

FOR LEASE

# REDFIELD PROMENADE

4991 S VIRGINIA ST, RENO, NV 89502


SMITHRIDGE CENTER		

MEADWOOD MALL		


139,000 ADT



SUBJECT PROPERTY

73,000 ADT

S VIRGINIA ST

KIETZKE LN

OFF RAMP


FIRECREEK CROSSING

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# PREMIER RETAIL INVESTMENT LOCATION

*High identity spaces backing to freeway off-ramp*

## PROPERTY OVERVIEW

Anchored by Nordstrom Rack (market exclusive), and Cost Plus World Market

Co-tenants include Twin Peaks, Costa Vida, Ijji Sushi, MOD Pizza and more

Strong institutional ownership

Adjacent to the Reno-Sparks Convention Center that attracts an estimated 300,000 annual attendees

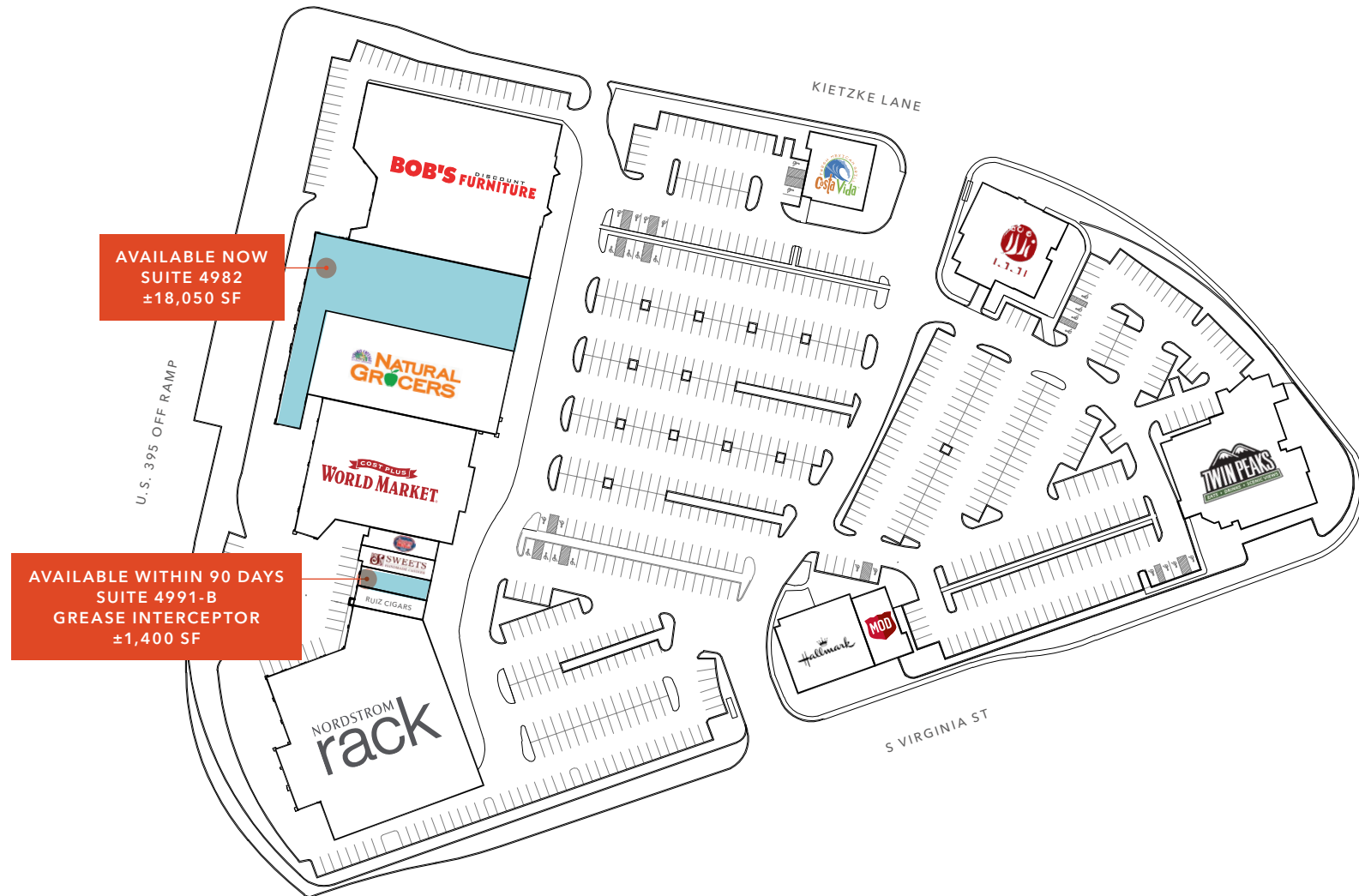
The center benefits from the regional draw of anchor tenants in addition to strong daytime population within the immediate surroundings

