

# KEYSTONE SQUARE



JUNIOR ANCHOR AND SHOP SPACE FOR LEASE

*Located in a high-density retail shopping district, just off the Interstate 80 exit.*

I-80 AND KEYSTONE AVE, RENO, NV 89503



*This Center benefits from significant tourist activity, generated by casinos, the Reno Neon Line District, and various nearby special events.*

Directly across from the recently completed West End commons featuring In-N-Out, Starbucks, Chipotle, Panera Bread and Cracker Barrel

Surrounding tenants include Port of Subs, Wells Fargo, Sprinkle Donuts, The UPS Store and more

Ample parking with over 1,000 parking spaces on site

Average traffic counts over  $\pm 82,000$  per day on I-80 and  $\pm 33,000$  on Keystone Avenue

#### UNIT AVAILABILITY

UNIT 409	Available - Former Salon	925 SF
UNIT 505*	Available - Former Theater	8,712 SF
UNIT 525*	Available	32,863 SF

\*Can be combined for  $\pm 41,575$  SF total

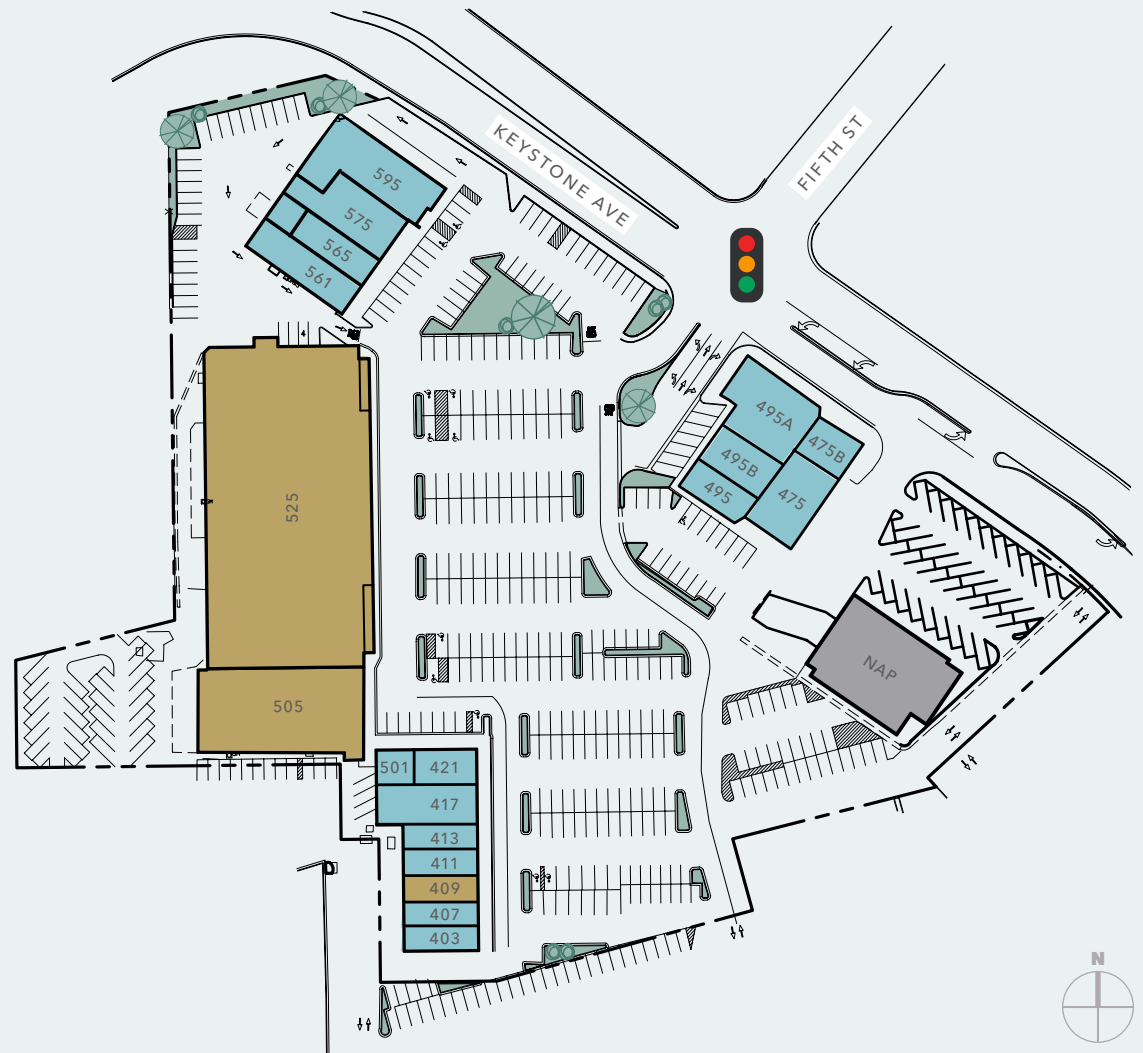


## UNIT AVAILABILITY

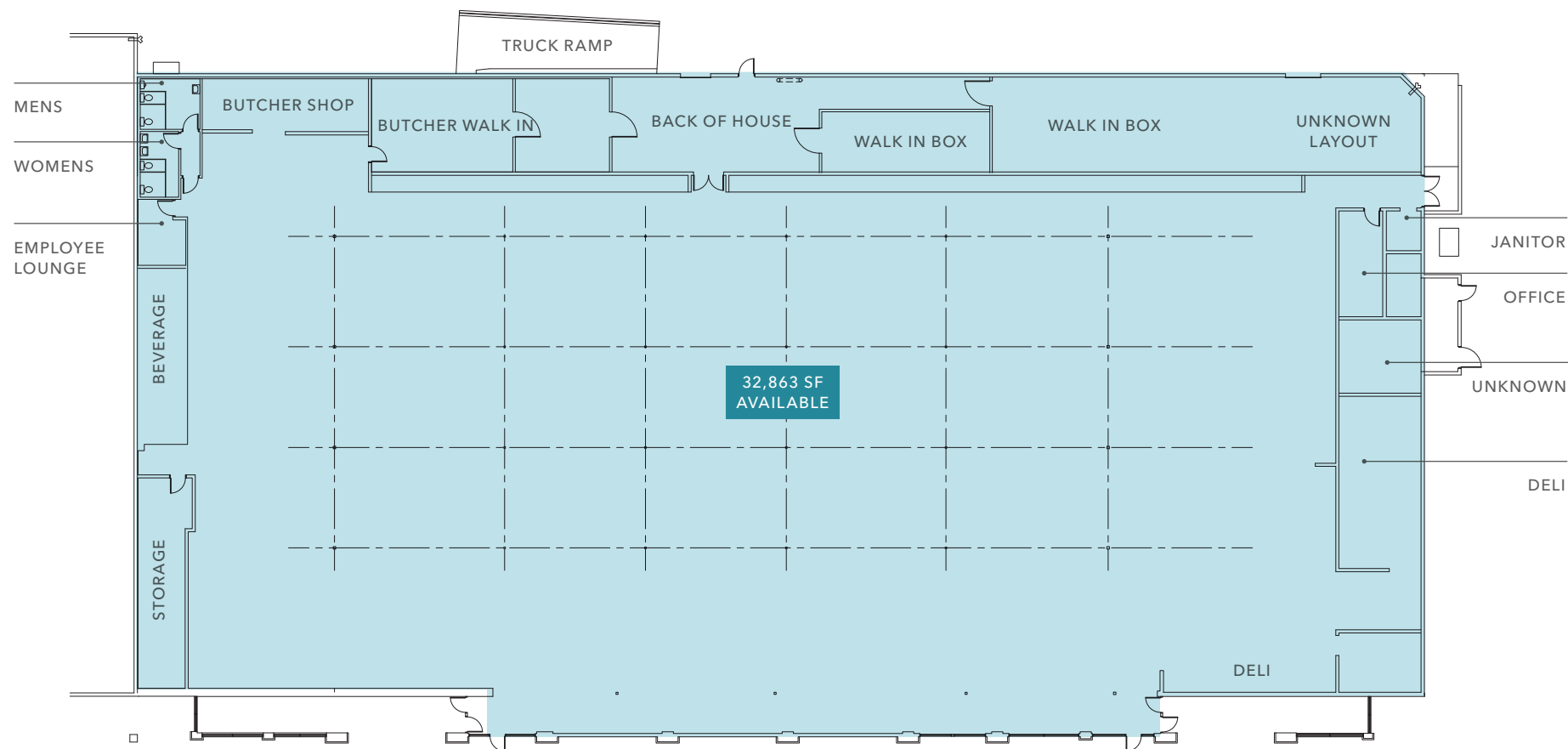
UNIT 403	Honey Bakery	1,200 SF
UNIT 407	Jackson Hewitt	1,200 SF
UNIT 409	Available - Former Salon	925 SF
UNIT 411	Style Brows	870 SF
UNIT 413	Indulge Massage & Reflexology	1,800 SF
UNIT 417	Port of Subs	1,400 SF
UNIT 421	Nextar	1,066 SF
UNIT 501	Falcon Vision	2,400 SF
UNIT 505*	Available - The Theatre	8,712 SF
UNIT 525*	Available	32,863 SF
UNIT 561	The UPS Store	2,116 SF
UNIT 565	Magic Nails	1,400 SF
UNIT 575	Royal India Restaurant	4,428 SF
UNIT 595	Dollar Loan Center	3,864 SF
UNIT 475	Dotty's	3,215 SF
UNIT 475B	Sprinkle Donuts	892 SF
UNIT 495A	T-Mobile	2,350 SF
UNIT 495B	Cash Co	957 SF
UNIT 495C	WUD Wire	860 SF

