



# AIRPORT SQUARE

*Excellent retail space available. Located in a high traffic, Costco-anchored shopping center.*

2000 HARVARD WAY, RENO, NV 89502





# RETAIL OVERVIEW

±2,400 - 3,005 SF space available

Easy access to the center from Plumb Ln

Excellent visibility from Hwy 580

Ample parking with over ±1,000 spaces

Diverse tenant-mix including Costco, Urban Air, Mor Furniture, Mattress Firm, Capriotti's, AT&T, Sushi Pier, One Nevada Credit Union and more

High density area with over ±6,000 homes within a 1-mile radius

# NEGOTIABLE

LEASE RATE



# AIRPORT SQUARE RANKINGS

4.2M

ANNUAL VISITS

#1

MOST VISITED CENTER IN A 15 MILE RADIUS

#15

MOST VISITED CENTER IN THE STATE OF NV

#1 MOR FURNITURE

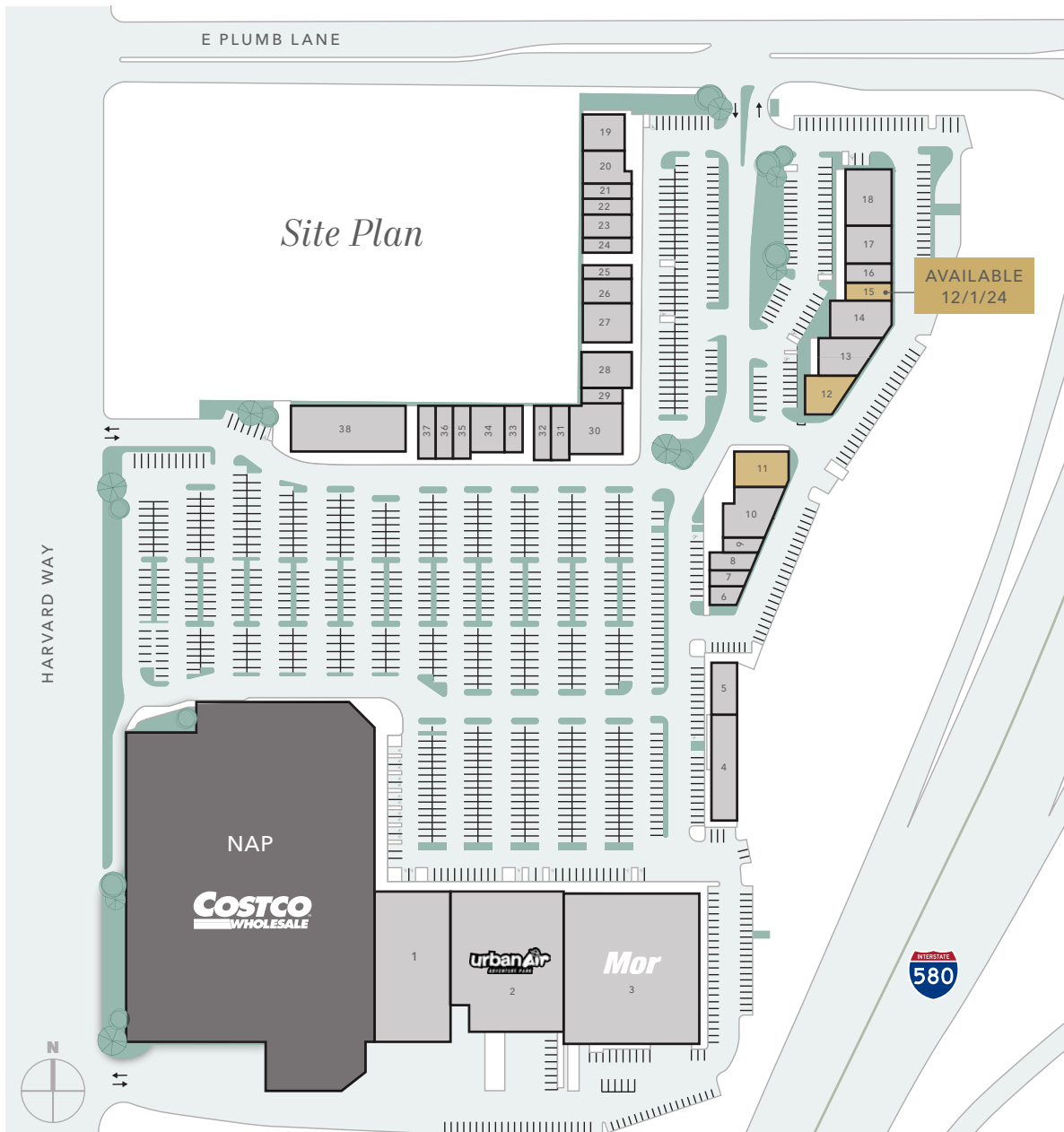
MOST VISITED STORE IN THE STATE OF NV

#2 COSTCO

MOST VISITED STORE IN THE STATE OF NV

Source: placer.ai data





SUITE AVAILABILITY

#	Suite #	Tenant	Total SF
1	2202 A	COSTCO ADDITION	20,000 SF
2	2210 A	URBAN AIR	24,473 SF
3	2212 A	MOR FURNITURE	39,084 SF
4	1320 BC	TOBACCO ISLAND	5,400 SF
5	1320 A	BENSON & BINGHAM	1,800 SF
6	1300 B4	KAFFE CREPE	885 SF
7	1300 B3	TIME SQUARE JEWELERS	1,300 SF
8	1300 B2	AMERICAN SHAMAN	1,576 SF
9	1300 B1	HOUSTON WE HAVE A PROBLEM	1,490 SF