## AVAILABILITIES

Suite	SF	Availability
4982	±18,050	For Lease
4991-B	±1,400	Within 90 days



# SITE PLAN

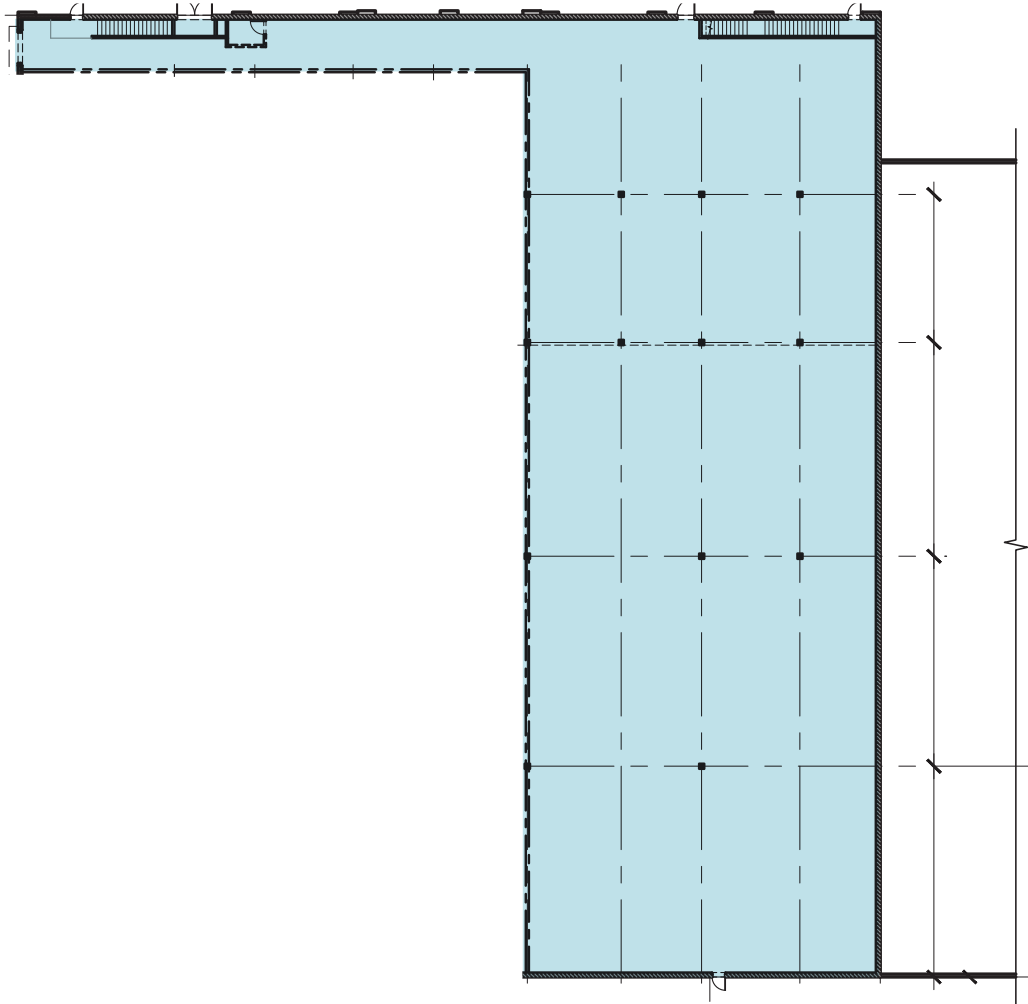


AVAILABLE NOW  
SUITE 4982  
±18,050 SF

AVAILABLE WITHIN 90 DAYS  
SUITE 4991-B  
GREASE INTERCEPTOR  
±1,400 SF