\*Can be combined for ±41,575 SF total

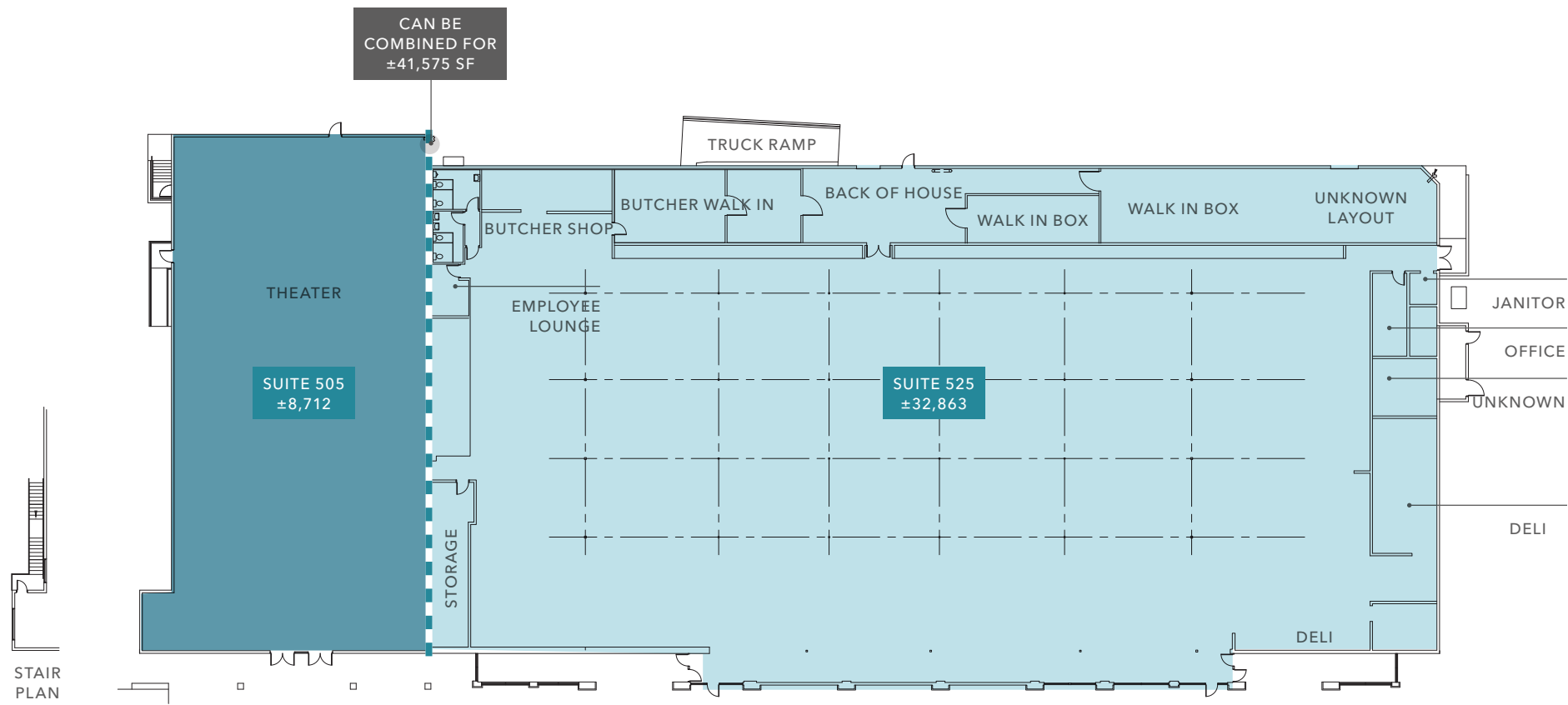
## Site Plan



# SUITE 525 FLOOR PLAN



# SUITE 505 & 525 FLOOR PLAN





# KEYSTONE SQUARE

RANCHO SAN RAFAEL  
REGIONAL PARK

KEYSTONE  
SQUARE

WEST END  
COMMONS

AVAILABLE FOR LEASE

UNIVERSITY OF NEVADA, RENO  
21K Students, 10.5K Faculty

ENTERTAINMENT /  
GAMING DISTRICT

NEON LINE  
