



FOR LEASE

The Commons

6625 S Virginia St, Reno, NV 89511

Smith Retzloff Retail Team

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Colliers Reno
5520 Kietzke Lane, Suite 300
Reno, NV 89511
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Baja Fresh
Chick-fil-A
Five Guys
Mimi's
PF Chang's
Panda Express

Barnes & Noble
Petco
Best Buy
Macaroni Grill

Firecreek Crossing
Walmart, Ross Dress for Less, Sam's Club, Starbucks

Redfield Promenade
Bed Bath & Beyond, Jersey Mike's Subs, Nordstrom Rack

Atlantis
CASINO RESORT • RES. •
Reno-Sparks Convention Center
Annual Attendance ±295,557

Smithridge Center
Verizon, Goodwill, Chuck E Cheese's, Pep Boys

Smithridge Plaza
CVS, Trader Joe's, Jack in the BOX, Subway, Big Lots

Meadowood Mall
Macy's, Tillys, Forever 21, JCPenny, Round1, DICK'S Sporting Goods, GameStop, Zumiez, The Cheesecake Factory, Aeropostale, Meadowood Food Court, Build-A-Bear Workshop, Starbucks

Del Monte Plaza

macy's furniture gallery
WHOLE FOODS MARKET
Cane's
Tuesday Morning
SIERRA TRADING POST
FIVE BELOW

Total Wine & More
Starbucks
Guitar Center
DAVID'S BRIDAL
COURTYARD BY MARRIOTT
PETSMART

HOBBY LOBBY
99¢ ONLY STORES

THE FLORIDA DEPOT

TARGET

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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.



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Click on a suite to view virtual tour