# FLOOR PLAN



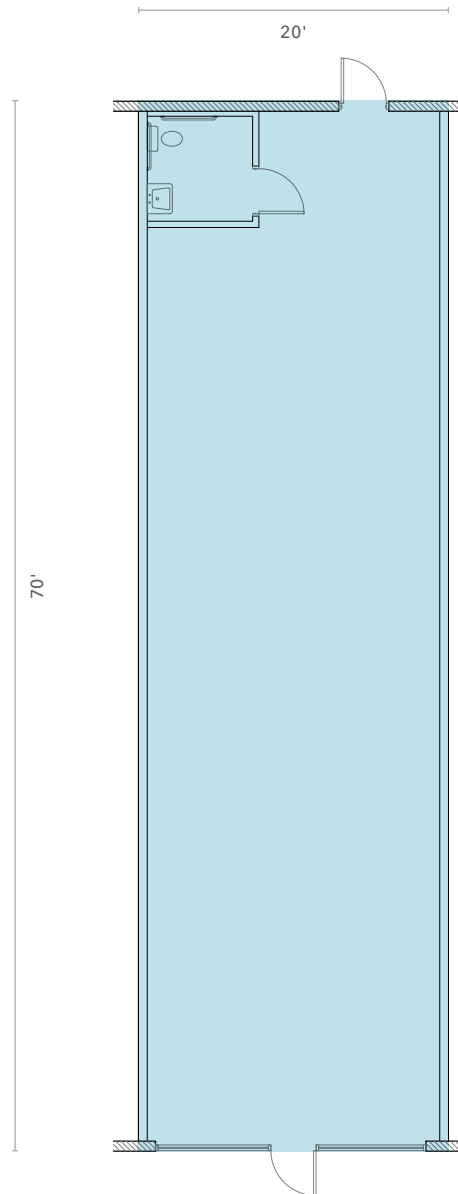
*SUITE 4982*

FOR LEASE

*±18,050*

TOTAL SQUARE FEET

# FLOOR PLAN



## *SUITE 4991-B*

FOR LEASE

*+1,400*

TOTAL SQUARE FEET

Available within 90 days. Suite comes with a grease interceptor