Jacobs Entertainment

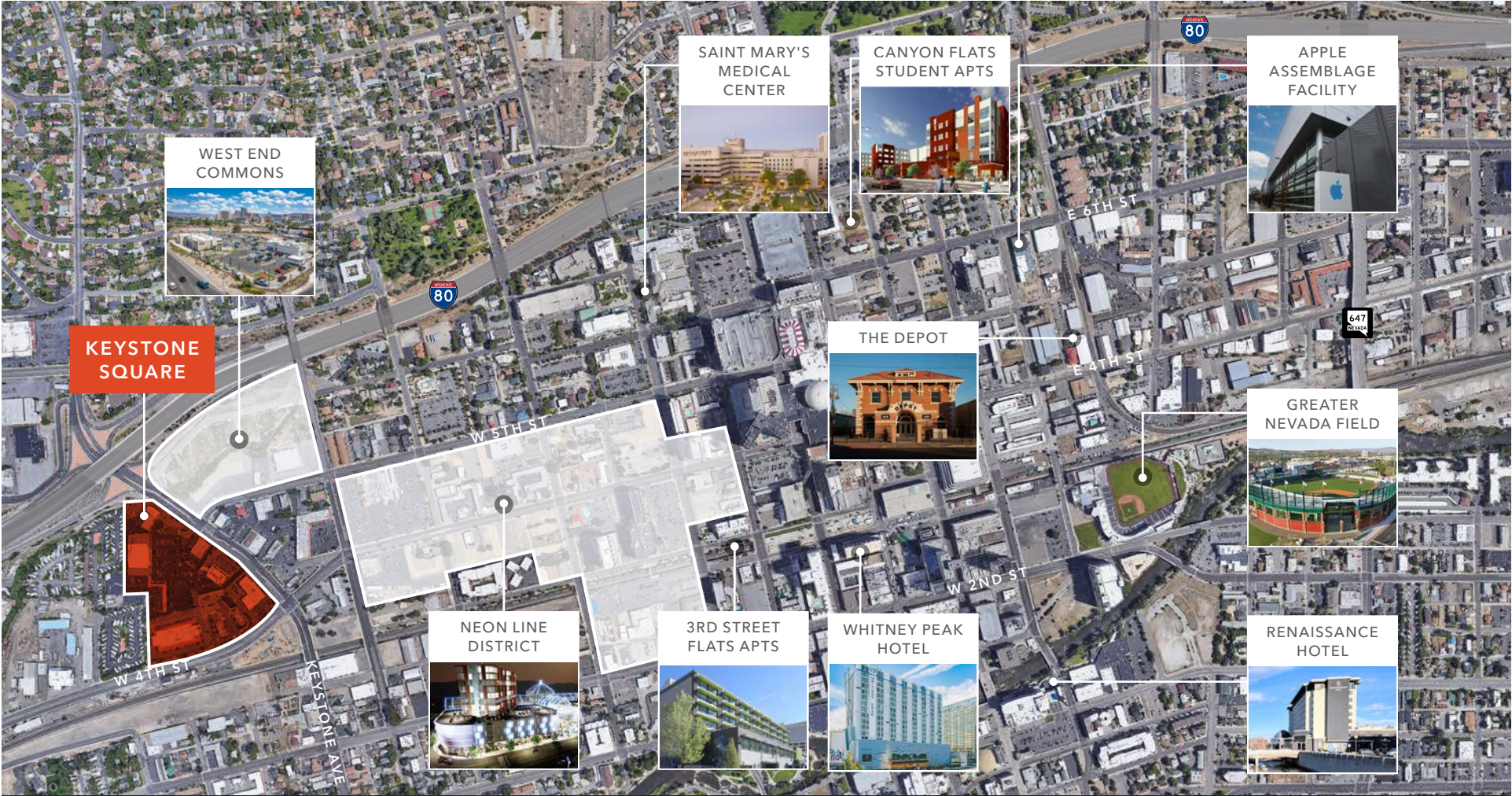


CENTRAL  
BUSINESS DISTRICT

MIDTOWN  
DISTRICT

KIDDER MATHEWS





*TRAFFIC COUNTS*

*15,565*  
ADT | KEYSTONE AVE

*81,562*  
ADT | INTERSTATE 80

*12,103*  
ADT | W 4TH ST



# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	61,649	96,635	159,474
2030 PROJ. POPULATION	62,741	97,329	160,456
2025 MED. AGE	35.8	36.3	36.2
