



FOR LEASE

Damonte Ranch Town Center

Steamboat Pkwy | Reno, NV 89521

Smith Retzloff Retail Team

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DAMONTE RANCH TOWN CENTER

±500,000 SF power center located in the highly desirable South Reno trade area

Part of the 2,000 acre Damonte Ranch master planned community

Excellent visibility on Steamboat Pkwy with 23,900 ADT and 21,400 ADT Damonte Ranch Pkwy (NDOT 2024)

Dense trade area offers robust daytime population of 52,938

Convenient access to and from Interstate 580 and adjacent to the Southeast Connector

Excellent Customer Potential 1,915 businesses and 22,887 daytime employees in a 3-mile radius

Power center co-tenants RC Willey, The Home Depot, Office Depot, Safeway, CVS Pharmacy, and many more



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DAMONTE RANCH TOWN CENTER

Transaction Summary

Space	SF Available
Suite 910-920	2,562 Total SF \$3.75 NNN

Demographics

2025	1 Mile	3 Miles	5 Miles
Population	13,988	58,737	91,115
Average HH Income	\$166,071	\$162,018	\$153,852
# of persons per HH	2.52	2.45	2.43

2024 Traffic Counts

Steamboat Pkwy	23,900 ADT
Damonte Ranch Pkwy	21,400 ADT
Interstate 580	98,500 ADT

