



**FOR LEASE**

# Redfield Promenade

4991 S Virginia St, Reno, NV 89502

**Smith Retzloff** Retail Team

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**Colliers Reno**  
 5520 Kietzke Lane, Suite 300  
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 Colliers.com/Reno

**PREMIER RETAIL LOCATION**

High identity spaces backing to freeway off-ramp

**PROPERTY OVERVIEW**

Anchored by Nordstrom Rack (market exclusive), Cost Plus World Market, Natural Grocers, Boot Barn & Bob's Discount Furniture

Co-tenants include Twin Peaks, Costa Vida, Ijji Sushi, MOD Pizza and more

Strong institutional ownership

Adjacent to the Reno-Sparks Convention Center that attracts an estimated 300,000 annual attendees

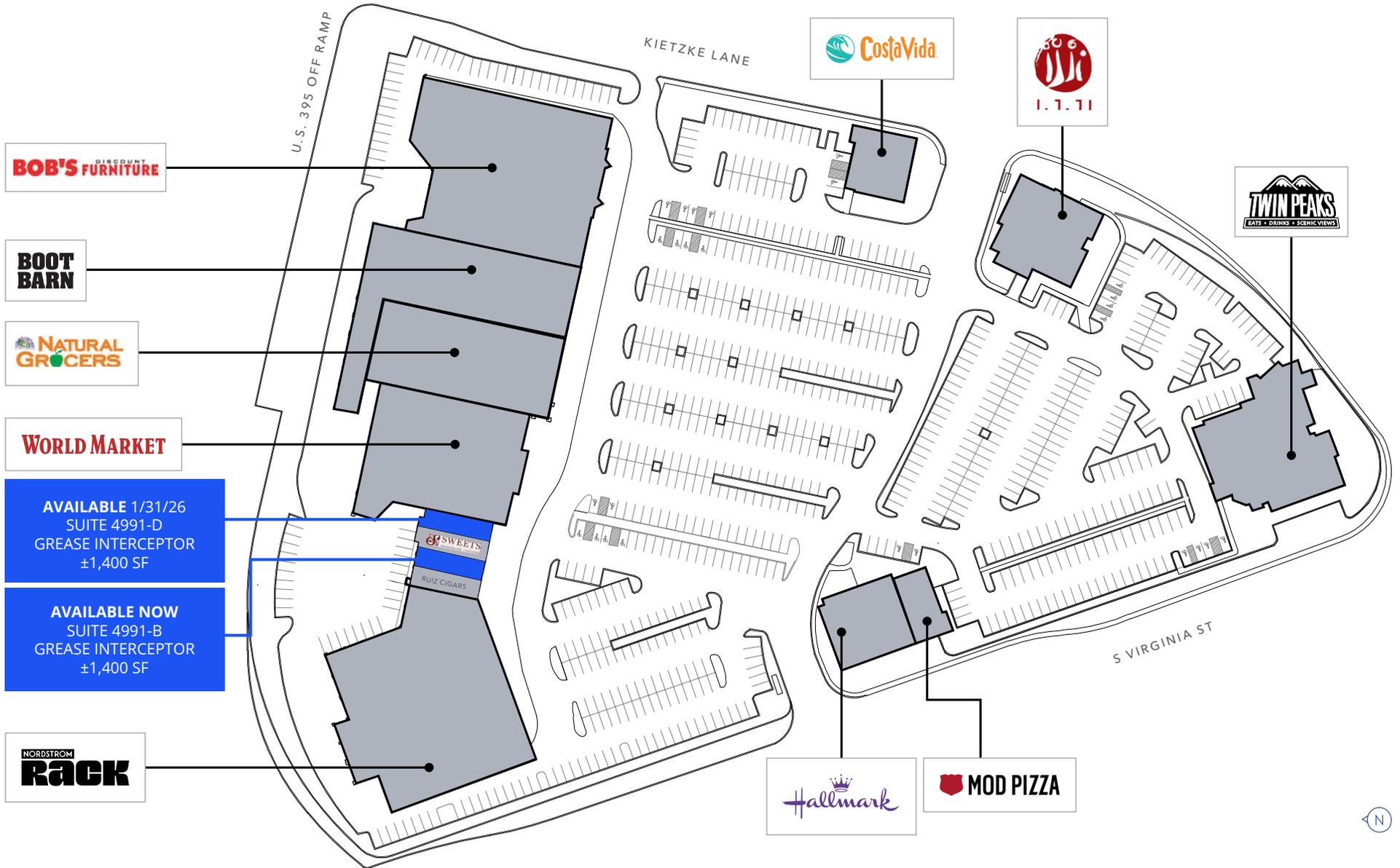
The center benefits from the regional draw of anchor tenants in addition to strong daytime population within the immediate surroundings

