

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

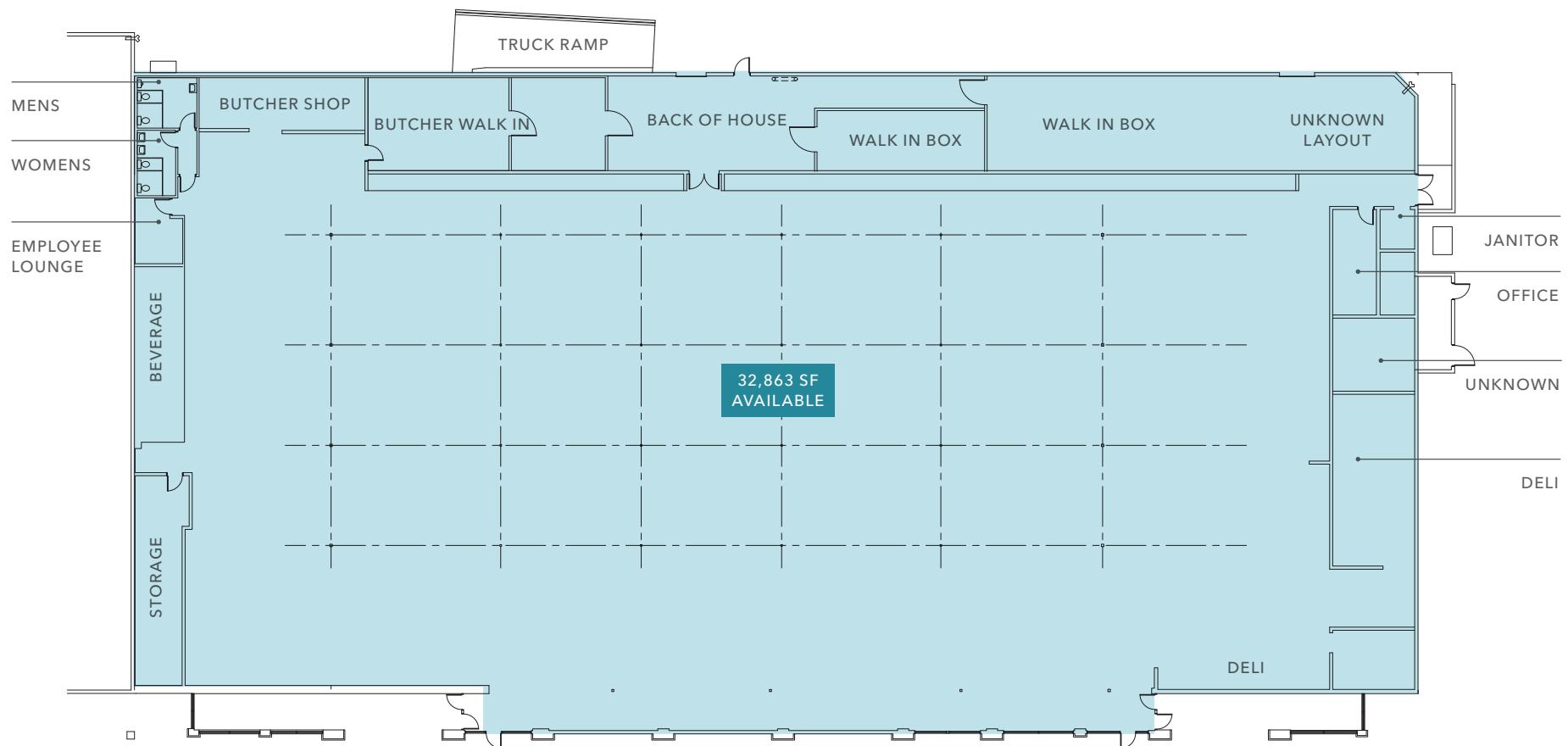
UNIT 403	Honey Bakery	1,200 SF
UNIT 407	Jackson Hewitt	1,200 SF
UNIT 409	Available - Former Salon	925 SF
UNIT 411	Style Brows	870 SF
UNIT 413	Indulge Massage & Reflexology	1,800 SF
UNIT 417	Port of Subs	1,400 SF
UNIT 421	Nextar	1,066 SF
UNIT 501	Falcon Vision	2,400 SF
UNIT 505*	Available - The Theatre	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 $\pm 41,575$ SF total