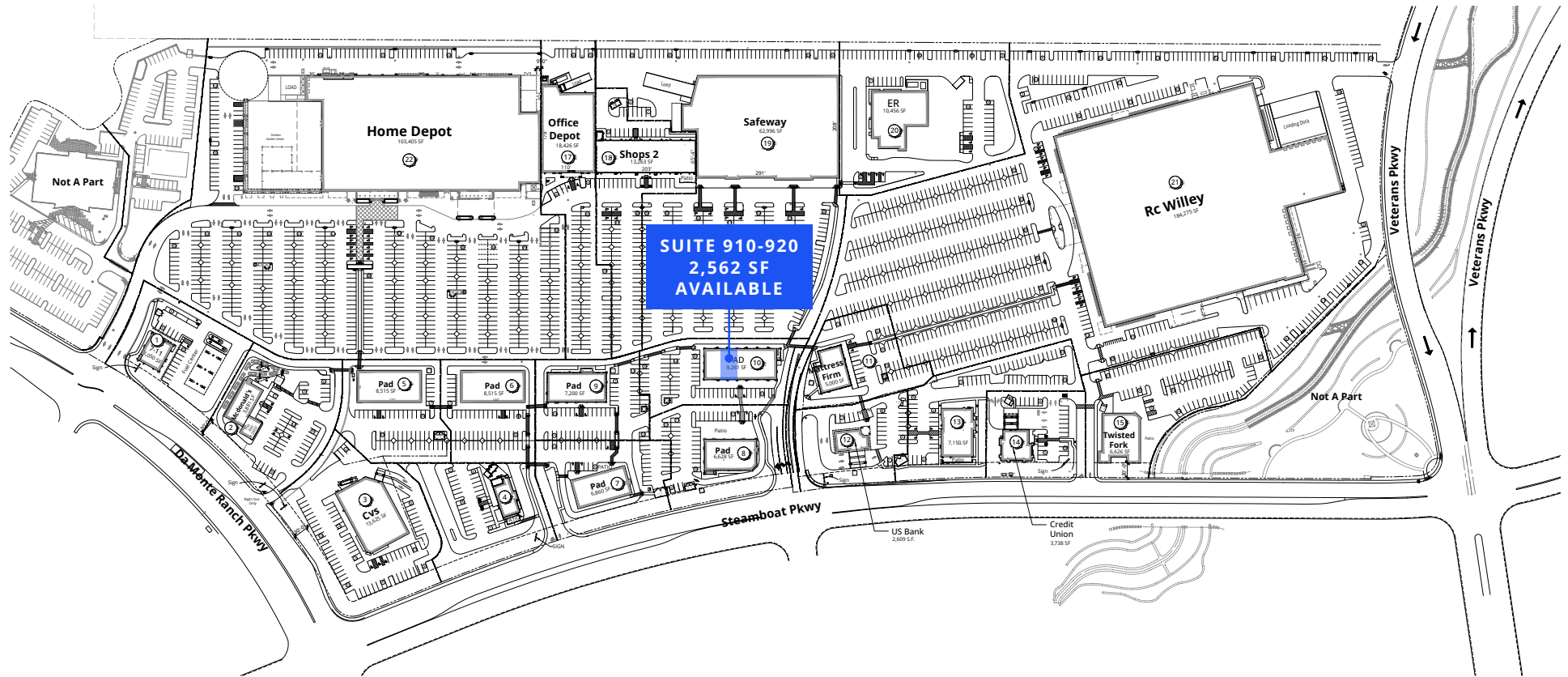


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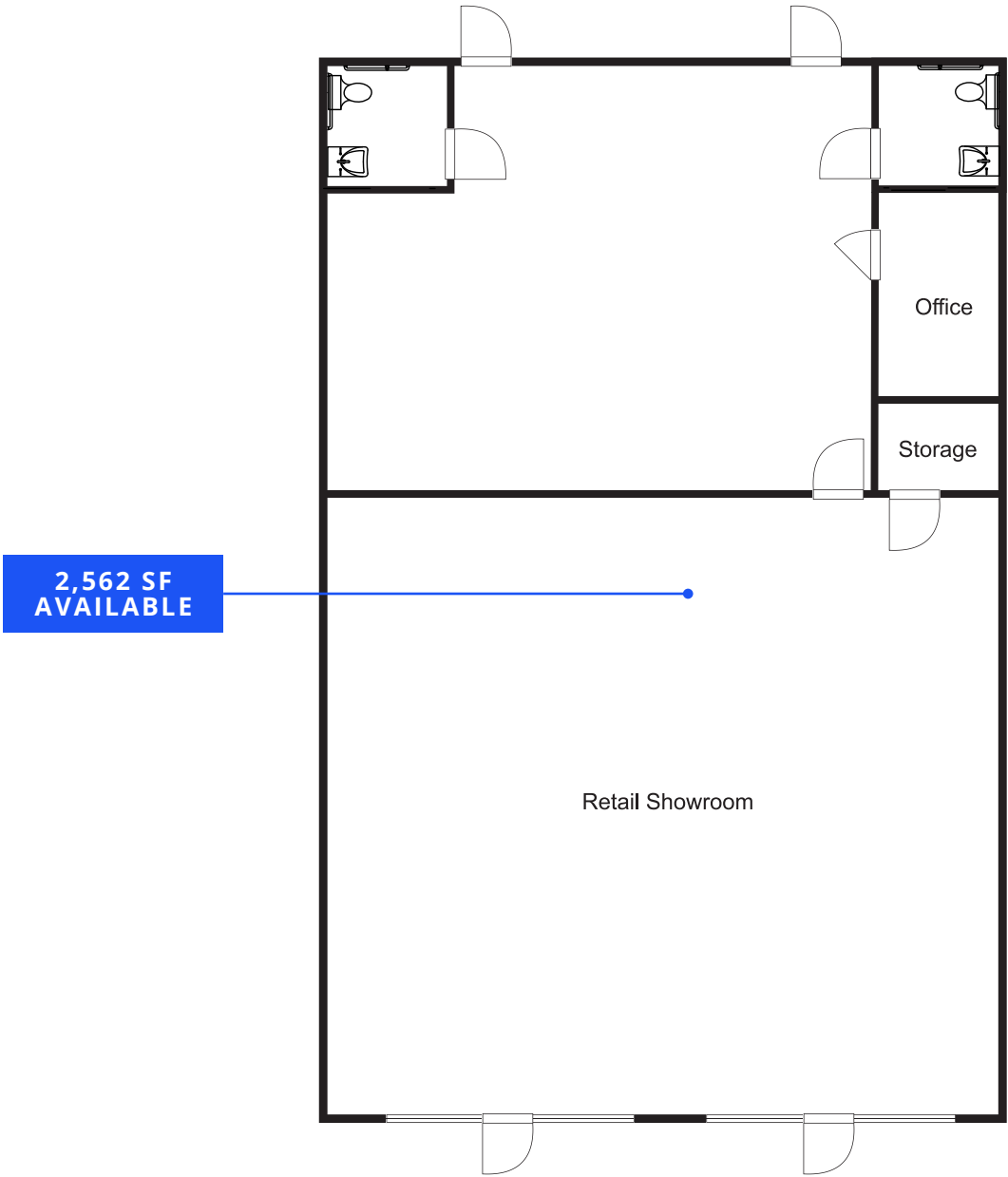
Address	Suite #	Tenant	SF
1011 Steamboat Pkwy	N/A	Office Depot	18,426
1021 Steamboat Pkwy	100-150	Northern Nevada Medical Group Family Medicine	7,998
	160-170	Creative Hot Tub Designs	2,624
	180	Tofu House	1,307
	190	Poke N Go	1,334
1031 Steamboat Pkwy	N/A	Safeway	62,996
1041 Steamboat Pkwy	N/A	ER at Damonte Ranch	10,740
1061 Steamboat Pkwy	N/A	7-Eleven	3,050
1071 Steamboat Pkwy	N/A	McDonald's	5,004
1081 Steamboat Pkwy	500	CVS	13,662
1085 Steamboat Pkwy	600	Slim Chickens	2,761
1091 Steamboat Pkwy	200	Michael Grace Salon	1,755
	210-230	Damonte Ranch Animal Hospital	3,785
	240-250	Northern Nevada Rehab & Sports Medicine	2,761
1101 Steamboat Pkwy	300-310	Desert Valley Dental	2,761
	320-350	Flex Appeal Fitness	5,540
1111 Steamboat Pkwy	400	Kumon Learning Center	1,200
	410-420	Battle Born Eye Care	2,400
	430	Any Lab Test Now	1,200
	440	City Nails	1,200
	450	StretchLab	1,200