**AVAILABILITIES**

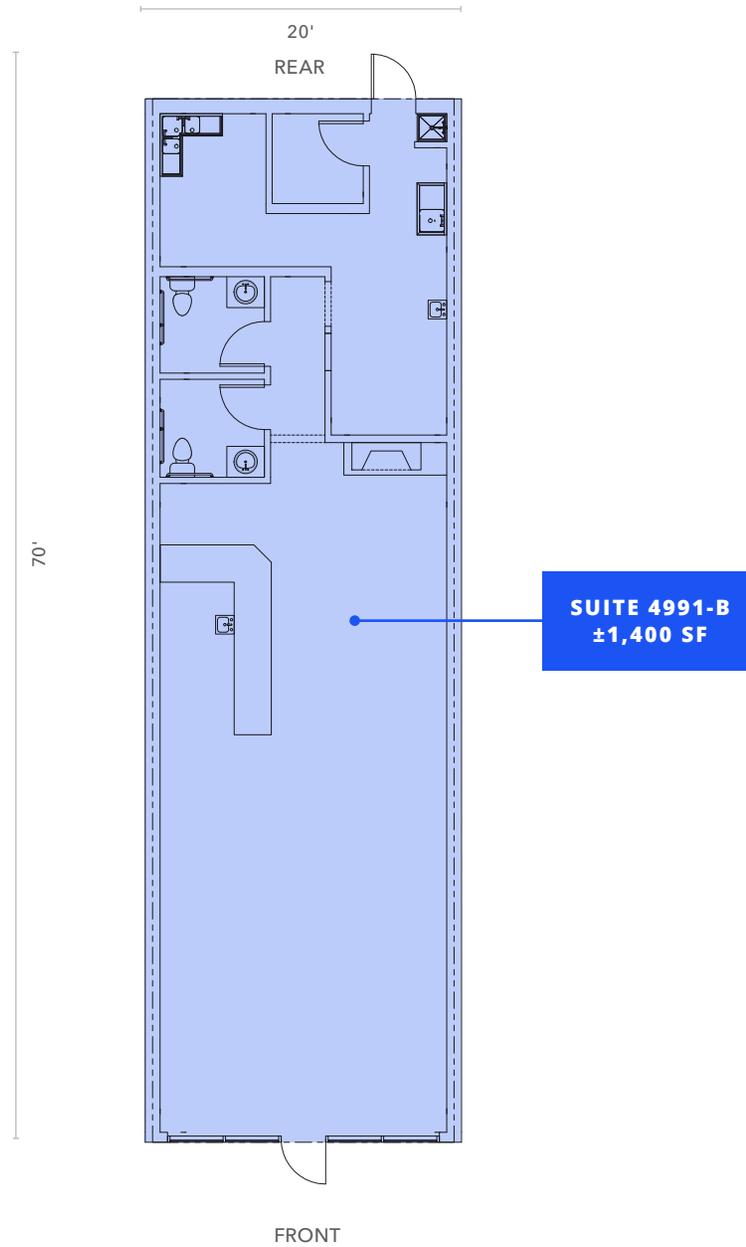
Suite	SF	Availability
4991-B	±1,400	For Lease
4991-D	±1,400	1/31/26



