

FOR LEASE

THE COMMONS

*South Virginia St at Sierra
Center Parkway & I-580*

6625 S VIRGINIA ST
RENO, NV 89511

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Property Highlights

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 St & 110,000 vehicles per day on I-580.

Co-tenants include: 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

Strong daytime population of 70,908 workers within 3 miles.

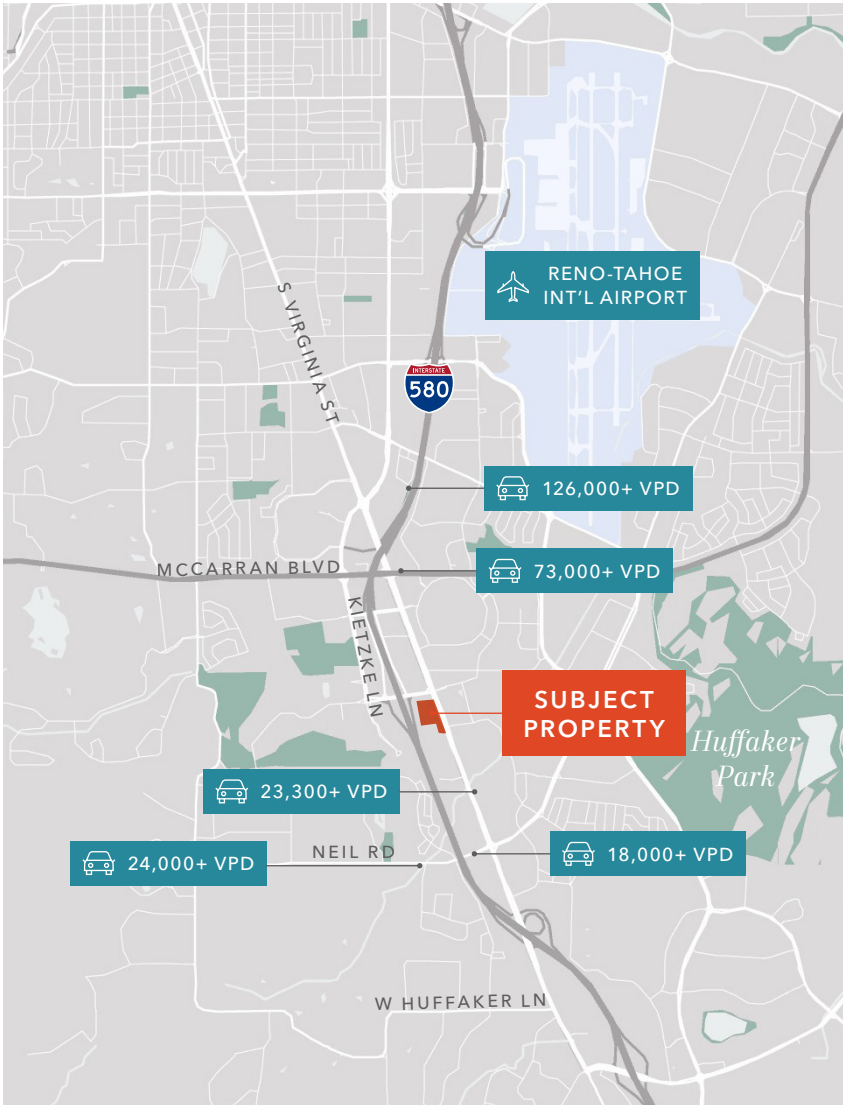
Rancharrah, just 1/2 mile to the west, is a 141-acre master planned community that includes office, retail, restaurants, 600+ new homes, exclusive home lots, and 146 active senior units.