FOR LEASE | REDFIELD PROMENADE



KIDDER MATHEWS



FOR LEASE ■ REDFIELD PROMENADE 6



FOR LEASE | REDFIELD PROMENADE



**23,000+ VEHICLES**  
Average Daily Traffic



**139,000+ VEHICLES**  
Average Daily Traffic


REDFIELD PROMENADE

AVAILABLE NOW  
SUITE 4982  
±18,050 SF

AVAILABLE WITHIN 90 DAYS  
SUITE 4991-B  
GREASE INTERCEPTOR  
±1,400 SF



**16,613+ VEHICLES**  
Average Daily Traffic



**33,571+ VEHICLES**  
Average Daily Traffic



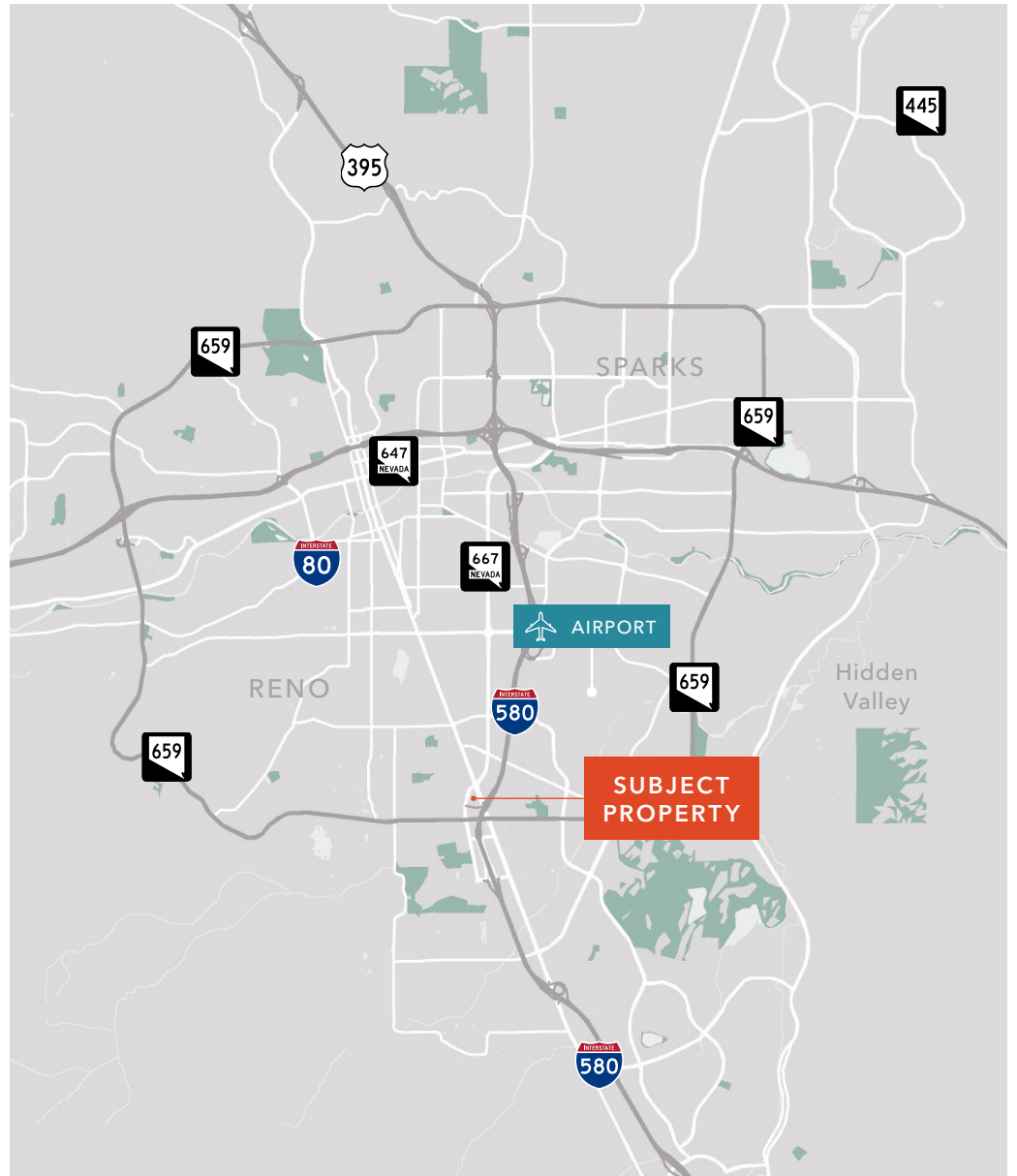
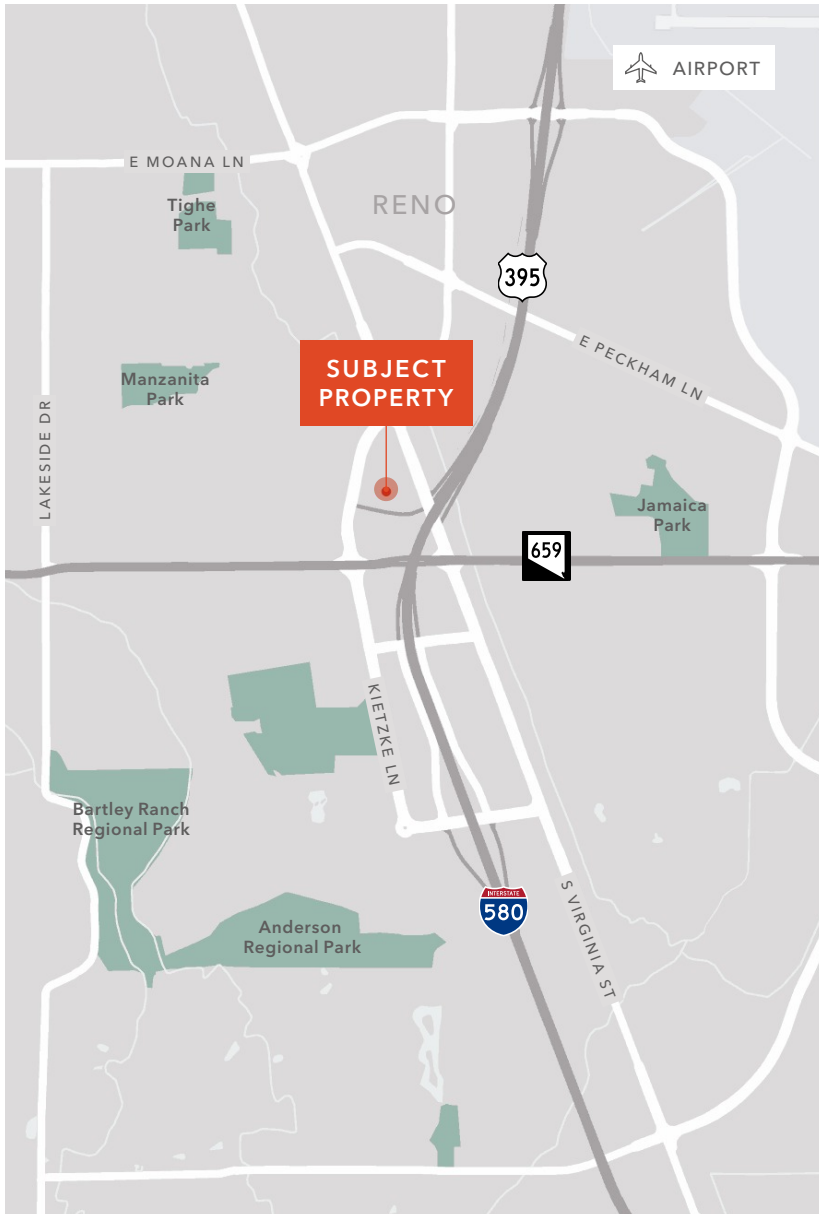
S MCCARRAN BLVD