DAYTIME POPULATION	49,266	75,577	123,546

## HOUSEHOLD INCOME

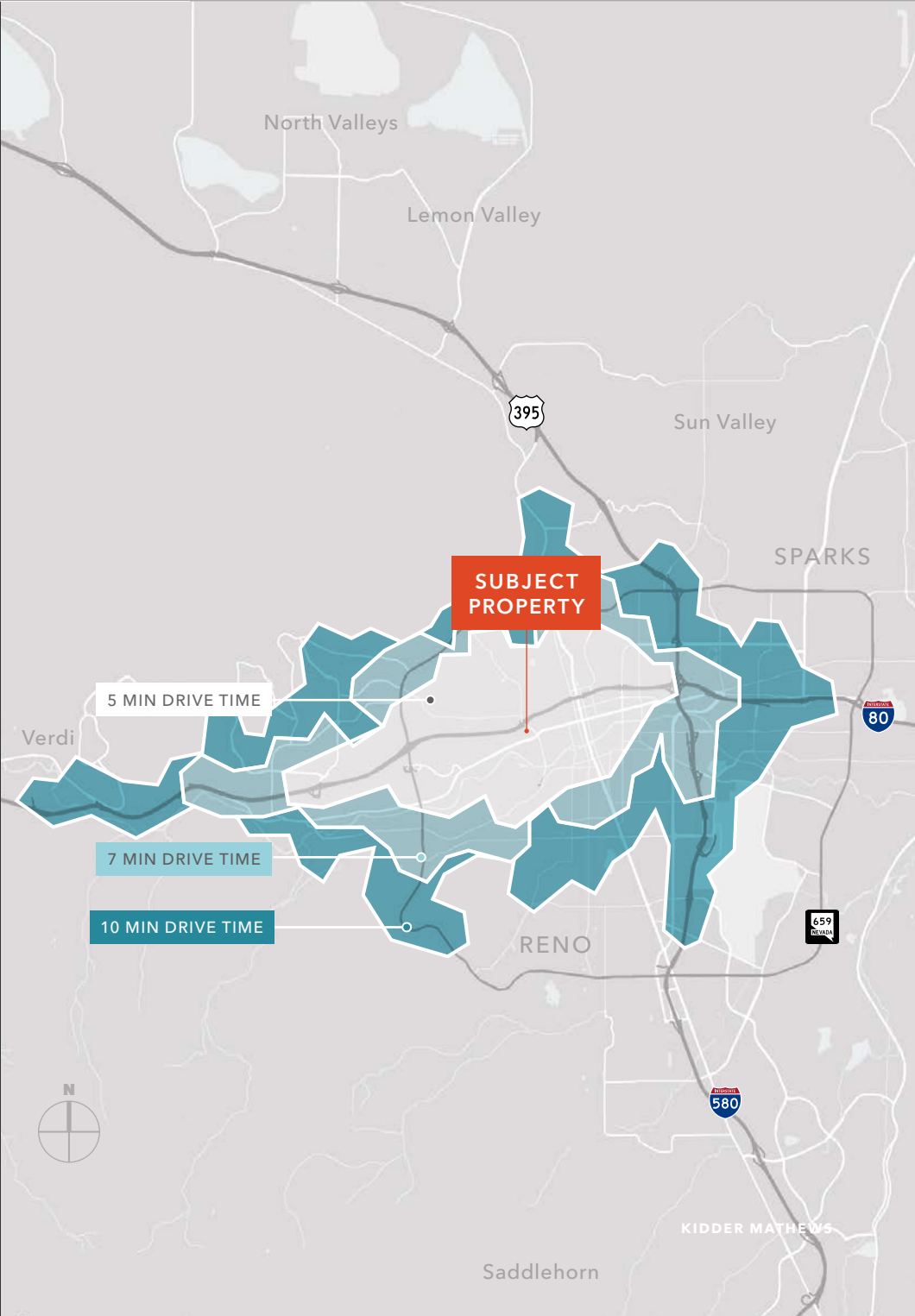
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	61,649	96,635	159,474
2030 PROJ. AVG. HH INCOME	62,741	97,329	160,456
2025 EST. MED. HH INCOME	\$66,795	\$71,369	\$76,818
2030 PROJ. MED. HH INCOME	\$65,450	\$69,984	\$75,409
2025 EST. PER CAPITA INCOME	\$40,520	\$41,567	\$42,832