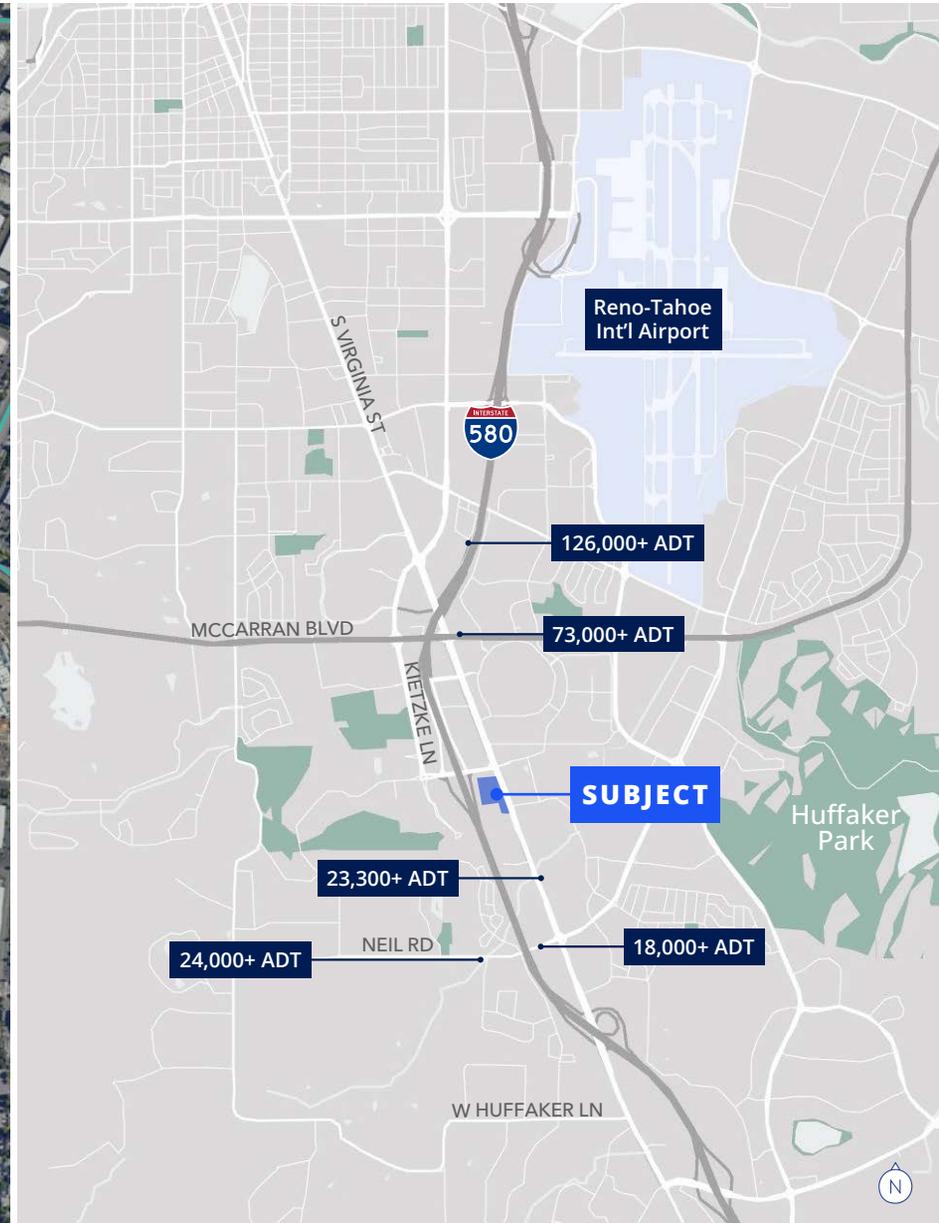
SUITE AVAILABILITY

Suite No	Tenant	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

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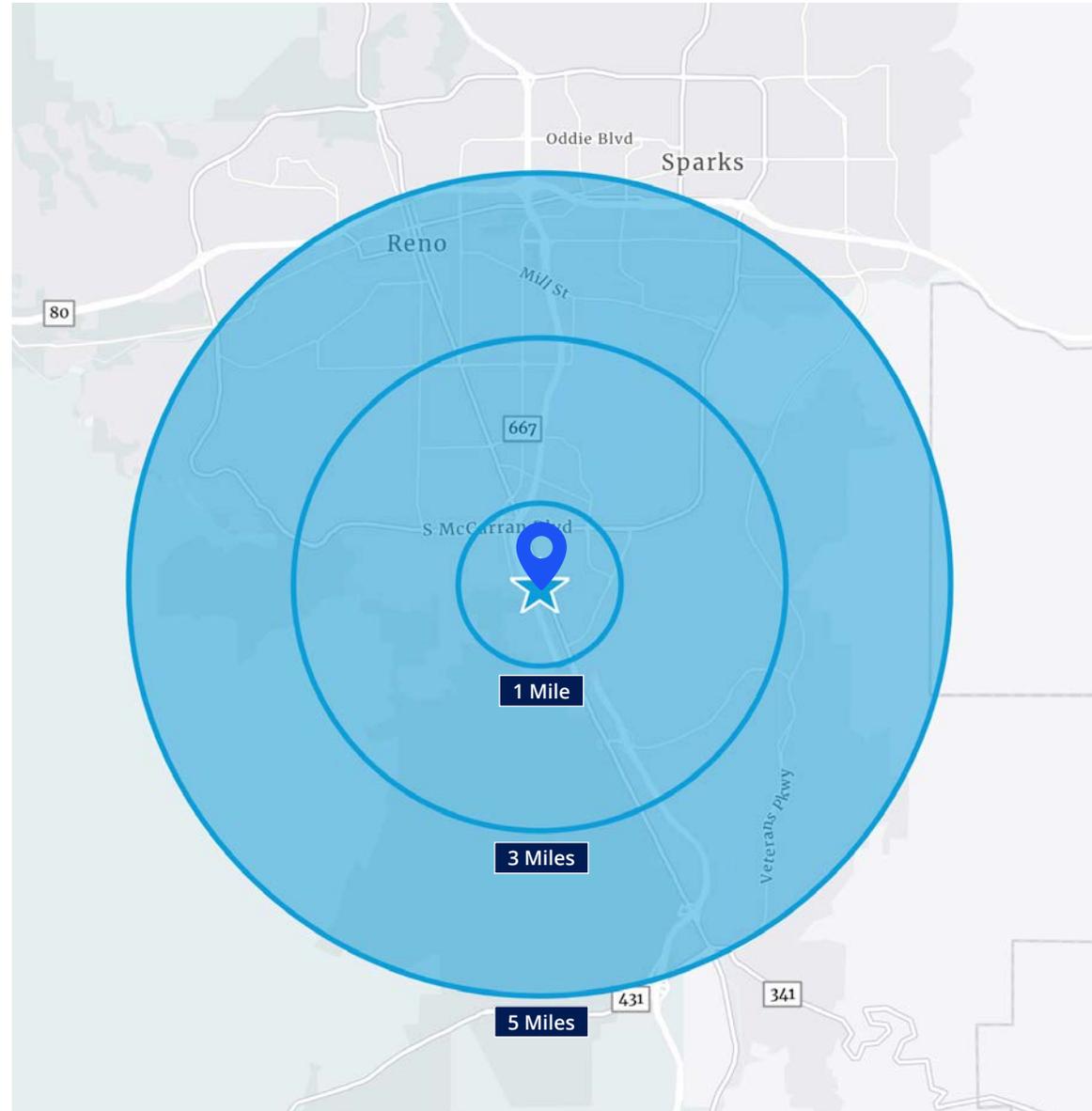


Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	6,531	70,190	164,137
2030 Proj. Population	7,167	72,539	170,377
2025 Med. Age	37.1	38.1	41.1
Daytime Population	25,111	109,093	248,110

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$104,999	\$106,983	\$127,270
2030 Proj. Avg. HH Income	\$116,054	\$117,959	\$140,138
2025 Est. Med. HH Income	\$71,372	\$74,260	\$84,974
2030 Proj. Med. HH Income	\$79,013	\$81,687	\$96,465
2025 Est. Per Capita Income	\$46,375	\$46,649	\$56,467

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	2,965	30,351	72,773
2030 Proj. HH	3,322	31,682	76,260
Proj. Annual Growth (2025-2030)	2.3%	0.9%	0.9%
Avg. HH Size	2.17	2.30	2.23

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$91,809	\$93,271	\$110,033
Annual Retail Expenditure	\$28,752	\$29,369	\$34,838
Monthly HH Expenditure	\$7,651	\$7,773	\$9,169
Monthly Retail Expenditure	\$2,396	\$2,447	\$2,903



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

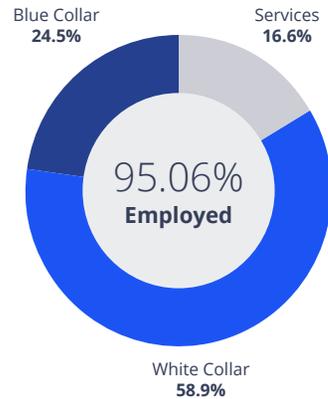
\$121,655
Avg HH Income

39.5
Median Age

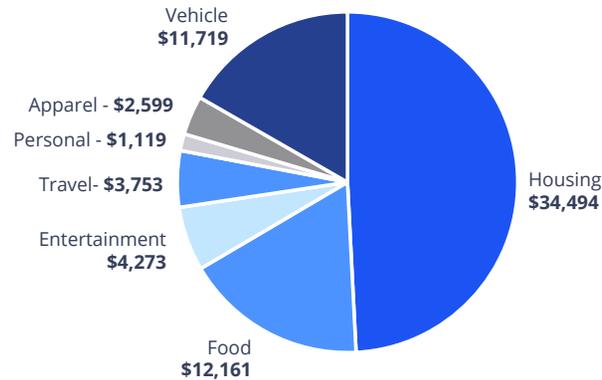
Home Ownership (2025 Housing Units)