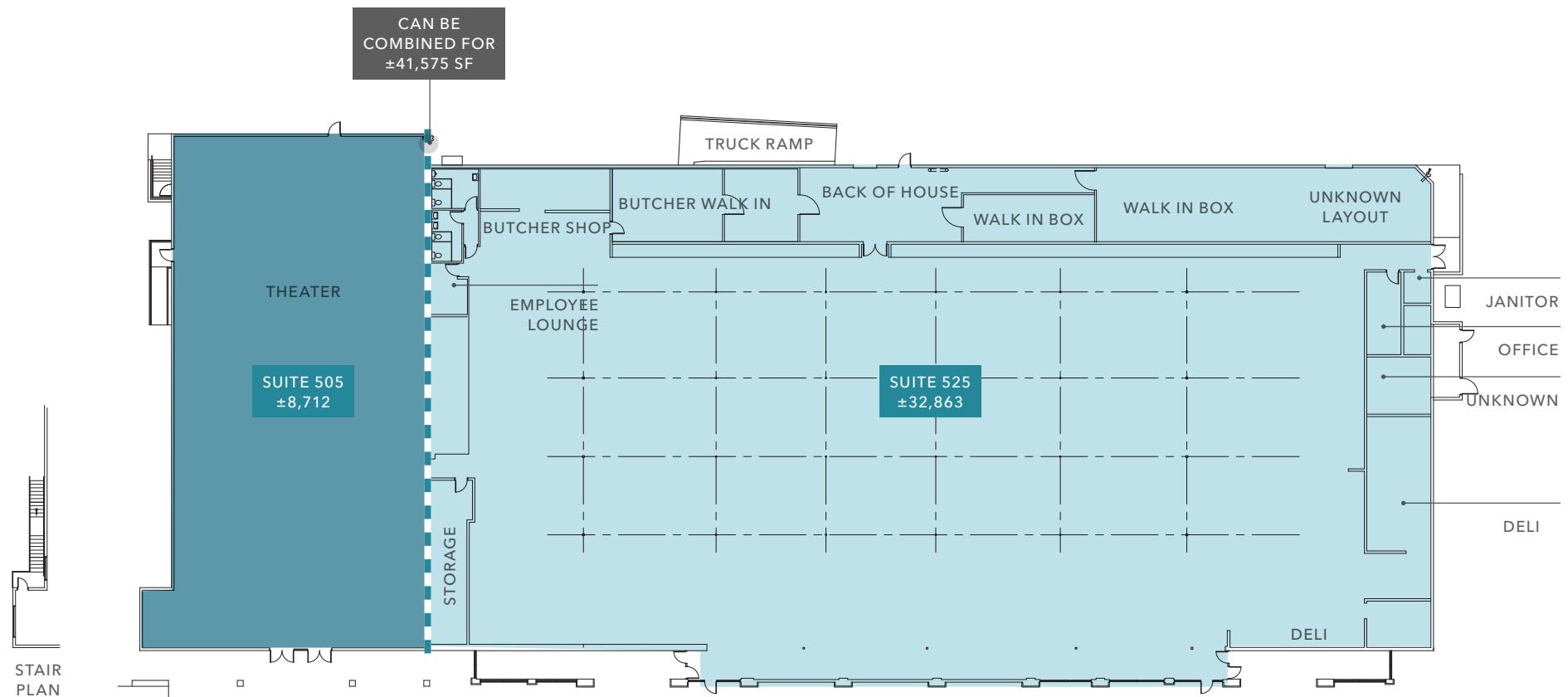
Site Plan



SUITE 525 FLOOR PLAN



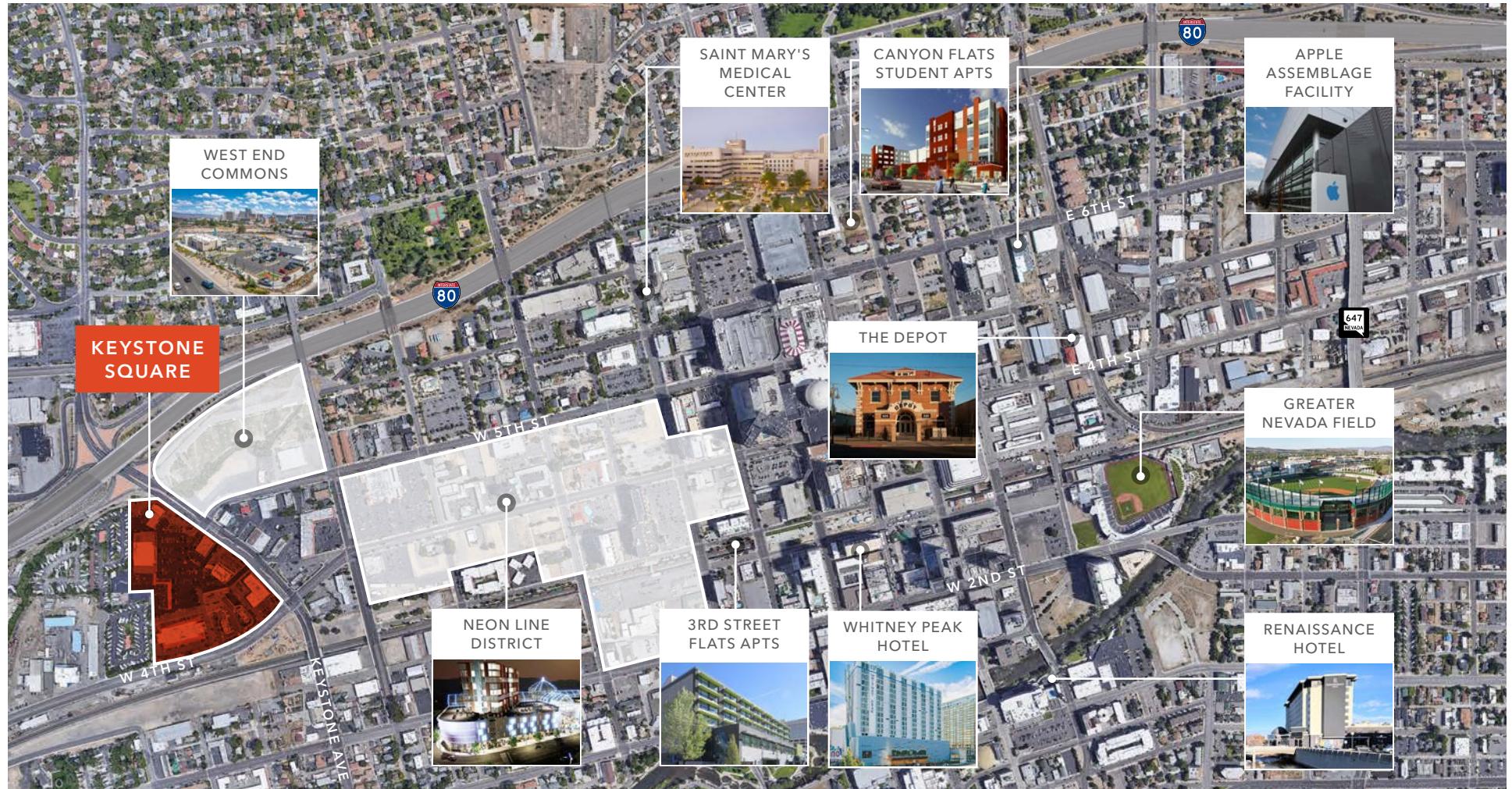
SUITE 505 & 525 FLOOR PLAN



KEystone Square



KEystone Square



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

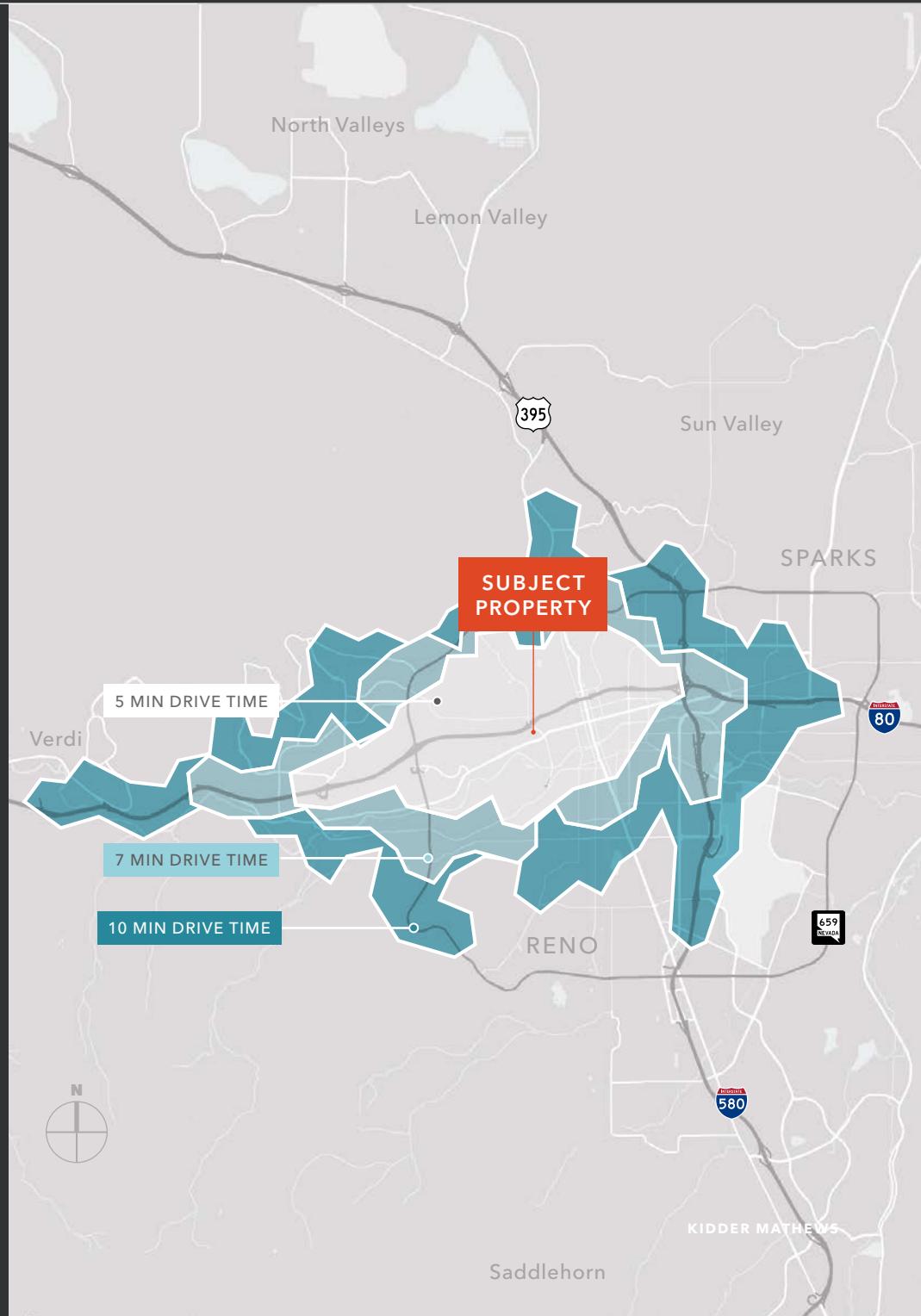