Available for Lease



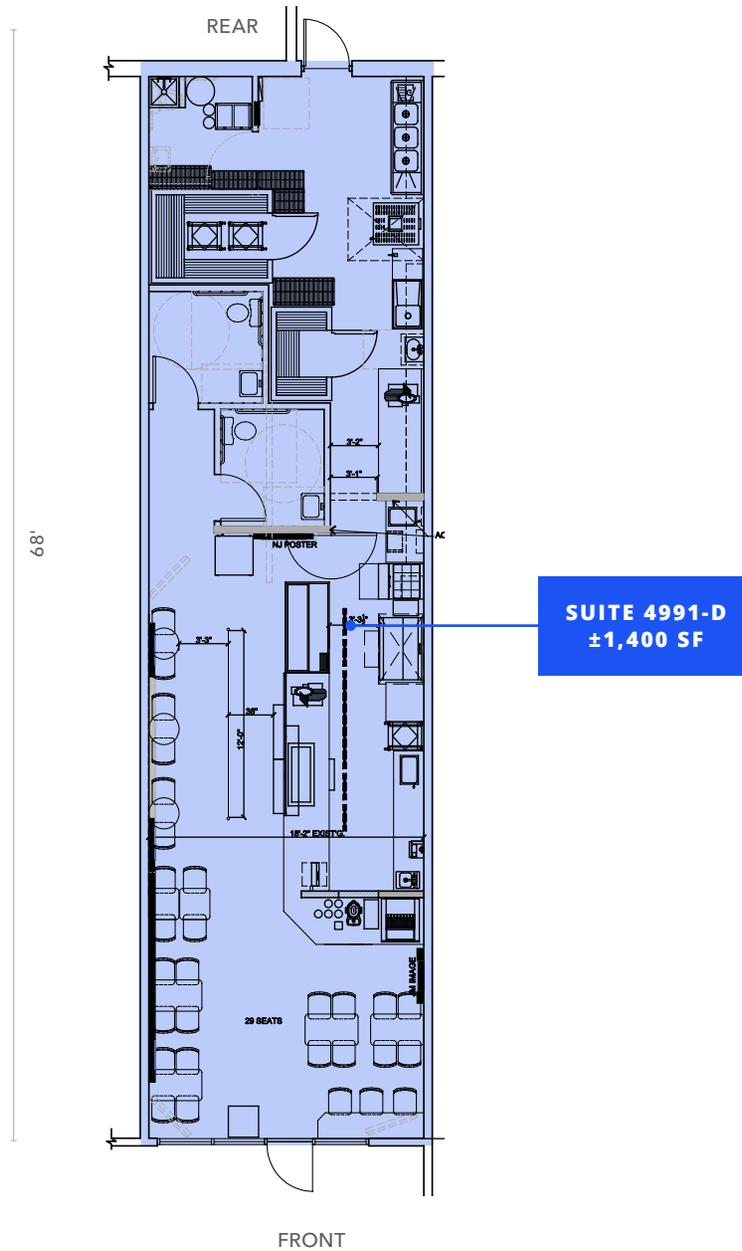
Available for Lease



SUITE  
4991-B  
For Lease

±1,400  
Total SF

Available for Lease



SUITE  
4991-D  
Available 1/31/26

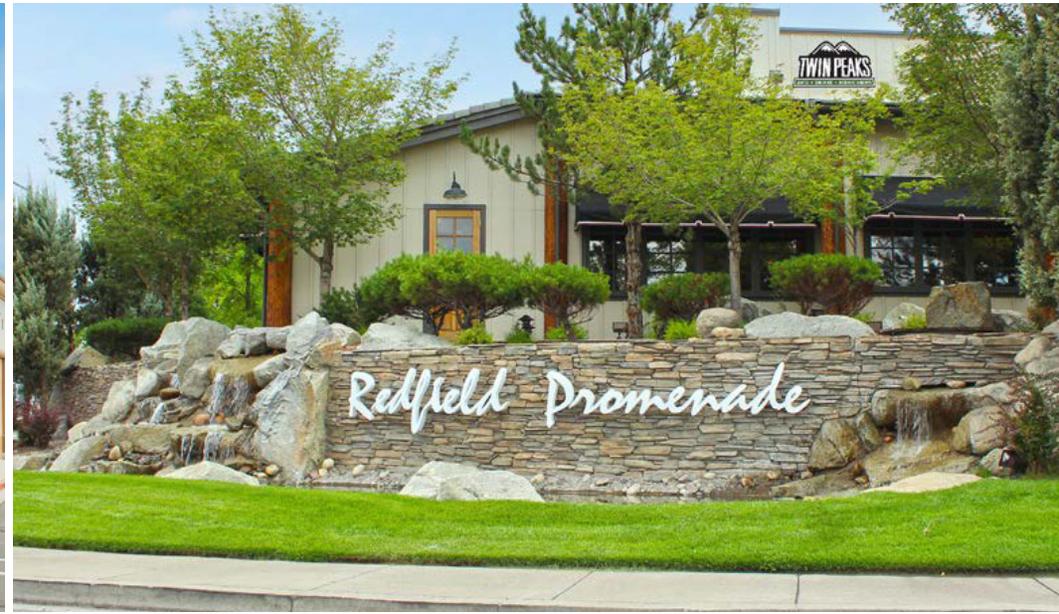
