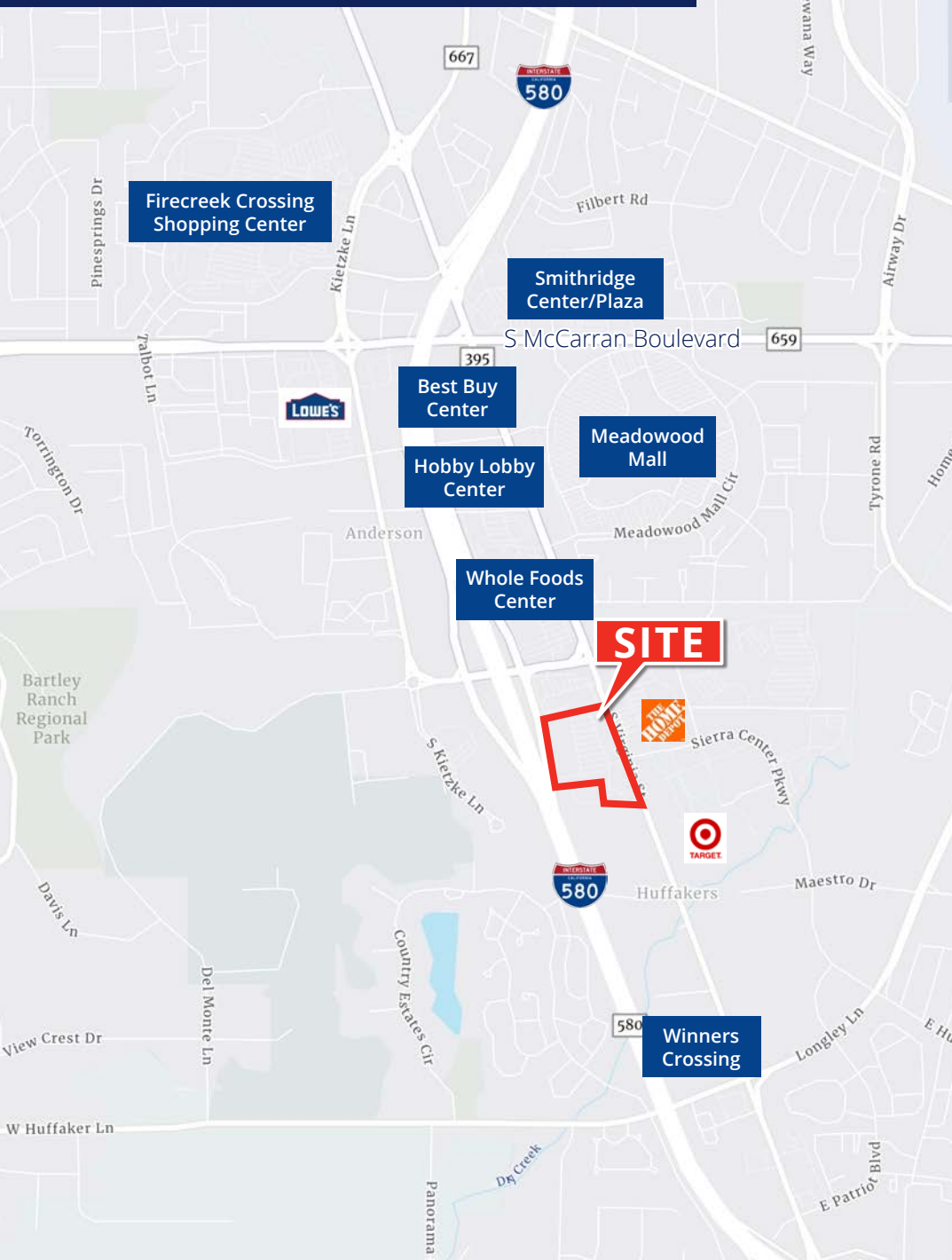


1,200 Square Feet

Suite Entrance Within Center



# South Meadows Location

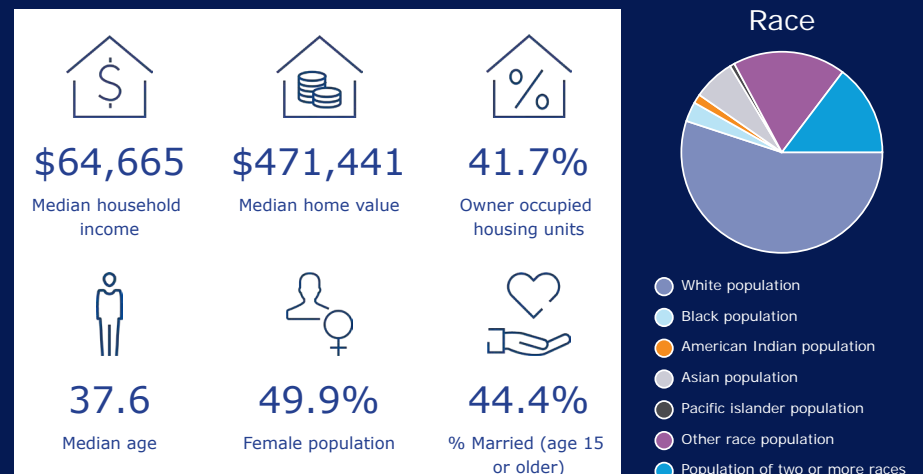


# Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2024 Population	6,446	69,916	160,441
Daytime Population	23,370	106,551	244,229
Median Household Income	\$61,692	\$64,665	\$75,929
Total Households	3,121	31,948	76,449

2023 Traffic Counts - NDOT	
S Virginia Street, 65ft S of Delucchi Lane:	20,400 ADT
S Virginia Street, 555ft N of Longley Lane:	21,100 ADT
I-580, .6 mi S of the Neil Rd Intch.:	110,000 ADT

# 3 Mi Household & Population Data



# Why Reno/Sparks

## Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

**Projected Growth:** The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

## How Reno/Sparks Ranks Nationally

**#4** Ranked in Growth Entrepreneurship

**#1** Startup Activity

**#6** Job Growth

**#7** Best Business Tax Climate

**Best** Named America's Best Small City

**Largest** Per-Capita Industrial Space in the Country

**#16** Best Performing Cities

**#4** State for Economic Growth

**Ranked** One of the 12 Best Places to Live

**Top 25** Largest Gen Z Workforce

**#26** Best Cities for Outdoor Activities

**#41** in Entertainment and Recreation

**#4** Amongst America's "Top 10 Leading Metros"

**#9** of 100 Best Places to Live

**#33** Best Places to Live in America

**#39** 2019's Best Large Cities to Start a Business

**#8** State for Energy and Internet Access

**#3** State for Short-Term Fiscal Stability

**#8** State for Overall Economy

**#6** State for Business Environment

## Area Growth Generators

Google



rackspace  
technology.



switch

REDWOOD  
MATERIALS





# The Commons, Reno, Nevada

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