HOUSEHOLD

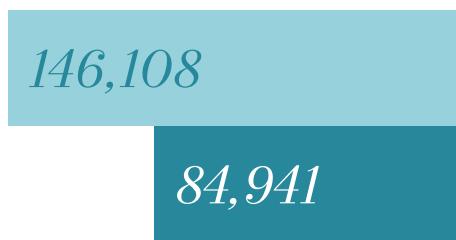
	5 Min	7 Min	10 Min
2025 EST. HH	28,694	43,585	69,993
2030 PROJ. HH	29,696	44,593	71,507
PROJ. ANNUAL GROWTH (2025-2030)	1,001	1,008	1,513
AVG. HH SIZE	2.9	3.0	3.0

CONSUMER EXPENDITURE

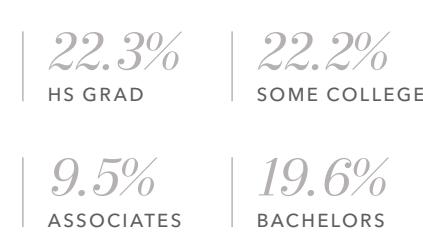
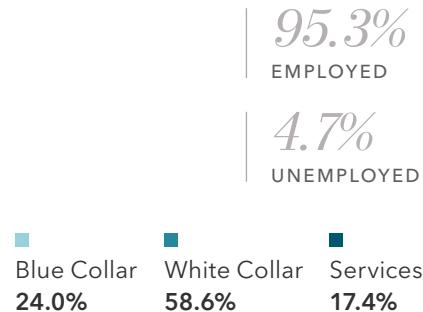
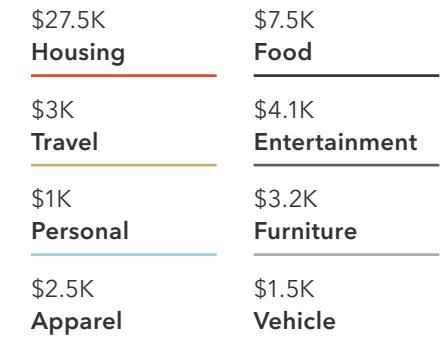
	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$2.5 B	\$3.97 B	\$6.62 B
ANNUAL RETAIL EXPENDITURE	\$1.23 B	\$1.95 B	\$3.26 B
MONTHLY HH EXPENDITURE	\$7,270	\$7,593	\$7,885
MONTHLY RETAIL EXPENDITURE	\$3,584	\$3,735	\$3,877