## HOUSEHOLD

	5 Min	7 Min	10 Min
2025 EST. HH	28,694	43,585	69,993
2030 PROJ. HH	29,696	44,593	71,507
PROJ. ANNUAL GROWTH (2025-2030)	1,001	1,008	1,513
AVG. HH SIZE	2.9	3.0	3.0

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$2.5 B	\$3.97 B	\$6.62 B
ANNUAL RETAIL EXPENDITURE	\$1.23 B	\$1.95 B	\$3.26 B
MONTHLY HH EXPENDITURE	\$7,270	\$7,593	\$7,885
MONTHLY RETAIL EXPENDITURE	\$3,584	\$3,735	\$3,877





# RENO-SPARKS MSA FACTS & DEMOGRAPHICS

581,543

POPULATION

2.48

AVG HH SIZE

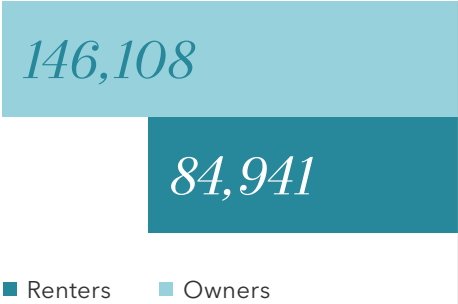
\$115,031

AVG HH INCOME

39.3

MEDIAN AGE

## Home Ownership

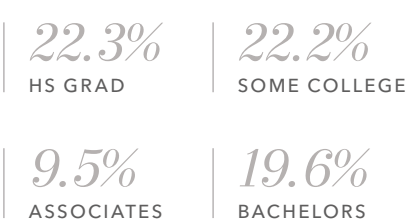


## Race & Ethnicity

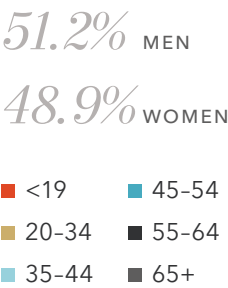
WHITE	63.4%
ASIAN	6.0%
PACIFIC ISLANDER	0.7%
AFRICAN-AMERICAN	2.5%
HISPANIC	25.6%
TWO OR MORE RACES	13.6%

Source: ESRI

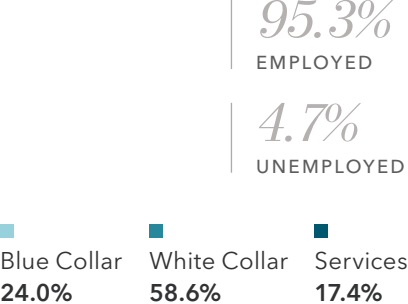
## Education



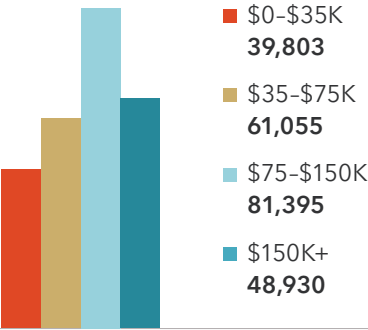
## Gender & Age



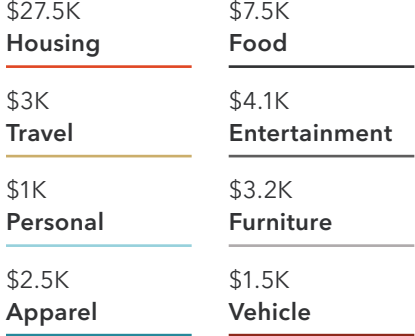
## Employment



## Income by Household



## Household Spending



*Exclusively leased by*

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