±1,400  
Total SF

Available for Lease

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REDFIELD



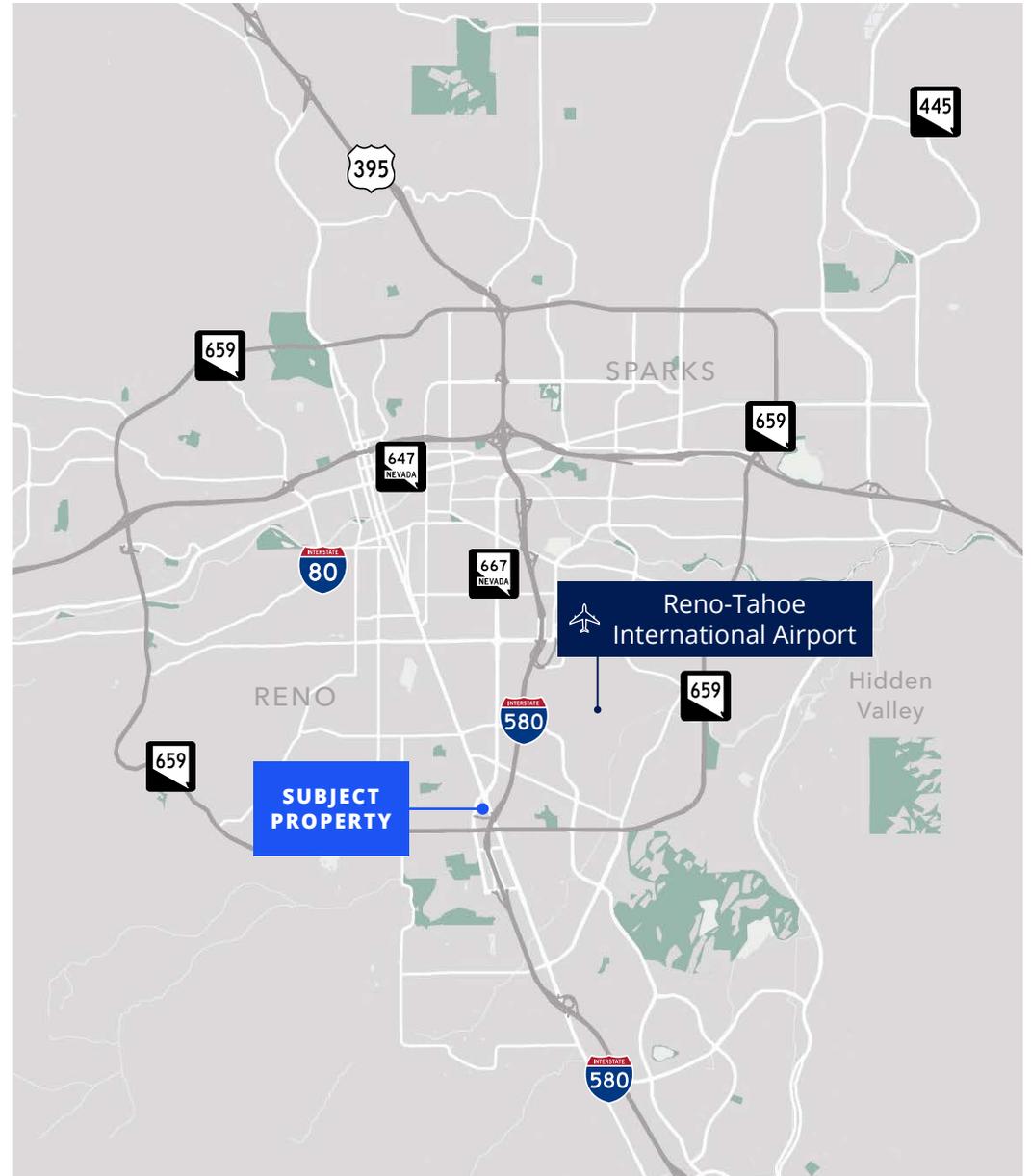
Available for Lease

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Available for Lease



