

Retail Spaces Available for Lease
in Meadowood Submarket



FOR LEASE

Smithridge Plaza

5001-5093 S Mccarran Blvd, Reno, NV 89502

Smith Retzloff Retail Team

Shawn Smith

Executive Vice President

+1 775 823 4667

shawn.smith@colliers.com

LIC # NV 00046702

Sean Retzloff

Senior Vice President

+1 775 823 6621

sean.retzloff@colliers.com

LIC # NV 0182046

Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300

Reno, NV 89511

Colliers.com/Reno

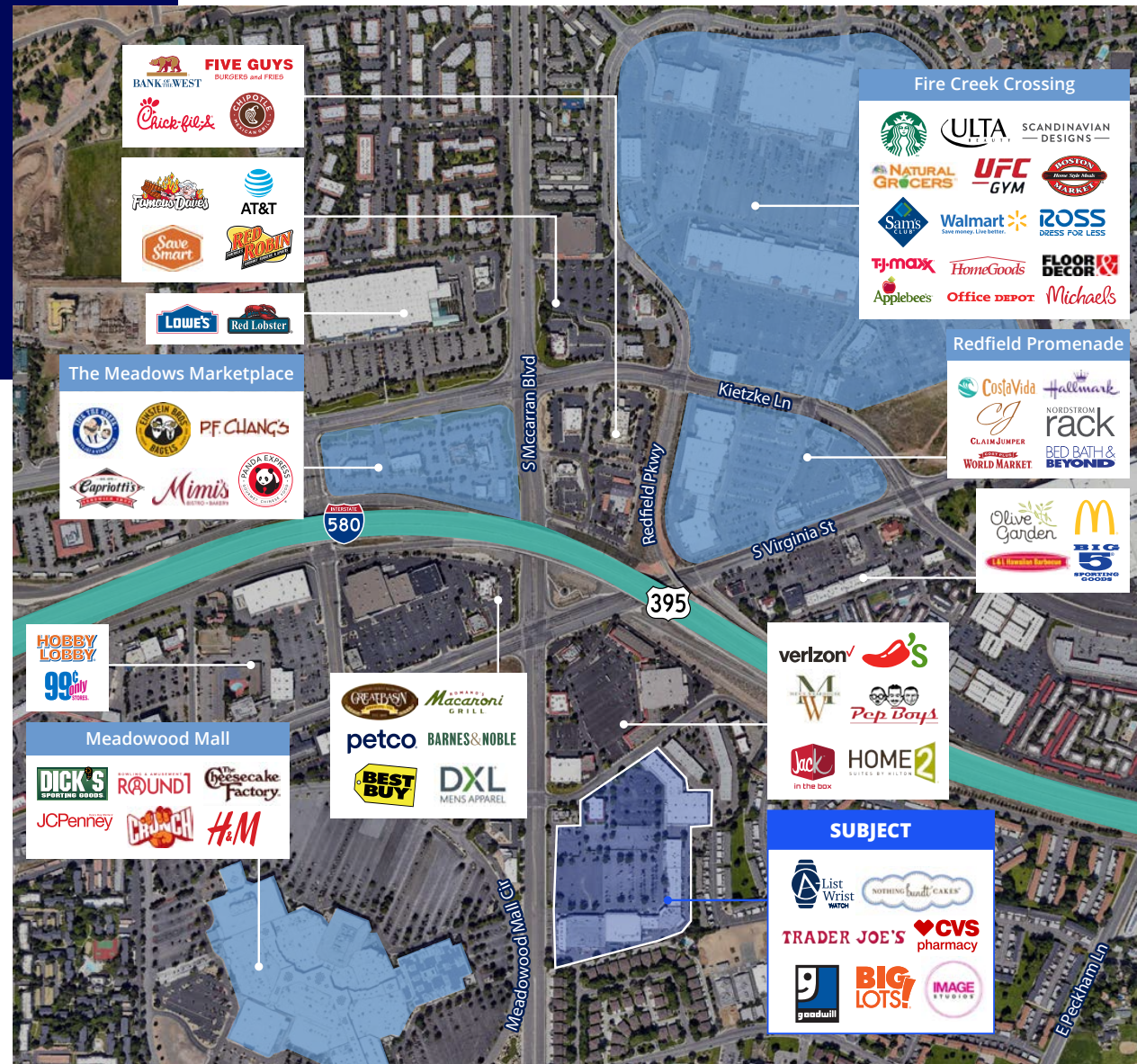
Dominant Power Center in the Strongest Trade Area in Reno

