



# For Lease Firecreek Crossing Shopping Center



Prominently Located In The Region's Primary Retail Trade Area



**Under New Ownership!**

## About the Center

Firecreek Crossing is Reno's premier community/regional shopping center. Walmart and the area's only Sam's Club, Floor & Décor, and TJ Maxx HomeGoods stores create a super-regional draw. The property has superior market access and visibility and is centrally located in the most robust retail hub and is in close proximity to Meadowood Mall, Northern Nevada's only regional mall.





Premier 347,979 square foot community/regional center anchored by Walmart, Sam's Club, Floor & Décor, TJ Maxx HomeGoods, Ross, Office Depot, and Michael's.

## Property Features

- National shop tenants include ULTA Beauty, Starbucks, Applebee's, Sola Salon, UFC Gym, Affordable Dentures and Great Clips
- Over 173,200 vehicles drive by the center on a daily basis and visibility from three of the main travel arteries for the Reno market
- Strong and growing demographics with over 256,741 employees and 530,240 residents within a 30-minute drive
- The center receives approximately 649.9k monthly visits with over 7.7M total yearly visits from the trade area population
- First choice retail location with super regional drawing power

Rare opportunity for anchor spaces in the Meadowood trade area with up to 45,524 square feet (Landlord will consider subdividing)



Suite 4813



Suite 4811

Suite 4819 – 31,850 Square Feet Grocery Improved



# Site Plan



Unit	Tenant	SF
4801	Starbucks <b>Opening Soon</b>	3,200
4805	Applebee's	5,500
4809 A	Starbucks	1,454
4809 B	Toys N More	8,555
4809 D	Great Clips	1,400
<b>4811</b>	<b>Available</b>	<b>45,524</b>
<b>4813</b>	<b>Available</b>	<b>43,500</b>
<b>4819</b>	<b>Available</b>	<b>31,850</b>
4821	TJ Maxx Home Goods	45,500
4823	Floor & Decor	55,269
4825	Ross	30,000
4827	Office Depot	17,891
4871	Michaels	24,295
4875 A	Sola Salon	5,000
4875 B	Affordable Dentures	4,000
4875 C	UFC Gym	4,000
4875 D	UFC Gym	7,000
4891	ULTA Beauty	14,041
4891 A	Mattress Land	3,808

# Tenant Synergies

The tenancy at Firecreek Crossing is composed of a cross-section of high-performing retailers in a number of different retail categories that effectively accentuate one another and help drive additional traffic to the center.



# North Facing Aerial



# South Facing Aerial





# Key Tenants



# Location



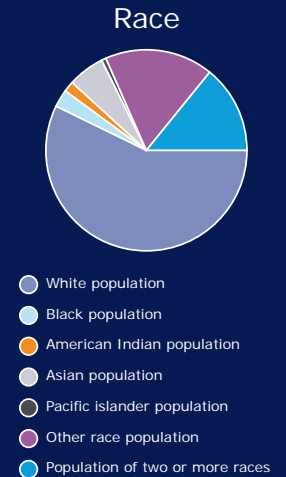
# Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2024 Population	114,210	83,933	198,126
Daytime Population	24,321	123,303	280,692
Average Household Income	\$97,237	\$102,397	\$106,570
Total Households	6,644	39,808	92,864

2023 Traffic Counts - NDOT	
Kietzke Lane, 265ft North of Redfield Parkway:	8,800 ADT
South McCarran Boulevard, 600ft East of Talbot Lane:	29,700 ADT
South Virginia Street, 350ft South of Kietzke Lane:	18,200 ADT
I-580, Between Exit 63 and Exit 64:	125,000 ADT

# 3 Mi Household & Population Data

<b>\$69,551</b>	<b>\$561,565</b>	<b>42.8%</b>
Median household income	Median home value	Owner occupied housing units
<b>38.1</b>	<b>49.3%</b>	<b>43.2%</b>
Median age	Female population	% Married (age 15 or older)



# 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



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