Employment



Household Spending

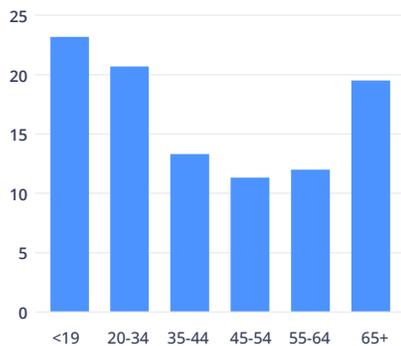


Race & Ethnicity (2025) - % of total population

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

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



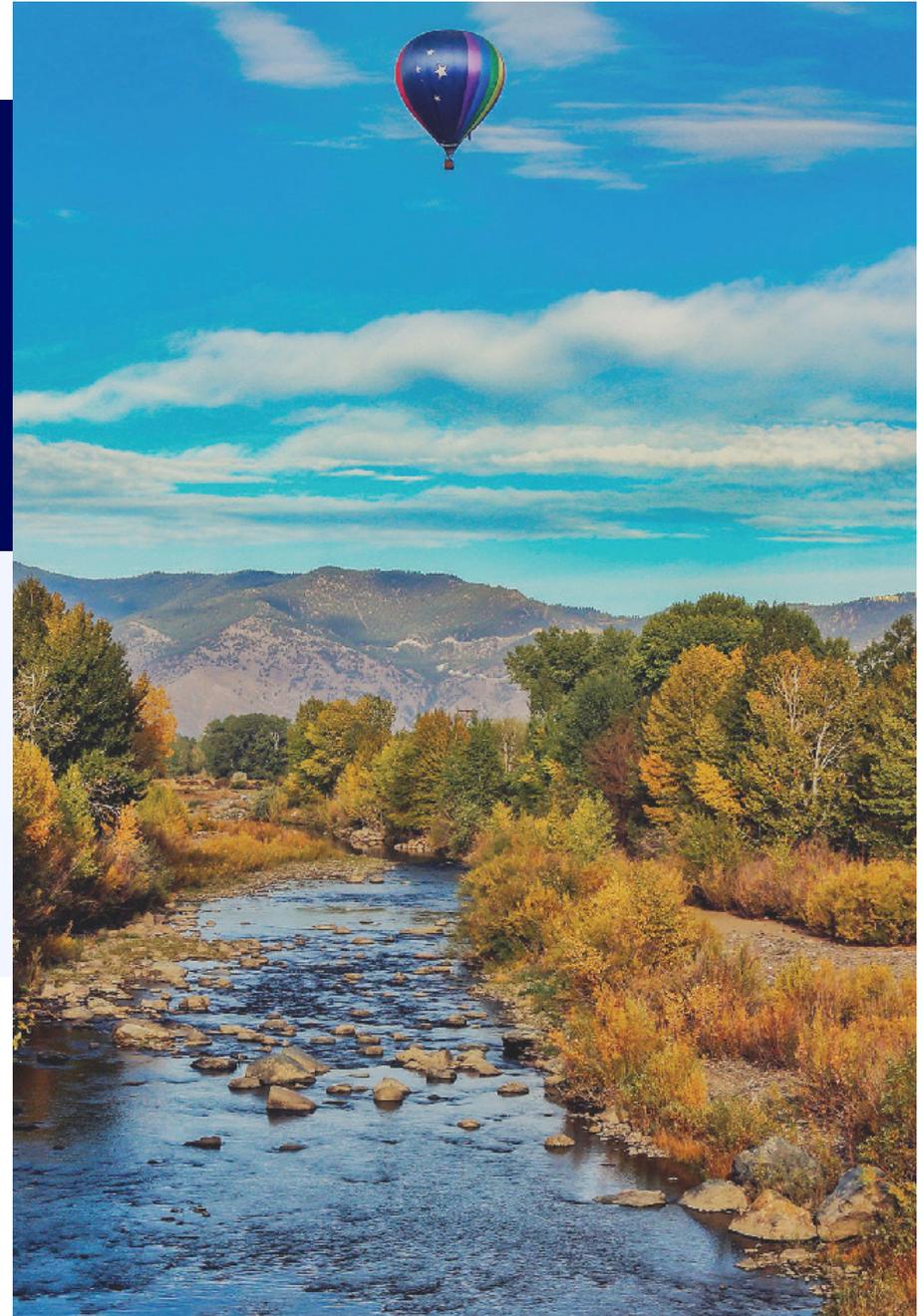
Low Property Tax

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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