S VIRGINIA ST

KIETZKE LN

KIDDER MATHEWS







# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	28,826	52,132	88,177
2029 PROJ. POPULATION	29,934	52,897	88,732
2024 MED. AGE	34.8	36.7	38.2
DAYTIME POPULATION	38,991	67,347	109,679

## HOUSEHOLD INCOME

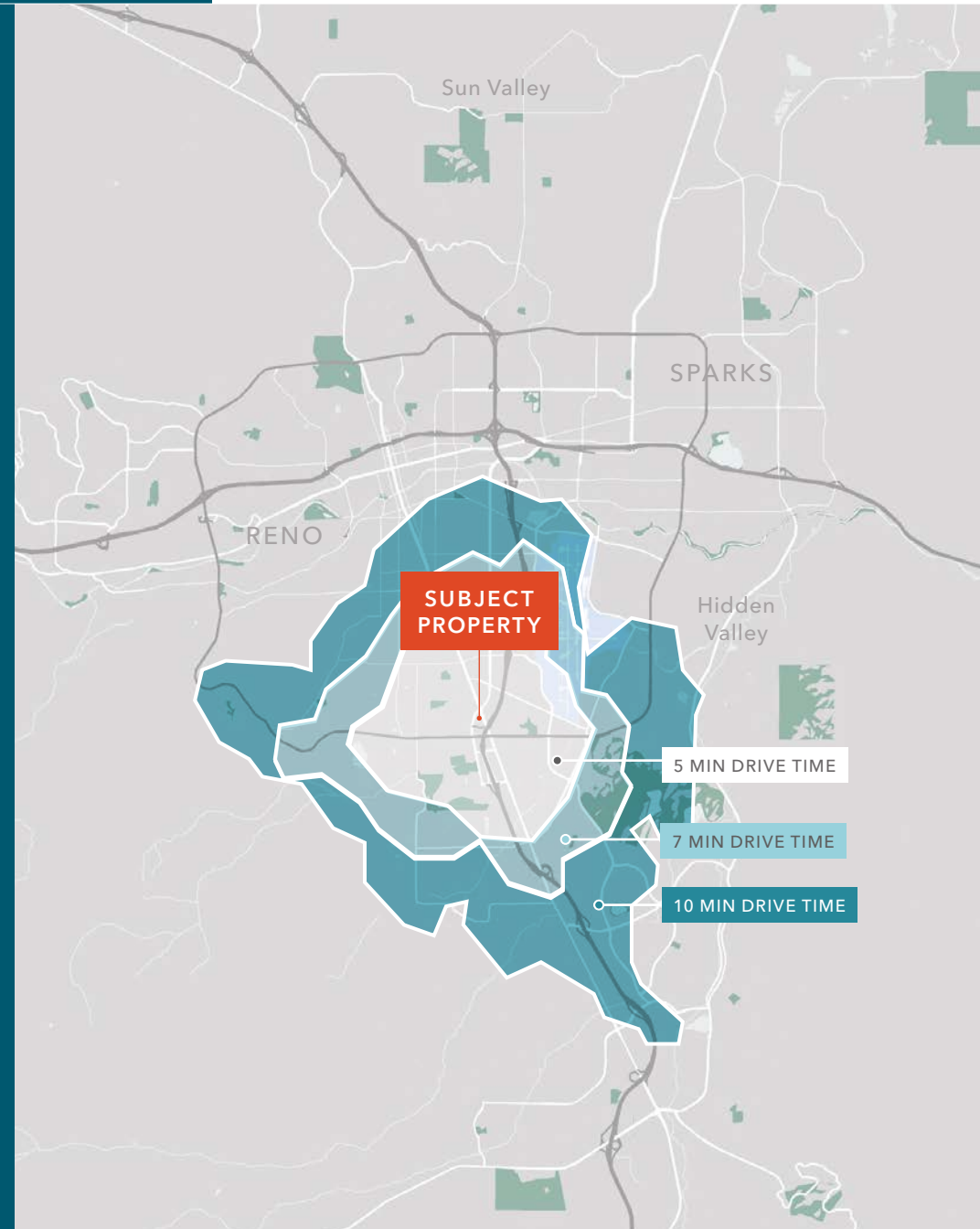
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$86,146	\$93,947	\$109,064
PROJ. AVG. HH INCOME (2024-2029)	\$2,068	\$2,271	\$3,403
2024 EST. MED. HH INCOME	\$63,399	\$69,816	\$77,805
2029 PROJ. MED. HH INCOME	\$64,750	\$68,727	\$79,187
2024 EST. PER CAPITA INCOME	\$37,394	\$41,499	\$48,464

## HOUSEHOLD

	5 Min		7 Min		10 Min	
2024 EST. HH	12,489	22,968	39,040			
2029 PROJ. HH	13,084	23,402	39,465			
PROJ. ANNUAL GROWTH (2024-2029)	595	1.0%	434	0.4%	425	0.2%
AVG. HH SIZE	2.3	2.2	2.2			