New Ownership Committed to Delivering a Quality Tenant Mix

Ample TI Dollars Available to Qualified Tenants

SURROUNDING TRAFFIC

I-580/395N S of Moana Ln	129,000 ADT
S Virginia St N of Mccarran Blvd	23,100 ADT
S Mccarran Blvd W of Smithridge Dr	22,300 ADT
S Mccarran Blvd 0.1 Mi W of Neil Rd	16,800 ADT



Available for Lease

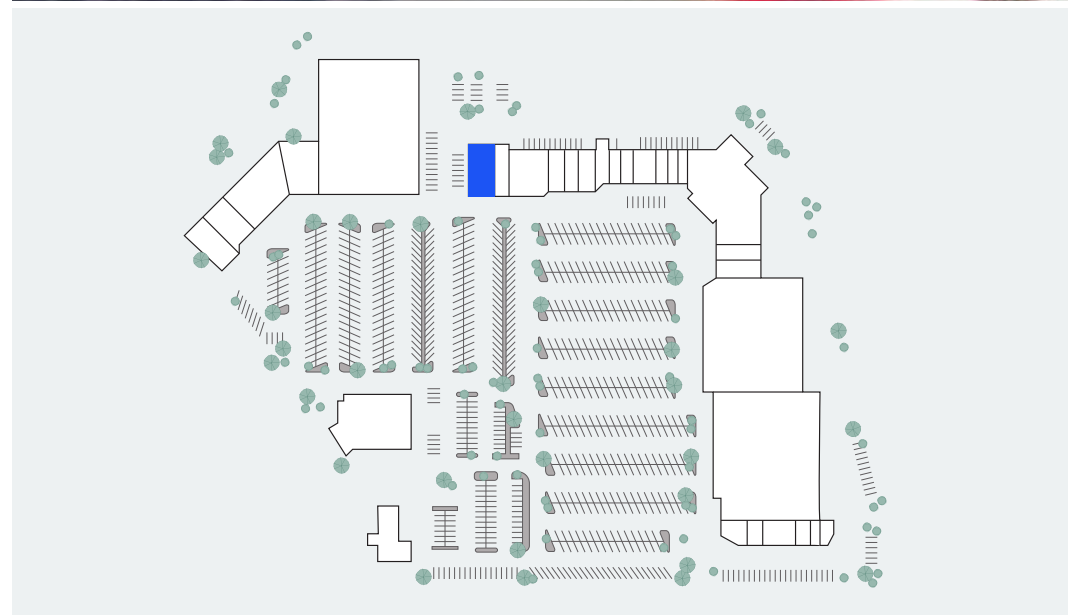
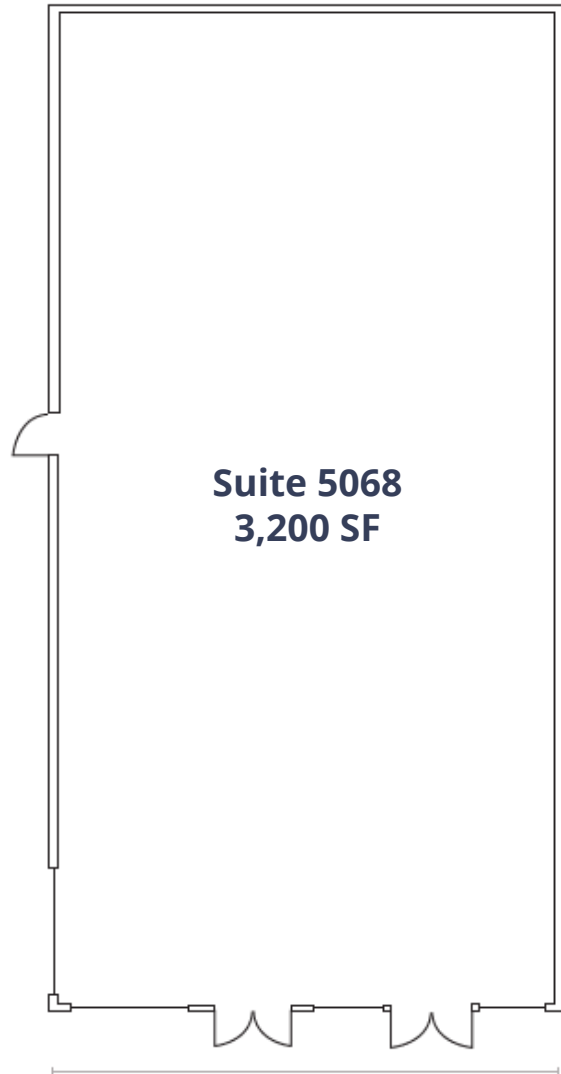