AVAILABLE FOR LEASE



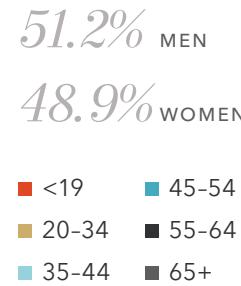
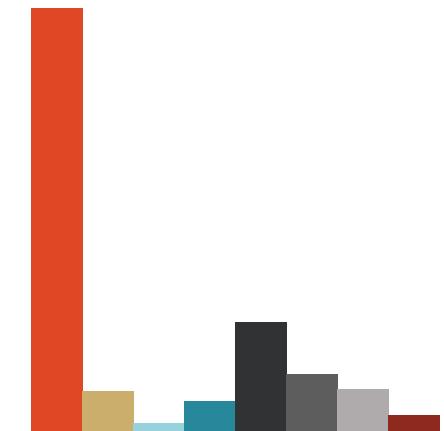
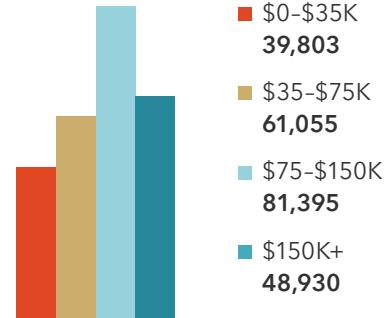
RENO-SPARKS MSA
FACTS & DEMOGRAPHICS581,543
POPULATION2.48
AVG HH SIZE\$115,031
AVG HH INCOME39.3
MEDIAN AGE*Home Ownership*