10	1300 AB	SILK ROAD INTERNATIONAL MARKET	3,715 SF
11	1300 A	AVAILABLE	3,005 SF
12	1296 L	AVAILABLE	2,512 SF
13	1296 IK	DOTTY'S	4,106 SF
14	1296 H	CRAWFISH ASIAN BISTRO	2,216 SF
15	1296 G	AVAILABLE (12/1/24)	2,400 SF
16	1296 F	ALTERATION & BOUTIQUE STORE	707 SF
17	1296 DE	CYCLE GEAR	3,850 SF
18	1296 AC	ONE NEVADA CREDIT UNION	4,588 SF
19	1274 AB	AT&T	2,600 SF
20	1274 C	ALL SMILES FAMILY DENTISTRY	2,555 SF
21	1274 D	HYPE TEA	1,267 SF
22	1274 E	STATE FARM	1,268 SF
23	1274 F	KEY AND CODE LLC	2,015 SF
24	1274 G	GO AUTO INSURANCE	1,156 SF
25	1280 A	SMOKE AND VAPE HUB	1,170SF
26	1280 B	CAPRIOTTI'S	2,145SF
27	1280 CD	NORTHERN NEVADA COIN & BULLION	3,282 SF
28	1290 AB	EL PAISANO	2,941 SF
29	1290 C	UPSCALE TAIL	1,178 SF
30	1290 D-G	BEAD GALLERY RENO	3,117 SF
31	1290 HI	ASIAN NOODLES	3,050 SF
32	1290 J	SUSHI PIER	1,680 SF
33	2002 F	CRYSTAL NAIL SALON	1,350 SF
34	2002 DE	ASIAN FOOT REFLEXOLOGY	2,790 SF
35	2002 C	HORIZON WINDOW FASHIONS	1,645 SF
36	2002 B	STONE AGE QUARRY	1,480 SF
37	2002 A	QUALITY FLOORS 4 LESS	1,760 SF
38	2000 A	THE SLEEP TRAIN	9,240 SF





PROPERTY NAME \_\_\_\_\_

# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	33,465	58,963	119,431
2029 PROJ. POPULATION	34,204	59,902	119,636
2024 MED. AGE	34.7	36.1	35.8
DAYTIME POPULATION	44,080	71,396	151,742