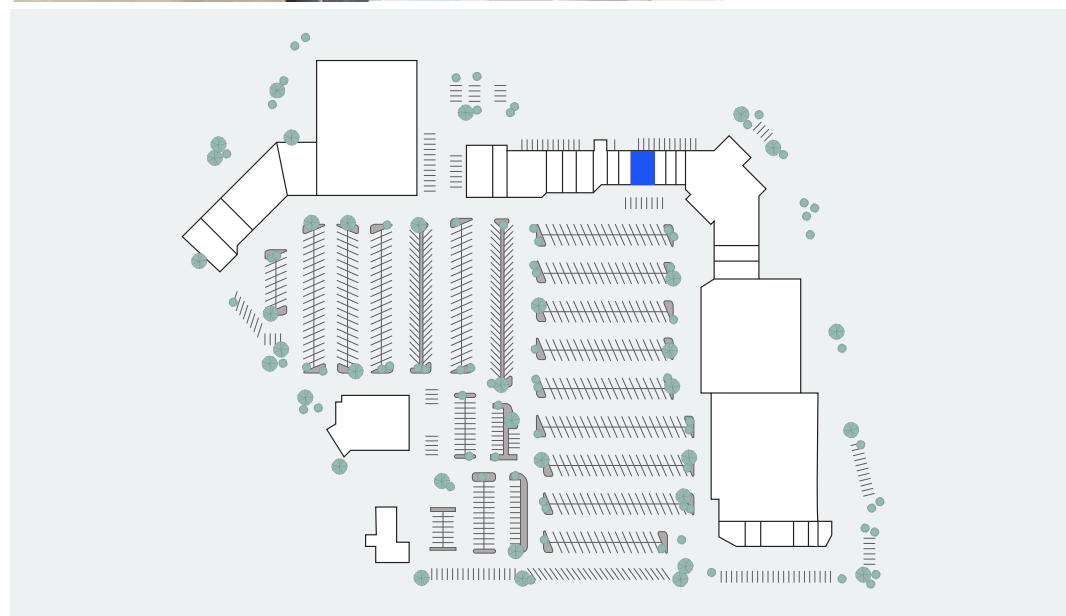
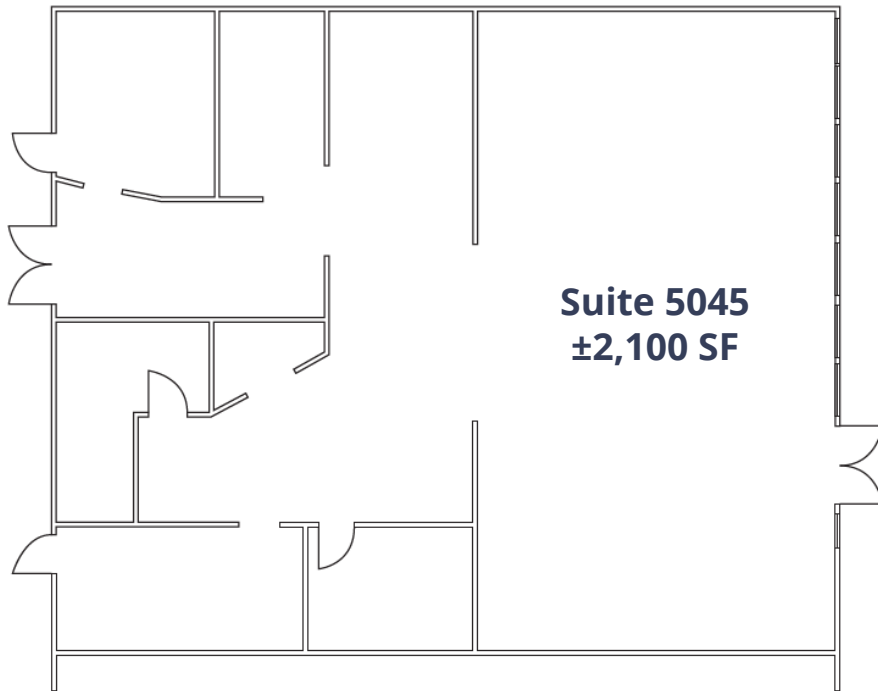
Available for Lease