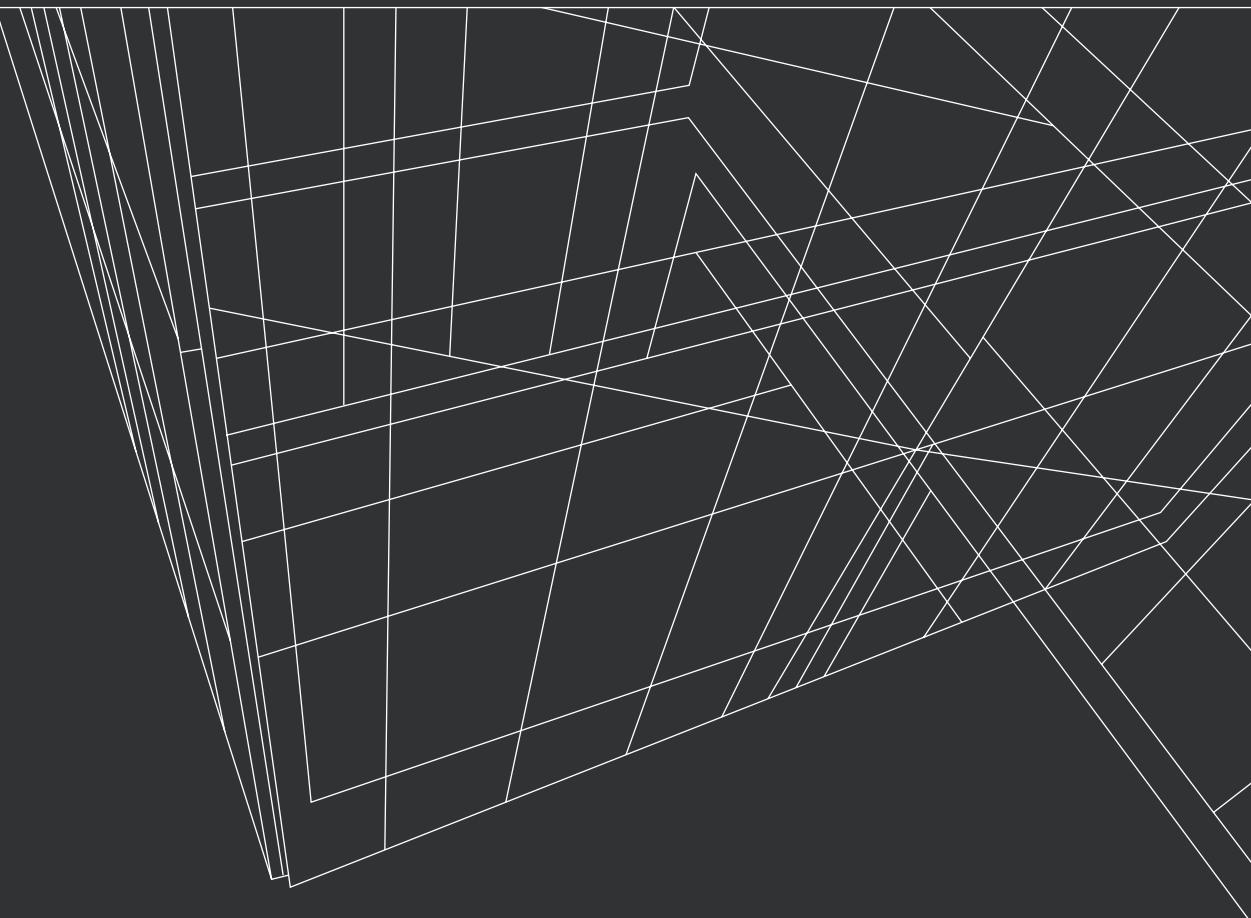
■ Renters ■ Owners

Education*Employment**Household Spending**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

Gender & Age*Income by Household*



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