## HOUSEHOLD INCOME

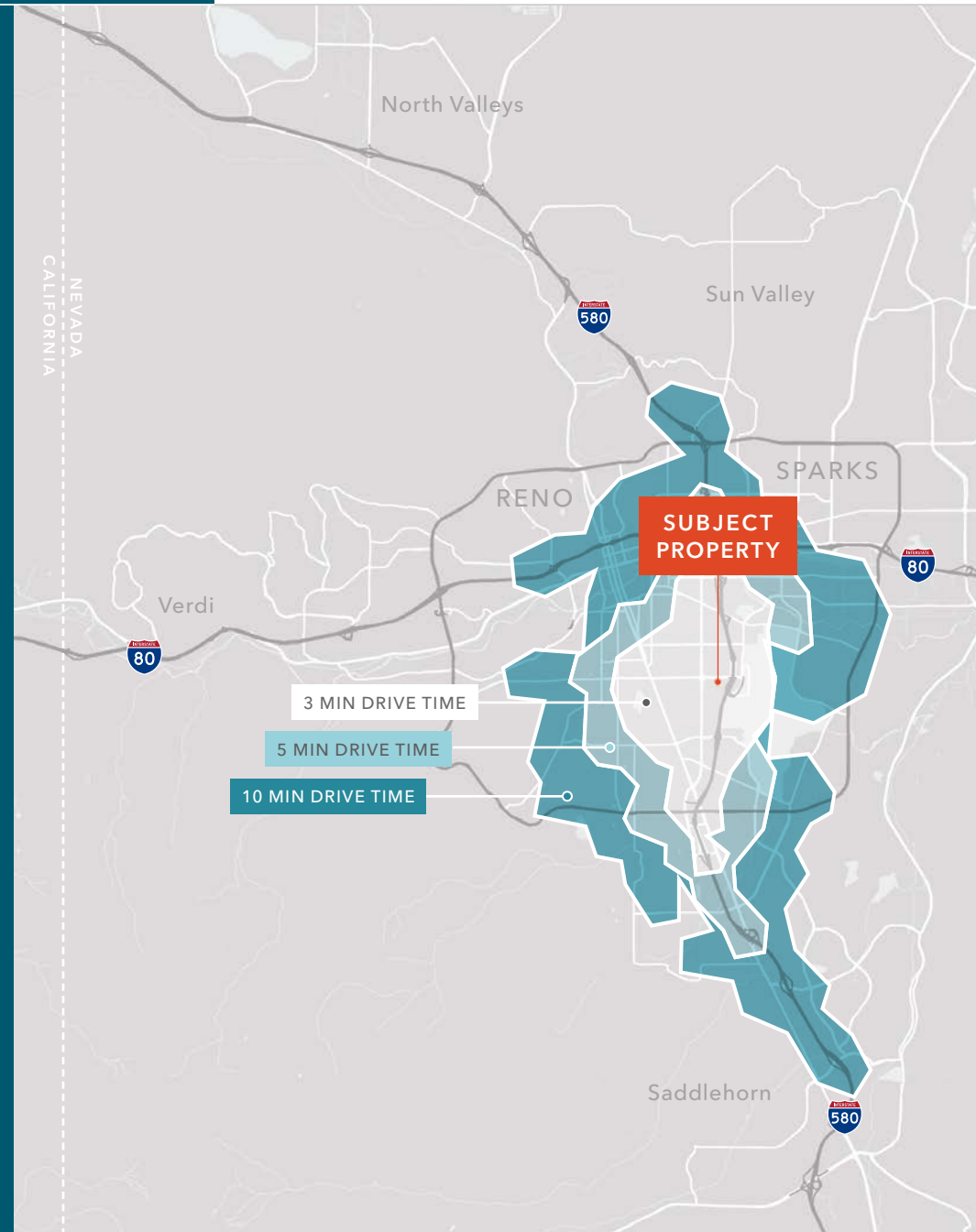
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$70,617	\$79,659	\$83,556
2029 PROJ. AVG. HH INCOME	\$71,898	\$81,815	\$86,738
2024 EST. MED. HH INCOME	\$56,035	\$59,970	\$63,324
2029 PROJ. MED. HH INCOME	\$56,641	\$60,354	\$63,419
2024 EST. PER CAPITA INCOME	\$29,604	\$35,175	\$37,588

## HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	13,963	25,846	53,290
2029 PROJ. HH	14,300	26,297	53,656
PROJ. ANNUAL GROWTH (2024-2029)	336	451	366
AVG. HH SIZE	2.4	2.2	2.1

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$766.98 M	\$1.53 B	\$3.26 B
ANNUAL RETAIL EXPENDITURE	\$360.52 M	\$719.16 M	\$1.53 B
MONTHLY HH EXPENDITURE	\$4,577	\$4,945	\$5,095
MONTHLY RETAIL EXPENDITURE	\$2,152	\$2,319	\$2,385



# RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.  
POPULATION

2.5

2023 AVG  
HH SIZE

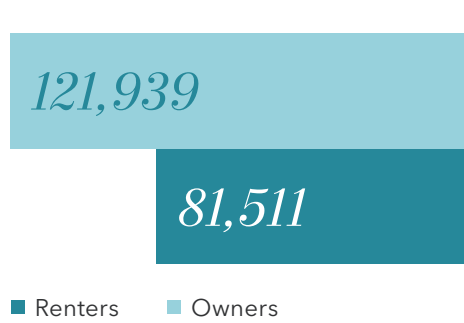
\$110,796

2023 AVG  
HH INCOME

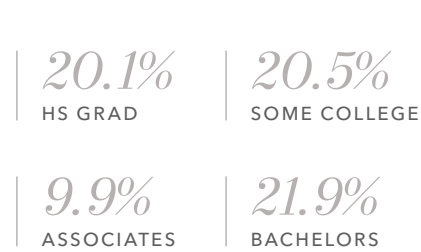
38.6

2023 EST.  
MEDIAN AGE

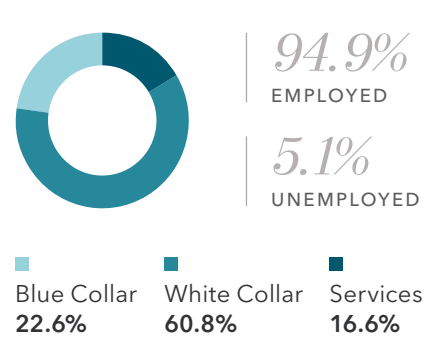
## Home Ownership



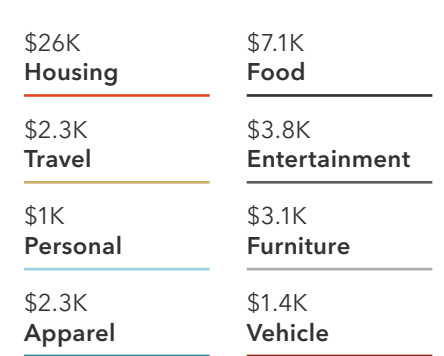
## Education



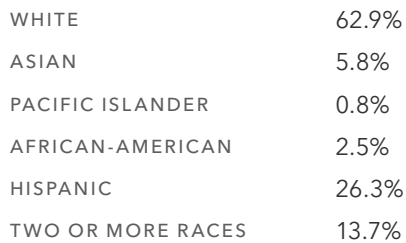
## Employment



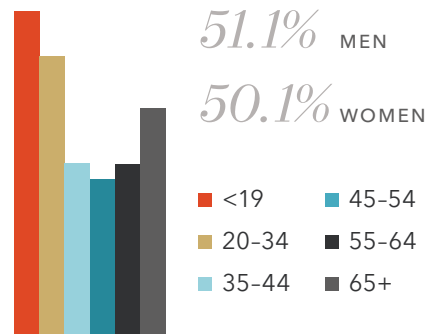
## Household Spending



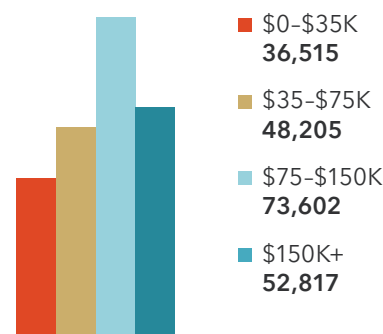
## Race & Ethnicity



## Gender & Age



## Income by Household



BRIDGE33

**km** Kidder  
Mathews



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