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$698.8 M	\$1.48 B	\$2.83 B
ANNUAL RETAIL EXPENDITURE	\$328.15 M	\$694.3 M	\$1.33 B
MONTHLY HH EXPENDITURE	\$4,663	\$5,368	\$6,049
MONTHLY RETAIL EXPENDITURE	\$2,190	\$2,519	\$2,832





Source: ESRI

# RENO-SPARKS MSA SNAPSHOT

511,527

2023 EST.  
POPULATION

2.5

2023 AVG  
HH SIZE

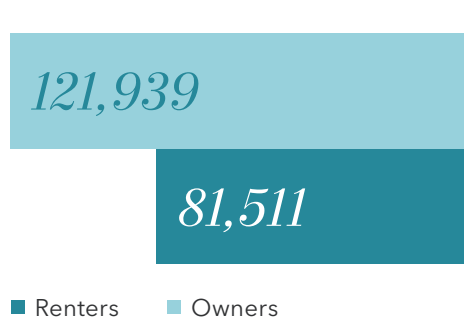
\$110,796

2023 AVG  
HH INCOME

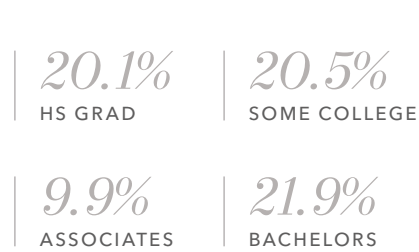
38.6

2023 EST.  
MEDIAN AGE

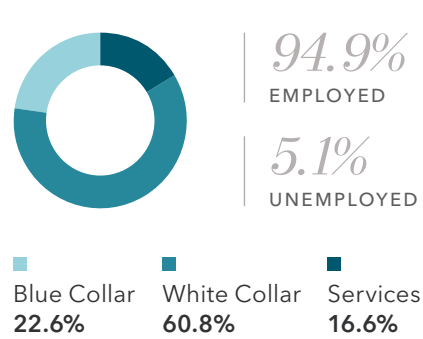
## Home Ownership



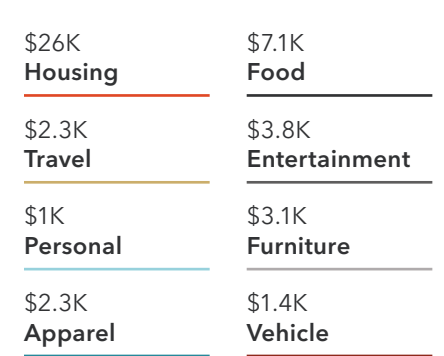
## Education



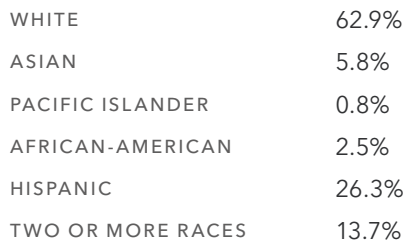
## Employment



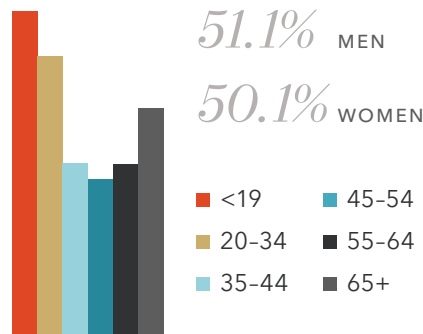
## Household Spending



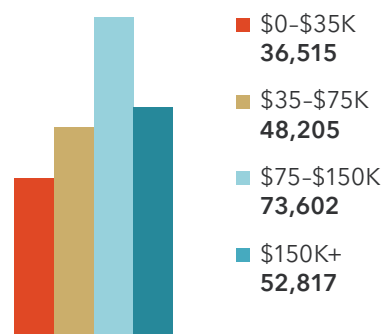
## Race & Ethnicity



## Gender & Age



## Income by Household







*Exclusively listed by*

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