Available for Lease

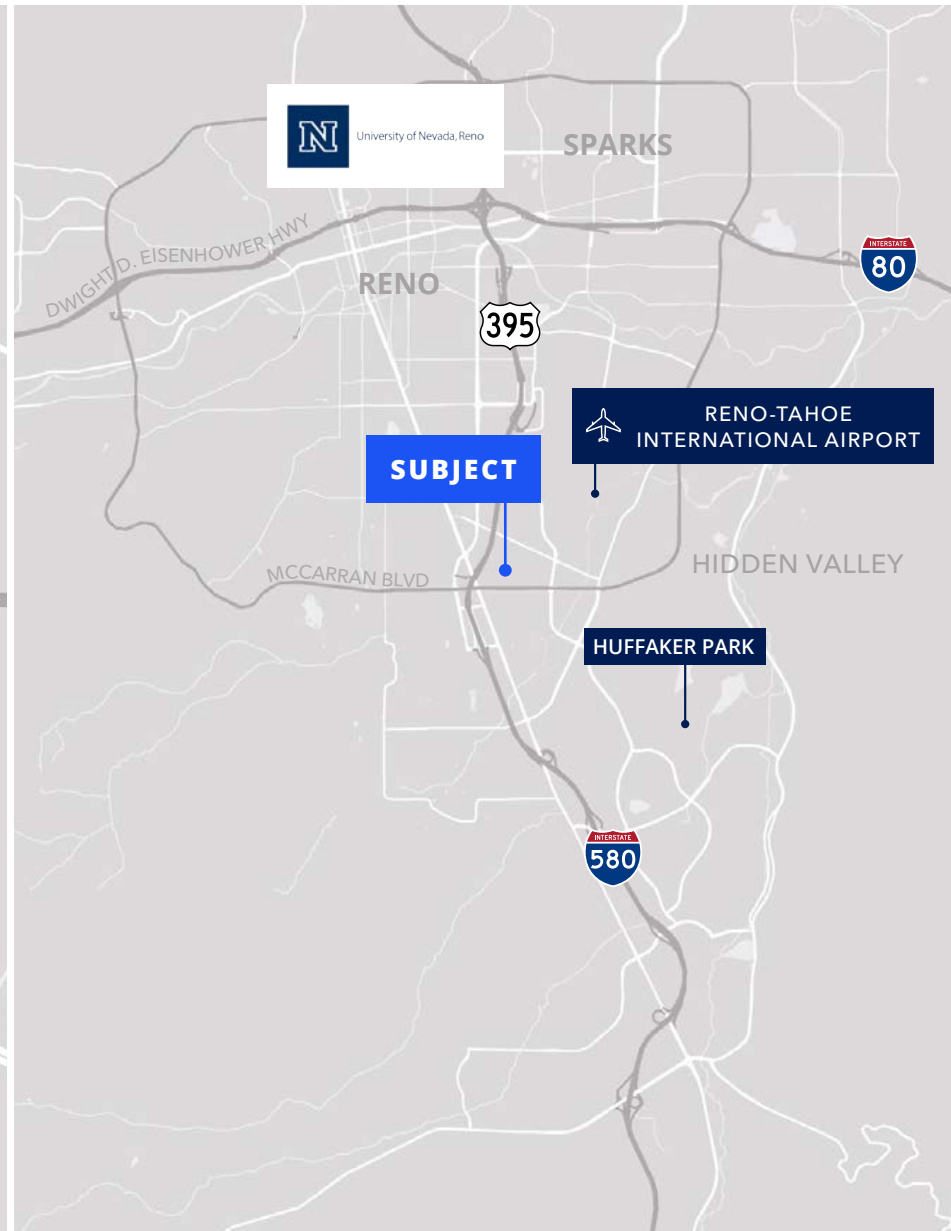