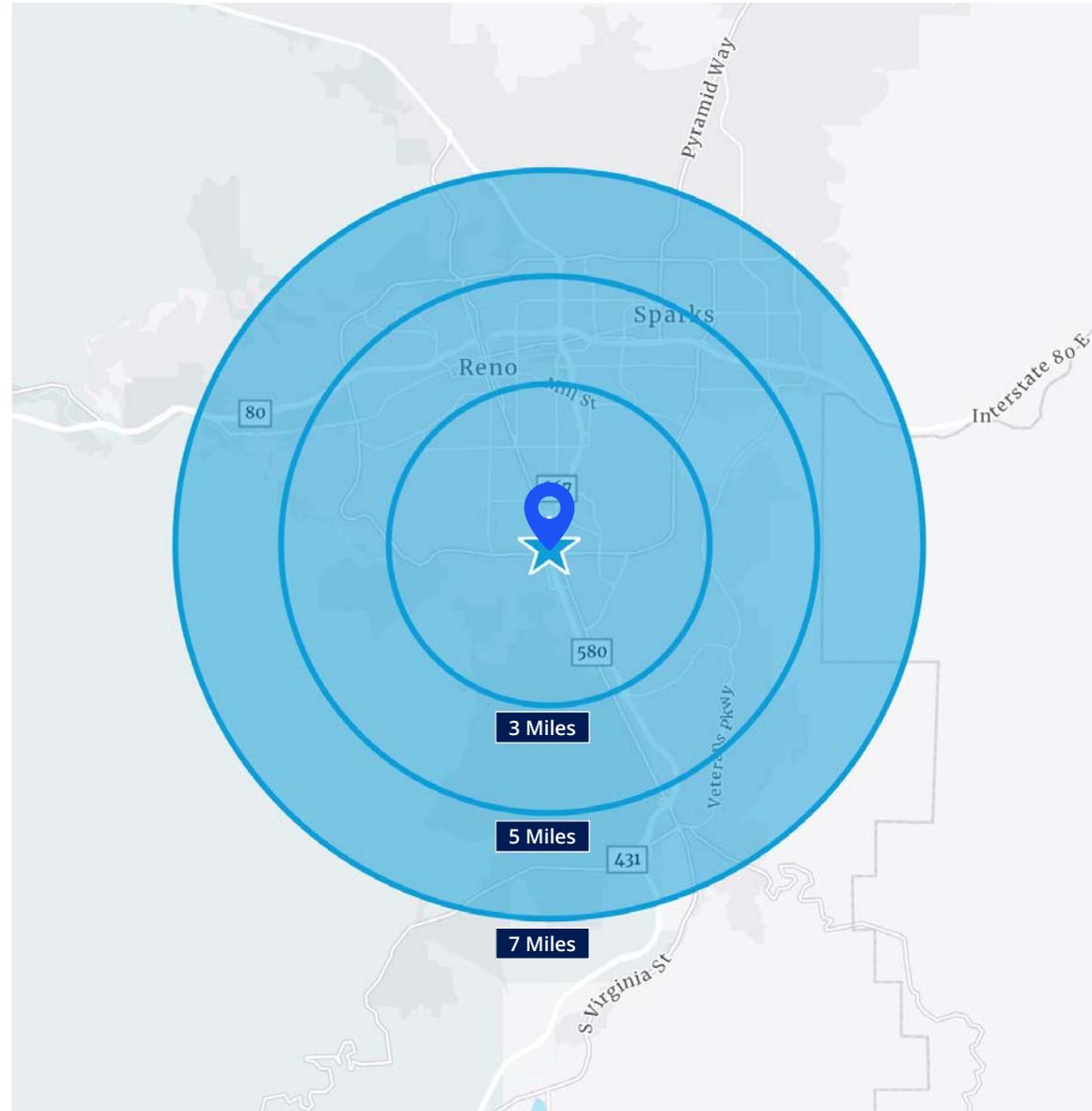
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	82,094	201,686	323,203
2030 Proj. Population	84,525	208,586	335,213
2025 Med. Age	38.4	38.4	37.9
Daytime Population	126,243	283,791	381,372