Address	Suite #	Tenant	SF
1121 Steamboat Pkwy	700-720	Steamboat Parkway Dental Care	4,191
	730-740	Roberto's Tacos	2,600
1131 Steamboat Pkwy	800	Subway	1,260
	810-820	Asian Paradise Restaurant	2,394
	830	Vino 100	1,260
	840	Starbucks	1,714
1141 Steamboat Pkwy	900	Champagne Pediatric Dentistry	1,701
	910-920	Available	2,562
	930-960	Amici Pizzeria and Bar (Reopening May 2026)	4,998
1151 Steamboat Pkwy	1000	Mattress Firm	5,000
1161 Steamboat Pkwy	1100	US Bank	2,500
1171 Steamboat Pkwy	100	The Great Greek Mediterranean Grill	1,560
	110	West Coast Sourdough	1,360
	120	The Brass Tap	4,230
1181 Steamboat Pkw	1300	Mountain America Credit Union	3,738
1191 Steamboat Pkwy	1400	Twisted Fork	6,626

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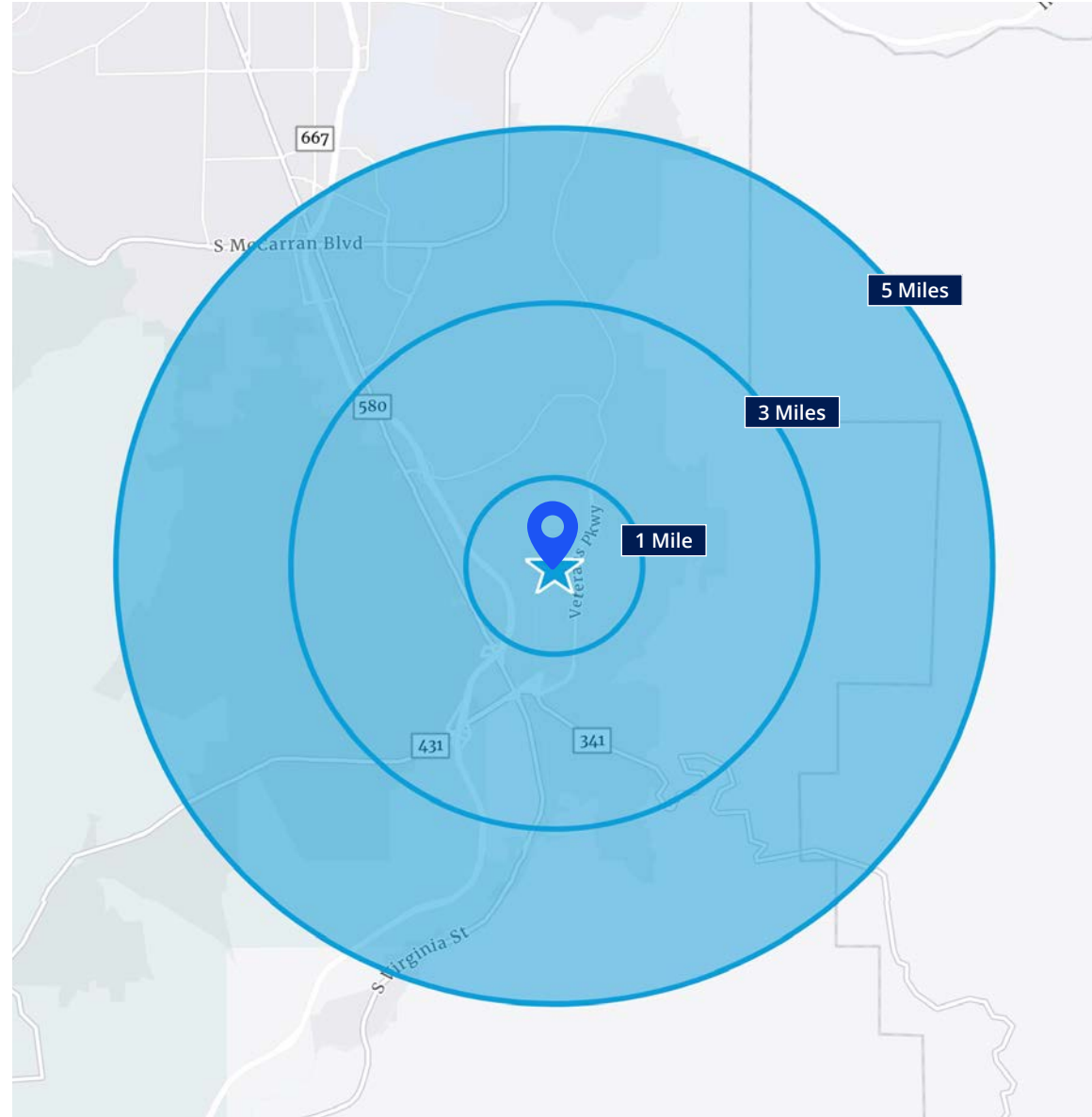
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Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	13,988	58,737	91,115
2030 Proj. Population	15,168	62,148	95,433
2025 Med. Age	41.3	40.9	41.4
Daytime Population	9,814	54,105	100,853