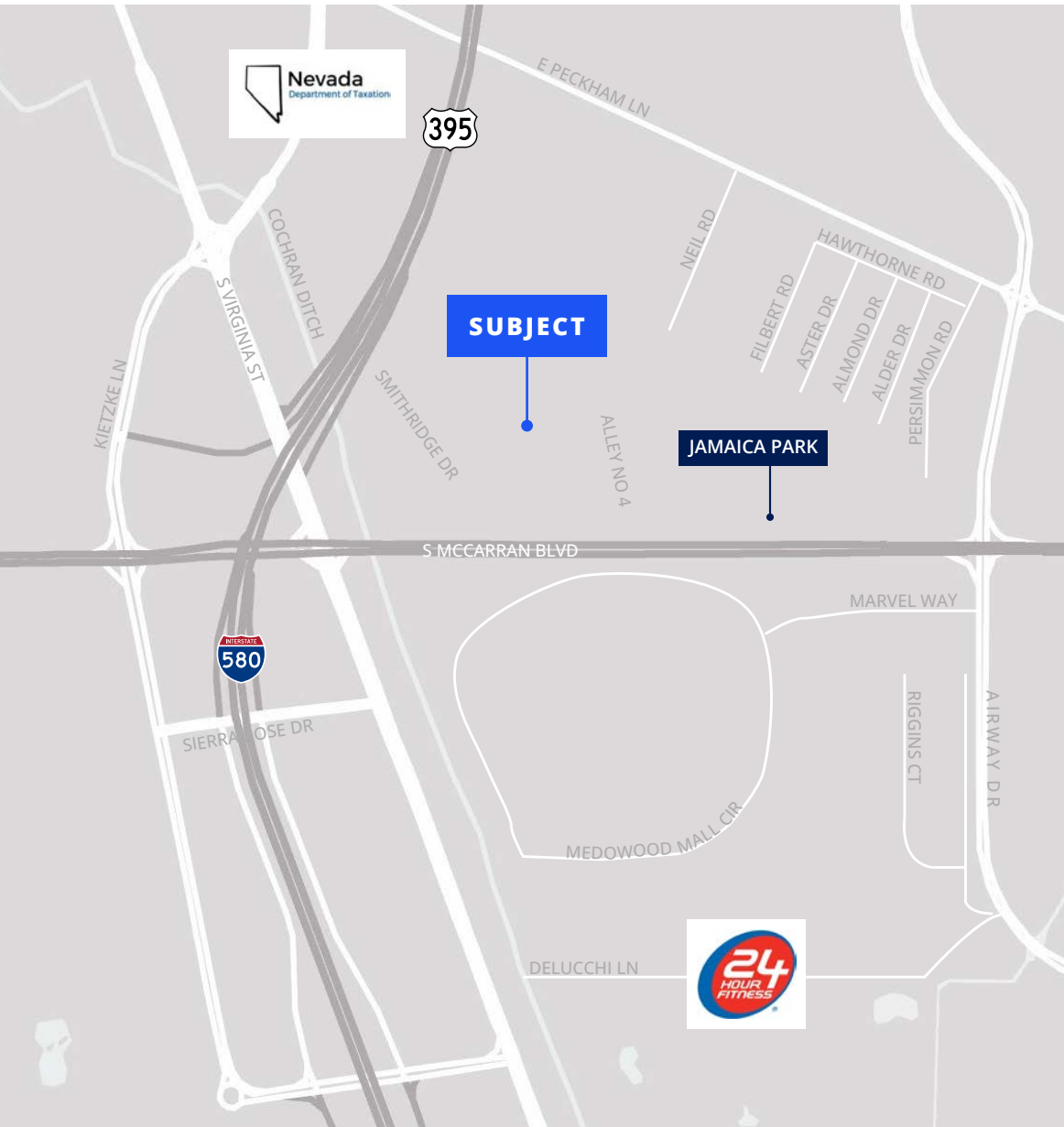