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$107,588	\$111,035	\$115,690
2030 Proj. Avg. HH Income	\$118,514	\$122,536	\$128,321
2025 Est. Med. HH Income	\$73,332	\$75,308	\$81,502
2030 Proj. Med. HH Income	\$81,063	\$84,163	\$92,047
2025 Est. Per Capita Income	\$47,603	\$48,898	\$48,557

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	36,257	88,685	135,444
2030 Proj. HH	37,676	92,663	141,792
Proj. Annual Growth (2025-2030)	0.77%	0.88%	0.92%
Avg. HH Size	2.24	2.21	2.34

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$93,684	\$96,600	\$100,223
Annual Retail Expenditure	\$29,543	\$30,493	\$31,791
Monthly HH Expenditure	\$7,807	\$8,050	\$8,352
Monthly Retail Expenditure	\$2,462	\$2,541	\$2,649



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# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

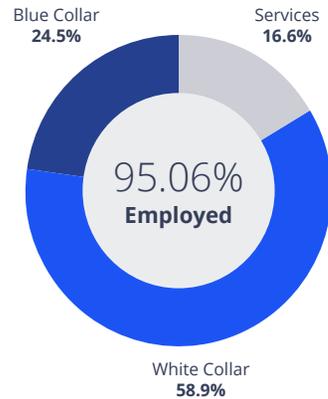
\$121,655  
Avg HH Income

39.5  
Median Age

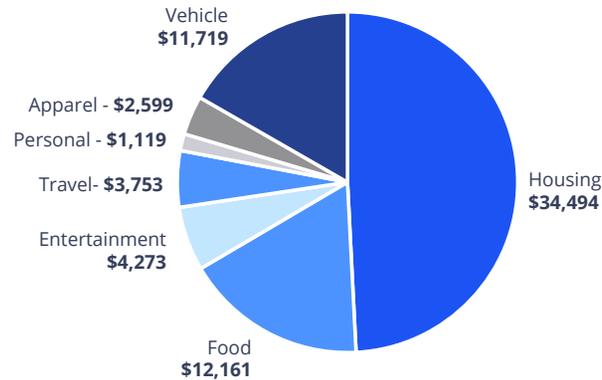
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

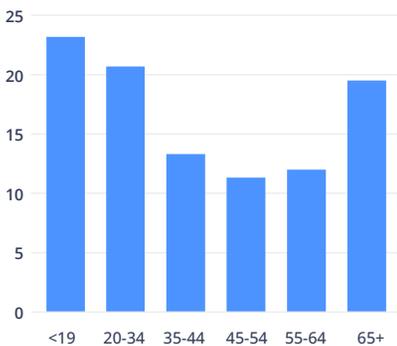


## Race & Ethnicity (2025) - % of total population

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



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Accelerating success.

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