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$166,071	\$162,018	\$153,852
2030 Proj. Avg. HH Income	\$185,404	\$179,564	\$170,293
2025 Est. Med. HH Income	\$130,902	\$125,900	\$112,423
2030 Proj. Med. HH Income	\$148,565	\$141,556	\$128,715
2025 Est. Per Capita Income	\$66,115	\$66,134	\$62,975

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	5,547	23,905	37,340
2030 Proj. HH	6,061	25,442	39,414
Proj. Annual Growth (2025-2030)	1.8%	1.3%	1.1%
Avg. HH Size	2.52	2.45	2.43

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$141,034.43	\$138,359.43	\$131,593.35
Annual Retail Expenditure	\$45,295.04	\$44,398.99	\$42,097.30
Monthly HH Expenditure	\$11,752.87	\$11,529.95	\$10,966.11
Monthly Retail Expenditure	\$3,774.59	\$3,699.92	\$3,508.11



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

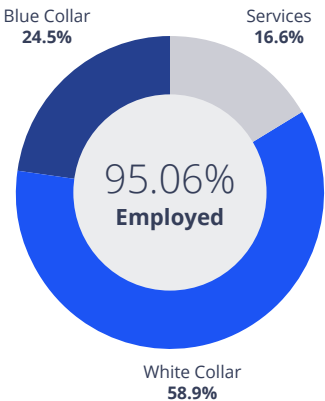
\$121,655
Avg HH Income

39.5
Median Age

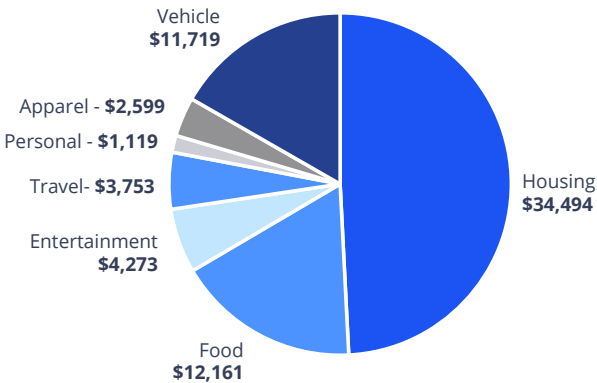
Home Ownership (2025 Housing Units)



Employment



Household Spending

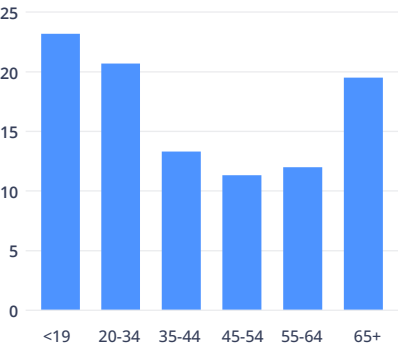


Race & Ethnicity (2025) - % of total population

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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