Available for Lease



Available for Lease

5001-5093 S MCCARRAN BLVD



Available for Lease

© 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

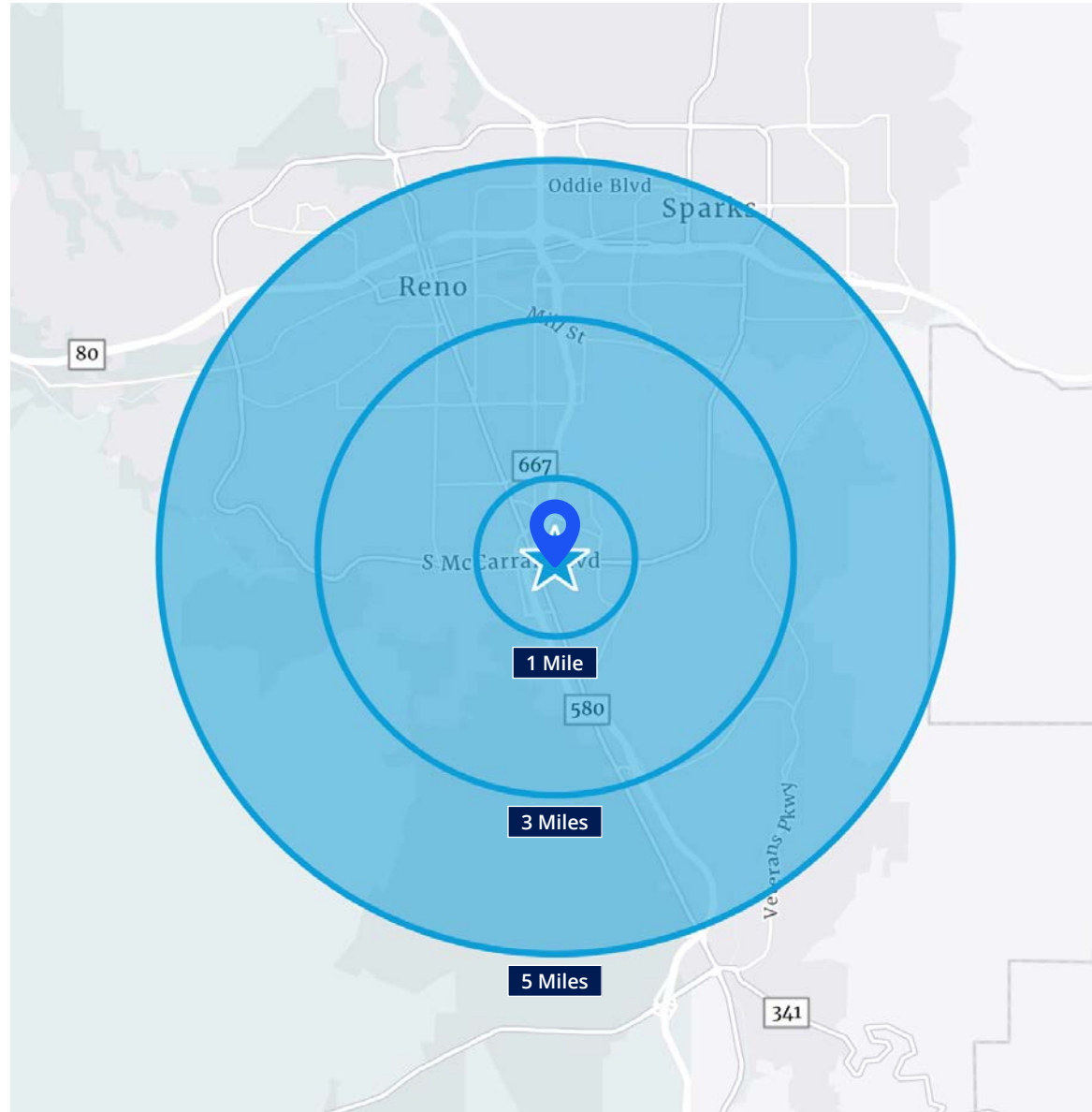


Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	11,159	76,782	193,747
2030 Proj. Population	11,797	79,518	200,354
2025 Med. Age	32.9	37.7	39.0
Daytime Population	27,969	124,058	276,764