SUITE AVAILABILITY

Suite #	Tenant	Total SF
6625	MATTRESS FIRM	4,690
6629-A	AVAILABLE WITHIN 90-DAYS	2,423
6629-C	IDEAL IMAGE	1,810
6629-D	T&T NAILS SPA	1,200
6629-E	E THE GOOD FEET STORE	1,600
6633-A	TACOS EL REY	1,500
6633-B	WRAP IT UP	1,300
6633-C	GREAT CLIPS	1,200
6633-D	EYEMART EXPRESS	3,112
6637-A	KENNY G & COMPANY	2,653
6637-B	VACANT RESTAURANT IMPROVED	1,065
6637-C	TERIYAKI MADNESS	1,195
6637-D	NOW AVAILABLE (FORMER STARBUCKS)	1,600
6659	DSW	24,000
6663	GUITAR CENTER	12,250
6667	5.11 TACTICAL	9,994
6671	TOTAL WINE & MORE	29,118
6675	PETSMART	22,599
6745	DAVID'S BRIDAL	9,000
6795-A	MASSAGE ENVY	3,559
6795-D	AAA	6,143
6795-E	JP DENTAL CARE	1,817
6795-F	UBREAKIFIX	1,180
6795-G	SUSHI MINATO	3,263

RETAIL & LOCATION MAP



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	19,756	38,604	88,239
2030 PROJ. POPULATION	20,934	40,782	92,216
2025 MED. AGE	36.3	37.1	38.9
DAYTIME POPULATION	33,068	62,611	103,478

HOUSEHOLD INCOME

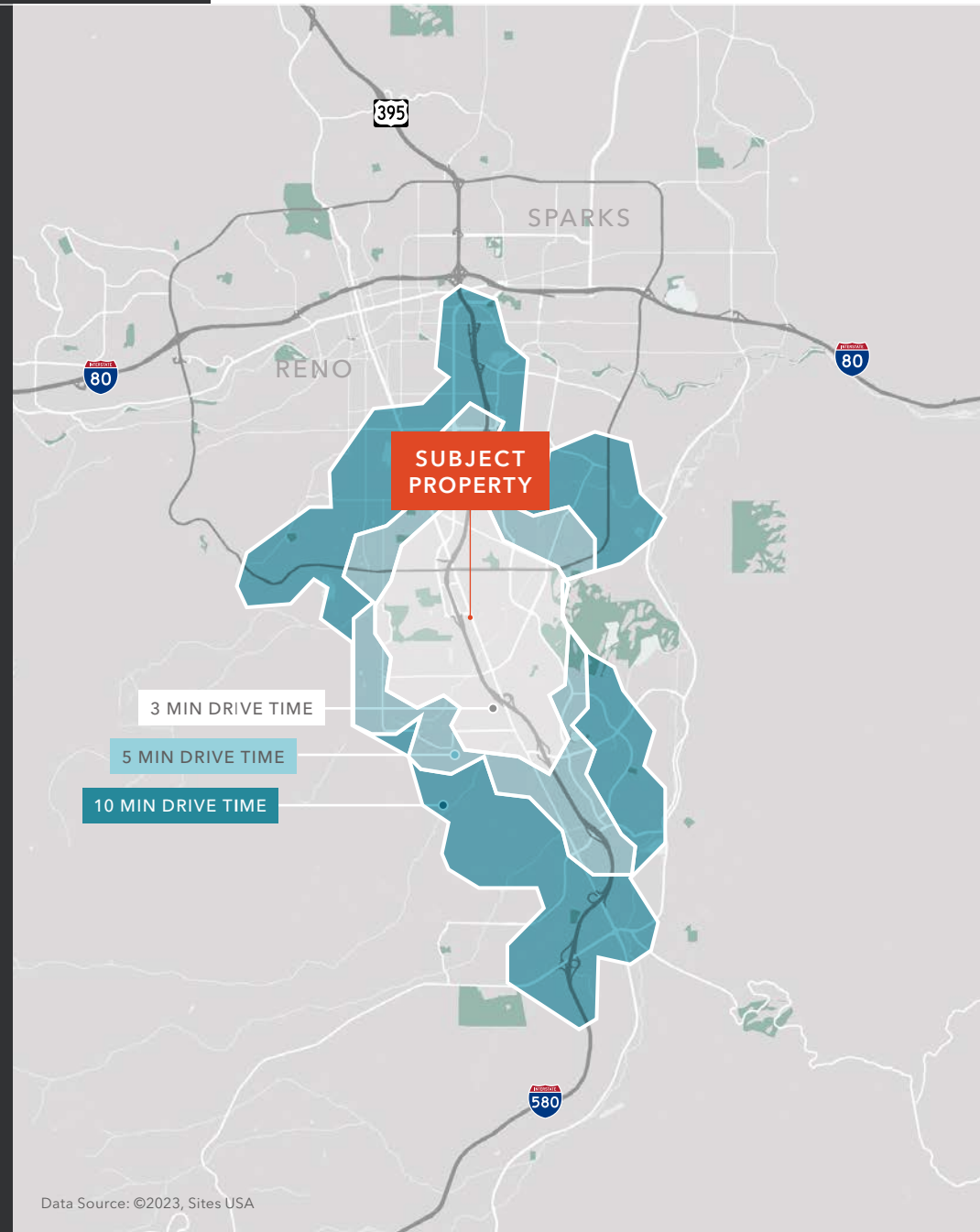
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$103,263	\$109,709	\$114,443
2030 PROJ. AVG. HH INCOME	\$100,901	\$107,306	\$112,684
2025 EST. MED. HH INCOME	\$73,806	\$81,448	\$86,631
2030 PROJ. MED. HH INCOME	\$72,489	\$80,046	\$85,797
2025 EST. PER CAPITA INCOME	\$46,033	\$48,495	\$50,460

HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	8,772	17,025	38,802
2030 PROJ. HH	9,448	18,196	41,016
PROJ. ANNUAL GROWTH (2025-2030)	675	1,171	2,214
AVG. HH SIZE	2.2	2.2	2.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$834.71 M	\$1.69 B	\$3.98 B
ANNUAL RETAIL EXPENDITURE	\$408.96 M	\$824.38 M	\$1.94 B
MONTHLY HH EXPENDITURE	\$7,929	\$8,282	\$8,545
MONTHLY RETAIL EXPENDITURE	\$3,885	\$4,035	\$4,165



Data Source: ©2023, Sites USA

RENO-SPARKS MSA FACTS & DEMOGRAPHICS

511,527

POPULATION

2.5

AVG HH SIZE

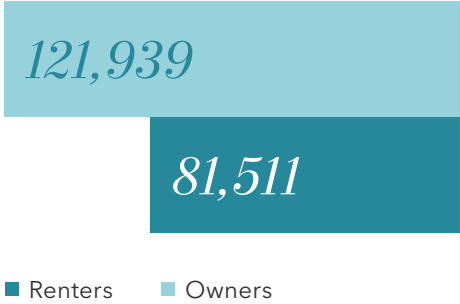
\$110,796

AVG HH INCOME

38.6

MEDIAN AGE

Home Ownership



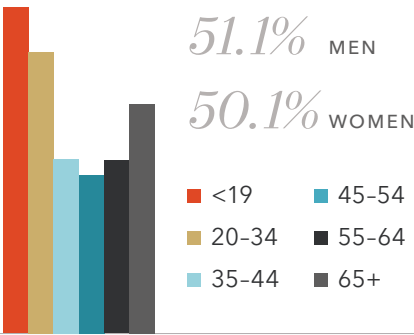
Race & Ethnicity

WHITE	62.9%
ASIAN	5.8%
PACIFIC ISLANDER	0.8%
AFRICAN-AMERICAN	2.5%
HISPANIC	26.3%
TWO OR MORE RACES	13.7%

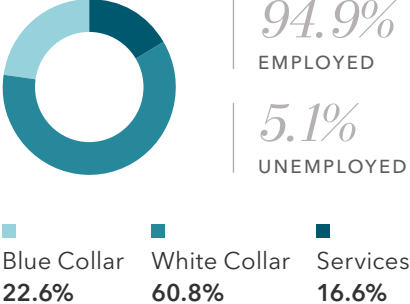
Education

20.1% HS GRAD	20.5% SOME COLLEGE
9.9% ASSOCIATES	21.9% BACHELORS

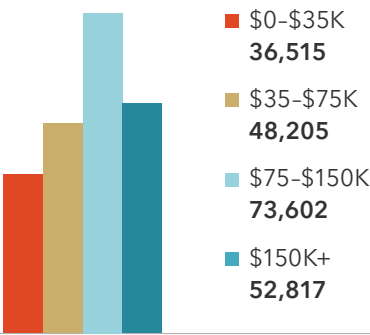
Gender & Age



Employment



Income by Household



Household Spending

\$26K Housing	\$7.1K Food
\$2.3K Travel	\$3.8K Entertainment
\$1K Personal	\$3.1K Furniture
\$2.3K Apparel	\$1.4K Vehicle

Source: ESRI



The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



**FAVORABLE TAX
STRUCTURE**



**INFLUX OF
NEW BUSINESS**



**LOW COST OF
BUSINESS**



**PROXIMITY TO
MAJOR MARKETS**



**JOB & POPULATION
GROWTH**



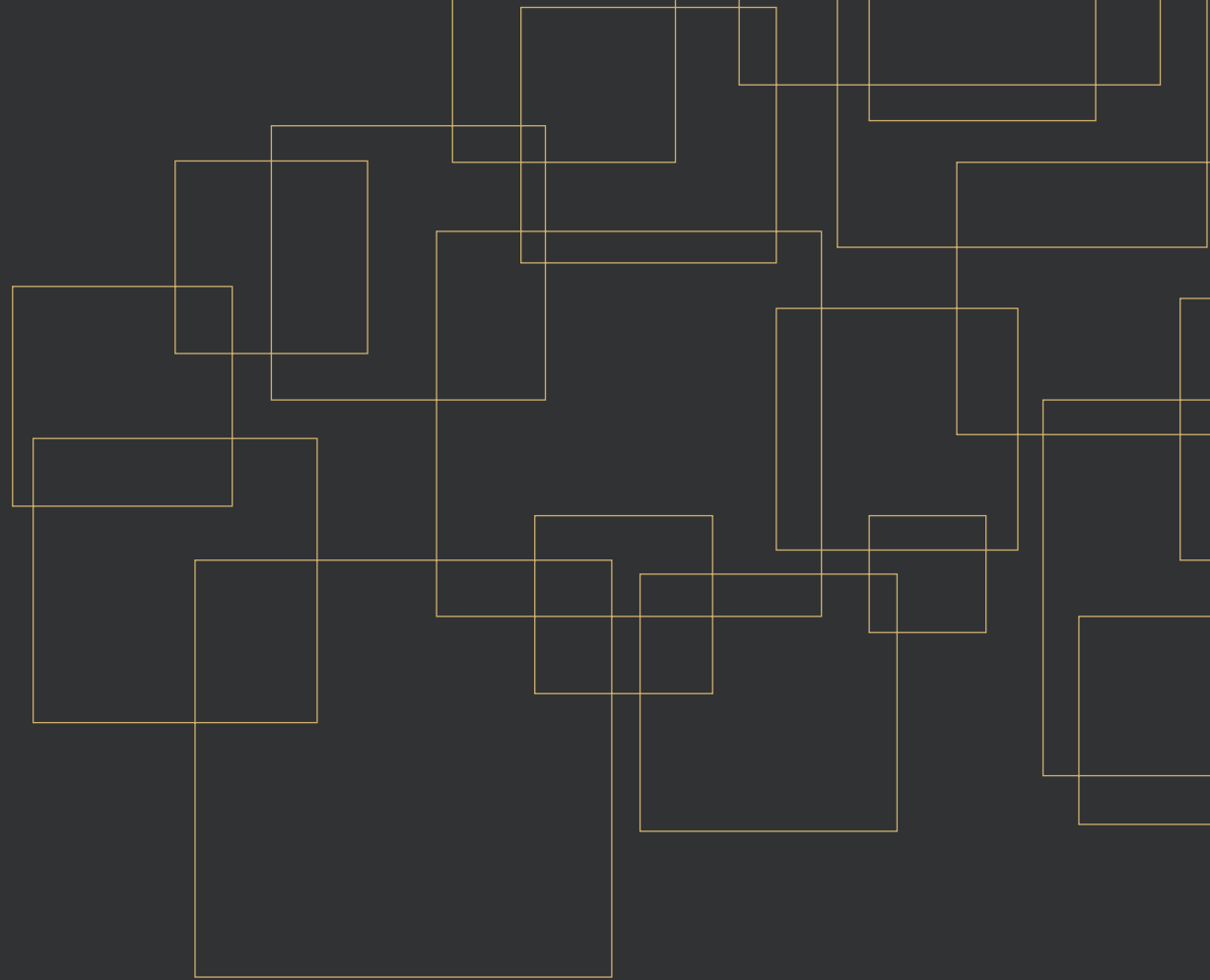
**LOW PROPERTY
TAX**

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax



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*For more information on
this property, please contact*

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