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$82,389	\$105,937	\$113,882
2030 Proj. Avg. HH Income	\$93,652	\$116,941	\$125,528
2025 Est. Med. HH Income	\$62,444	\$73,315	\$76,469
2030 Proj. Med. HH Income	\$69,749	\$81,062	\$85,680
2025 Est. Per Capita Income	\$33,454	\$46,138	\$50,268

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	4,625	33,439	85,554
2030 Proj. HH	4,998	34,983	89,392
Proj. Annual Growth (2025-2030)	1.56%	0.91%	0.88%
Avg. HH Size	2.39	2.27	2.20

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$73,056	\$92,431	\$98,991
Annual Retail Expenditure	\$22,546	\$29,098	\$31,278
Monthly HH Expenditure	\$6,088	\$7,703	\$8,249
Monthly Retail Expenditure	\$1,879	\$2,425	\$2,607



Available for Lease

Reno-Sparks MSA Facts & Demographics

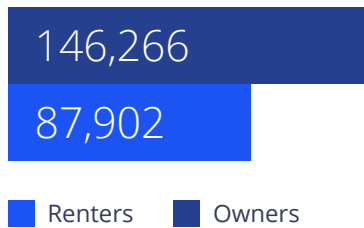
588,069
Population

2.48
Avg HH Size

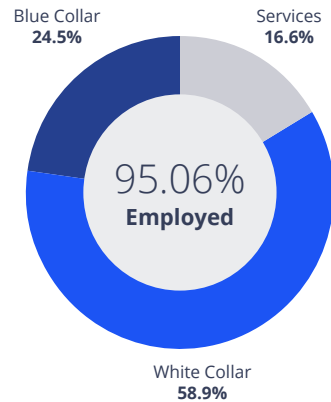
\$121,655
Avg HH Income

39.5
Median Age

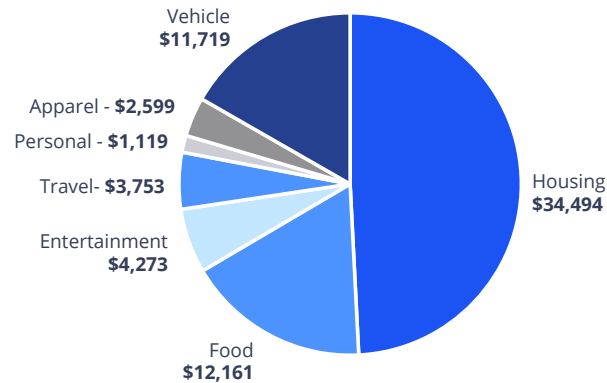
Home Ownership (2025 Housing Units)



Employment



Household Spending

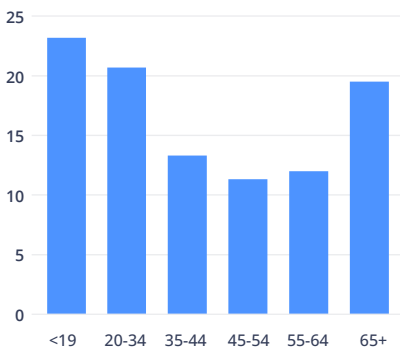


Race & Ethnicity (2025) - % of total population

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



5001-5093 S Mccarran Blvd

Smith Retzloff Retail Team

Shawn Smith

Executive Vice President
+1 775 823 4667
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff

Senior Vice President
+1 775 823 6621
sean.retzloff@colliers.com
LIC # NV 0182046



Accelerating success.

Colliers Reno

5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno