

Retail Spaces Available for Lease in Meadowood Submarket



FOR LEASE

Smithridge Plaza

5001-5093 S Mccarran Blvd, Reno, NV 89502

Smith Retzliff Retail Team

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Colliers Reno
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Dominant Power Center in the Strongest Trade Area in Reno

New Ownership Committed to Delivering a Quality Tenant Mix

Ample TI Dollars Available to Qualified Tenants



SURROUNDING TRAFFIC

I-580/395N S of Moana Ln **139,000 ADT**

S Virginia St N of Mccarran Blvd **23,100 ADT**

S Mccarran Blvd W of Smithridge Dr **22,300 ADT**

S Mccarran Blvd 0.1 Mi W of Neil Rd **16,800 ADT**

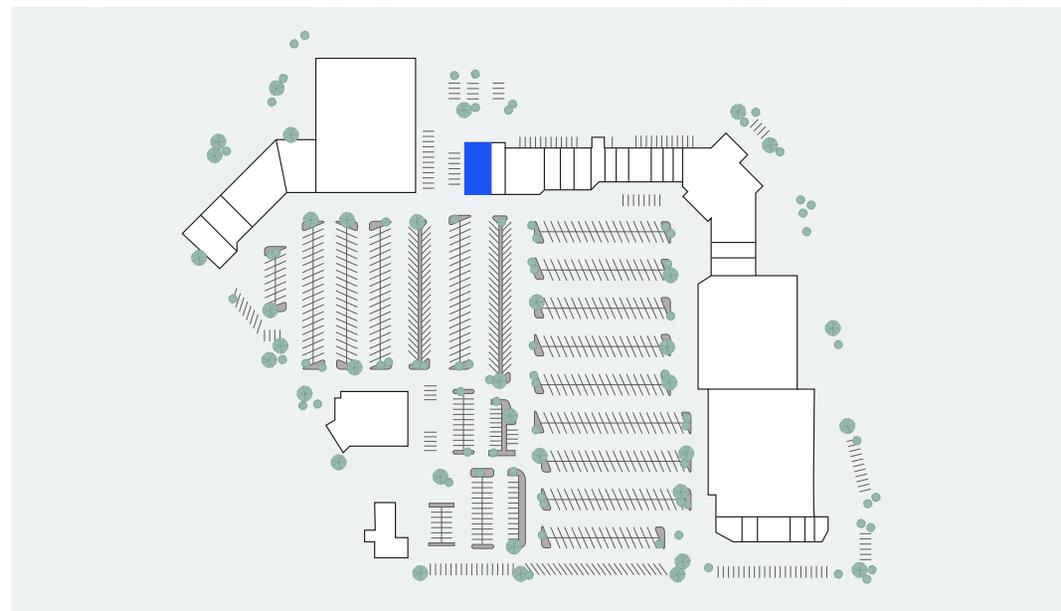
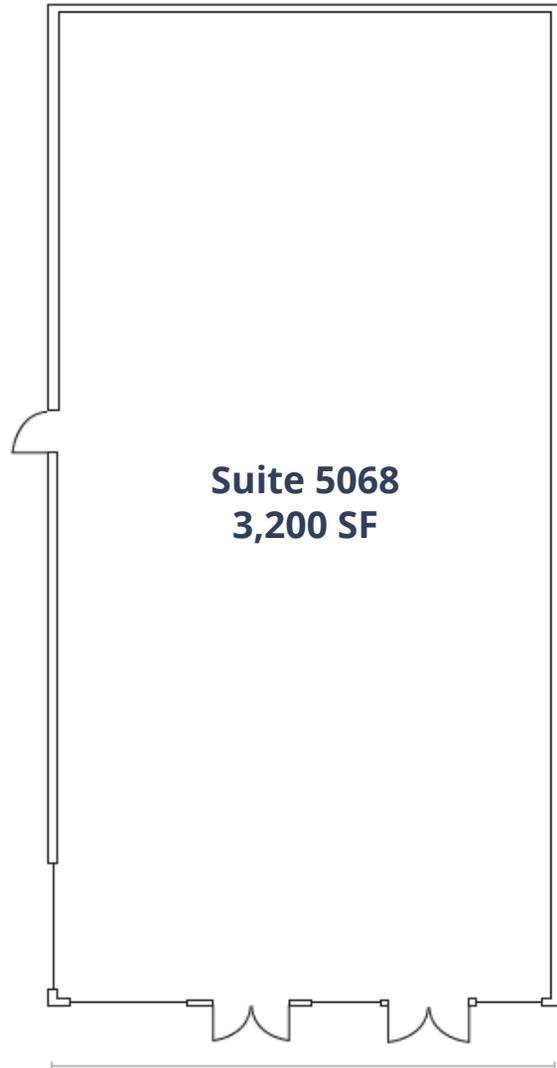
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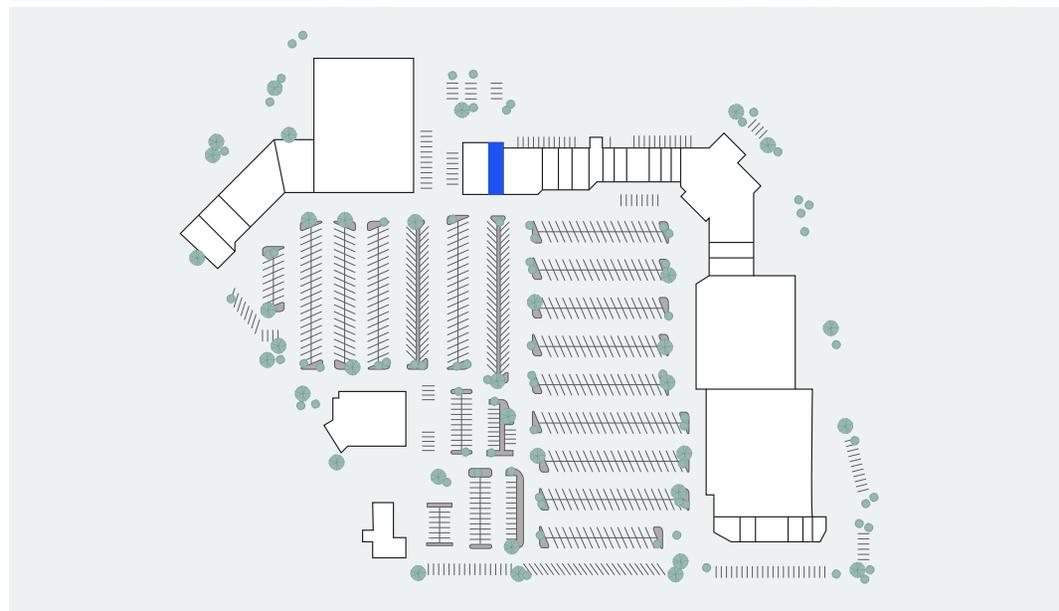
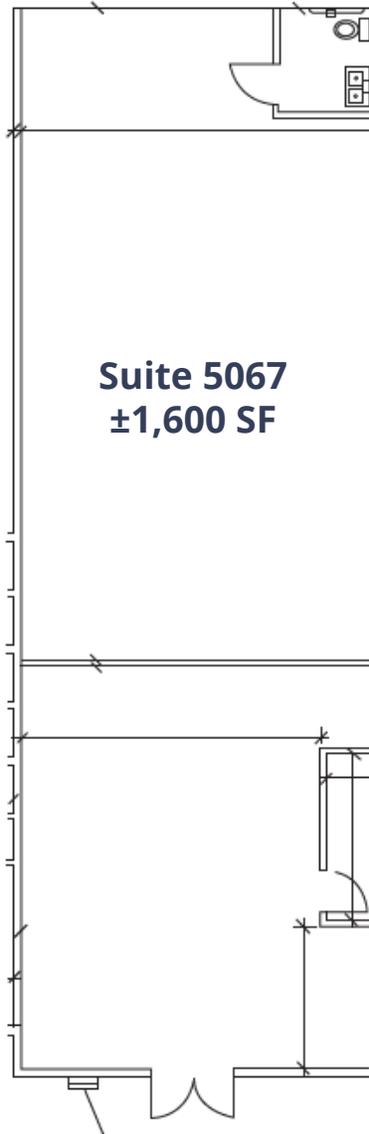
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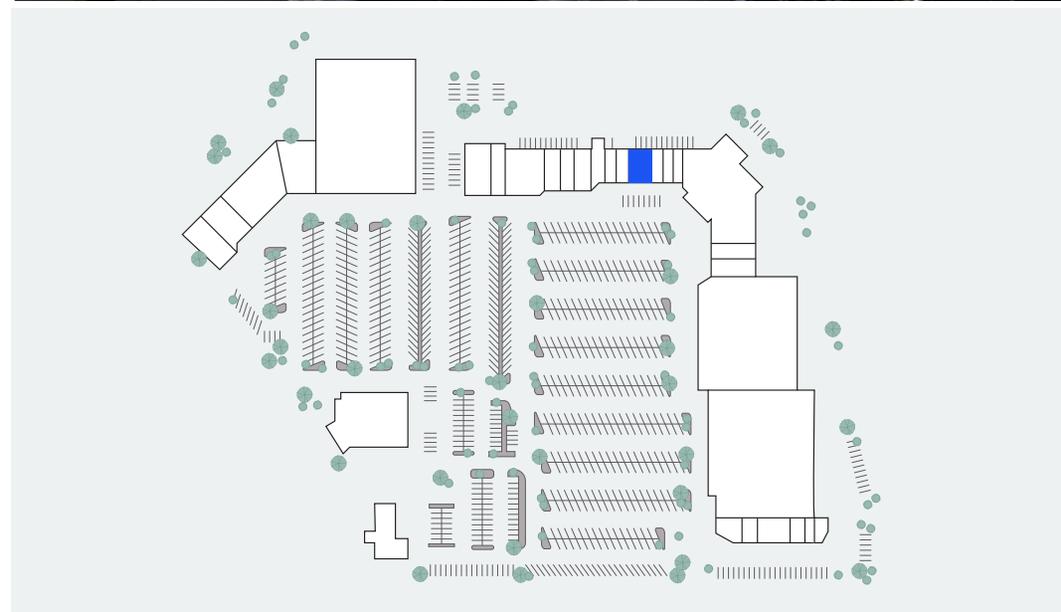
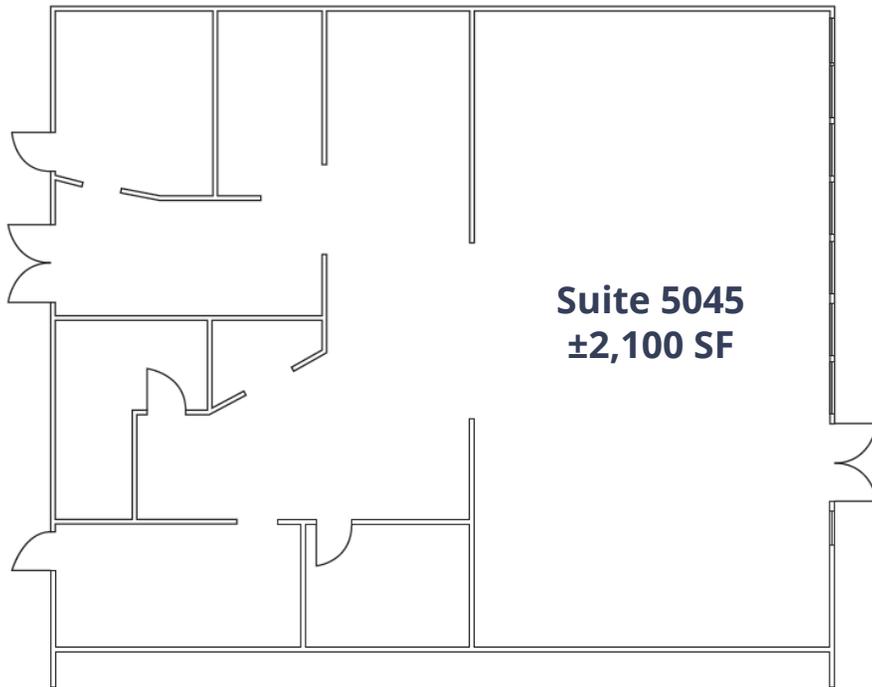
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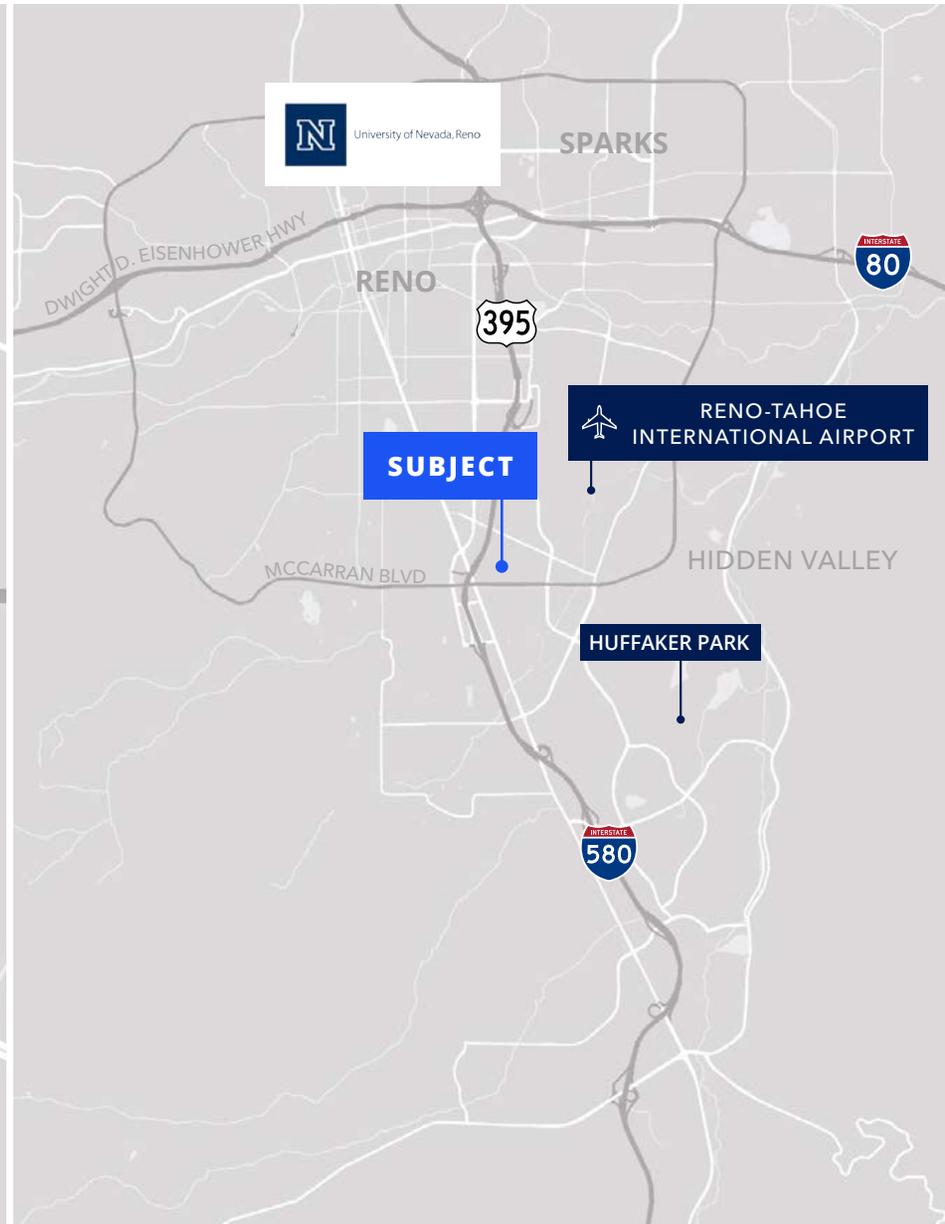
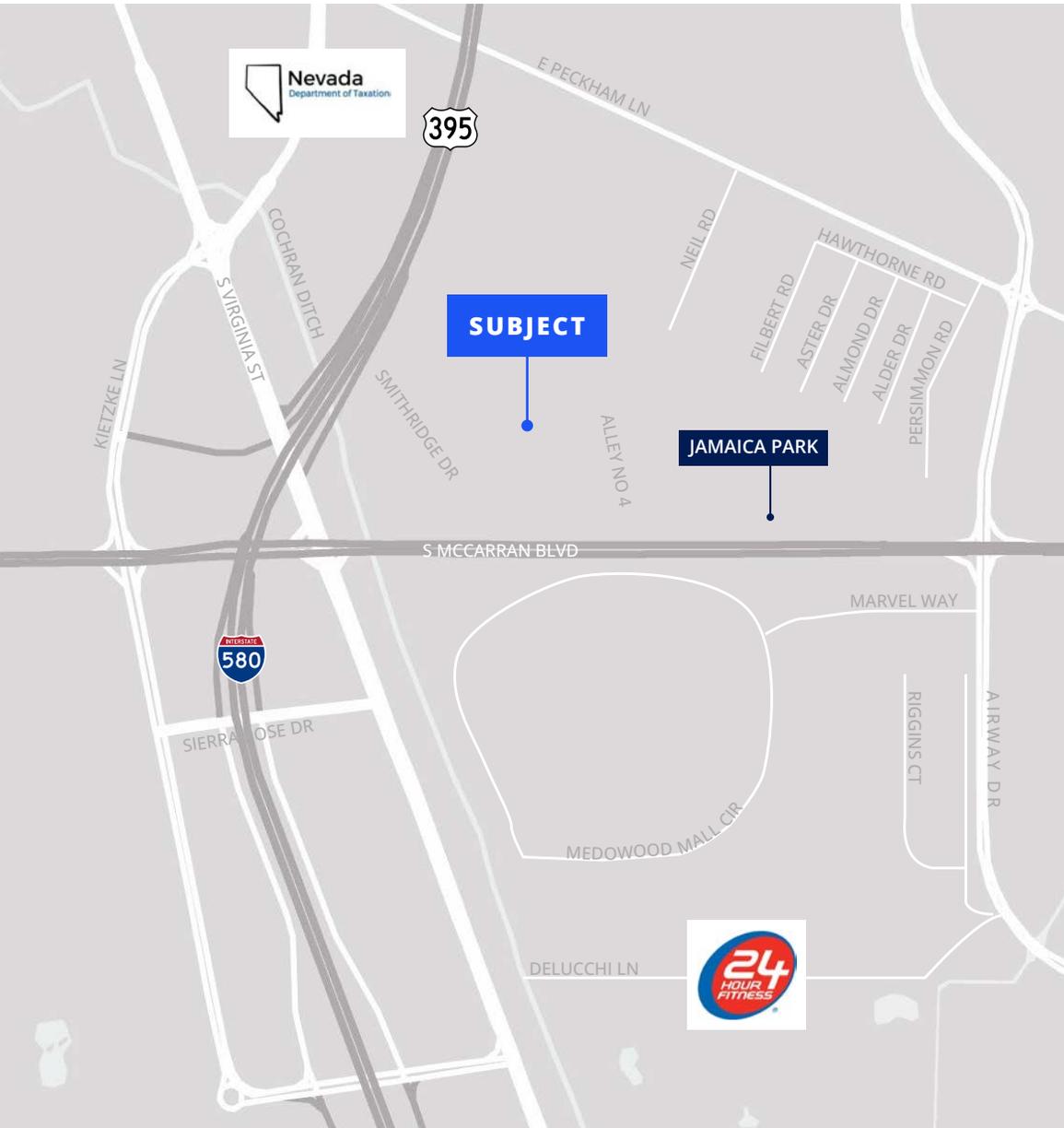


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5001-5093 S MCCARRAN BLVD



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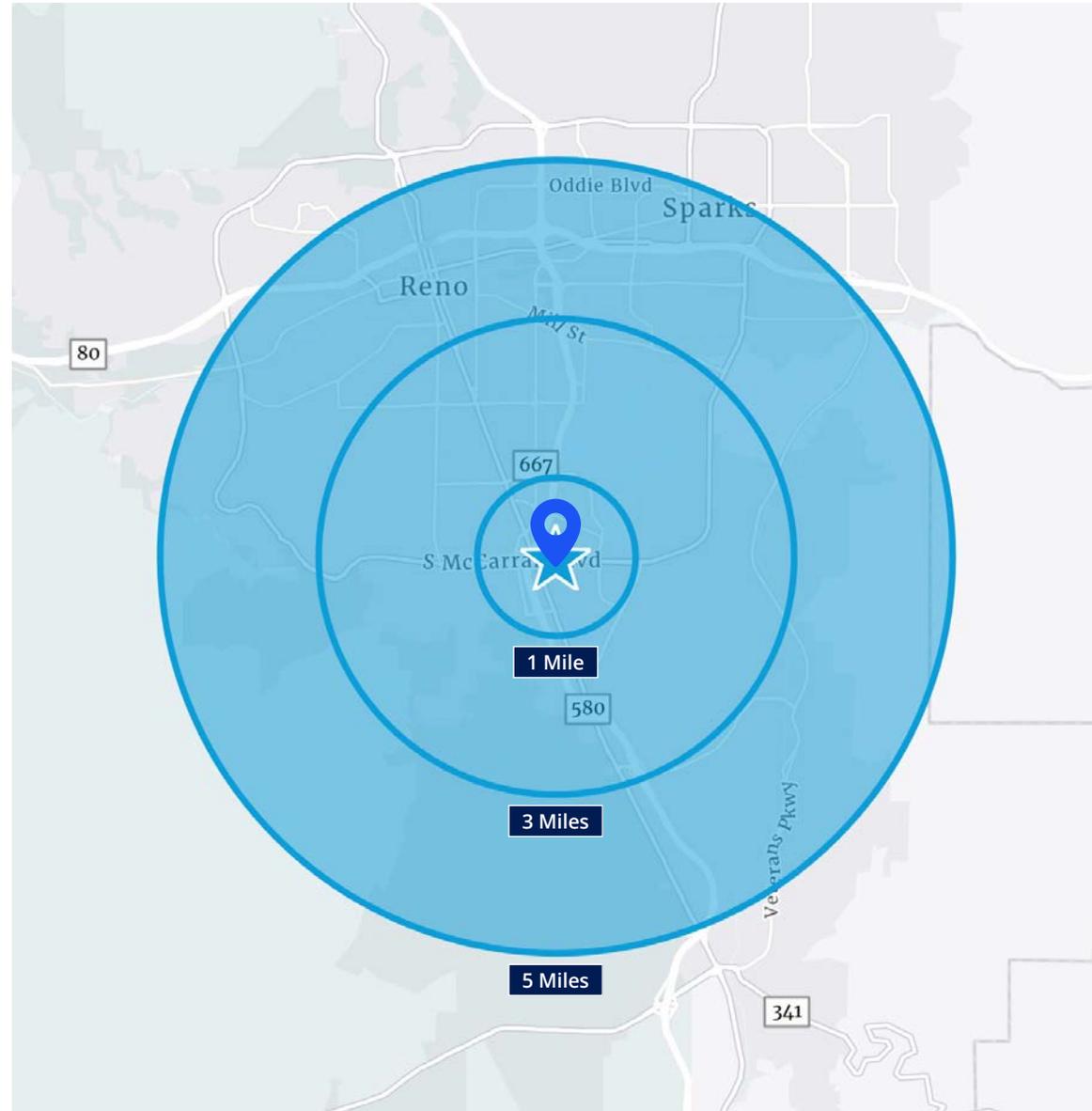


Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	11,159	76,782	193,747
2030 Proj. Population	11,797	79,518	200,354
2025 Med. Age	32.9	37.7	39.0
Daytime Population	27,969	124,058	276,764

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$82,389	\$105,937	\$113,882
2030 Proj. Avg. HH Income	\$93,652	\$116,941	\$125,528
2025 Est. Med. HH Income	\$62,444	\$73,315	\$76,469
2030 Proj. Med. HH Income	\$69,749	\$81,062	\$85,680
2025 Est. Per Capita Income	\$33,454	\$46,138	\$50,268

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	4,625	33,439	85,554
2030 Proj. HH	4,998	34,983	89,392
Proj. Annual Growth (2025-2030)	1.56%	0.91%	0.88%
Avg. HH Size	2.39	2.27	2.20

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$73,056	\$92,431	\$98,991
Annual Retail Expenditure	\$22,546	\$29,098	\$31,278
Monthly HH Expenditure	\$6,088	\$7,703	\$8,249
Monthly Retail Expenditure	\$1,879	\$2,425	\$2,607



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

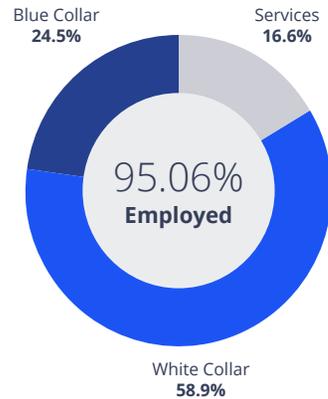
\$121,655
Avg HH Income

39.5
Median Age

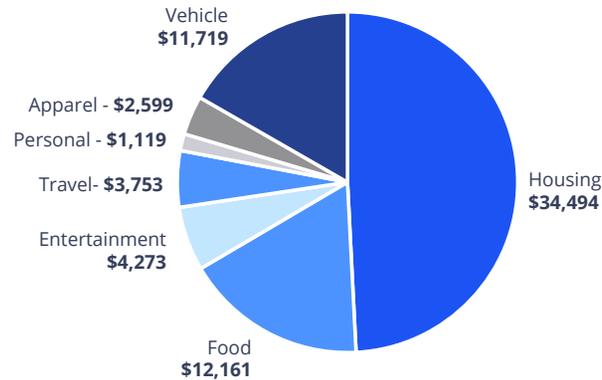
Home Ownership (2025 Housing Units)



Employment



Household Spending

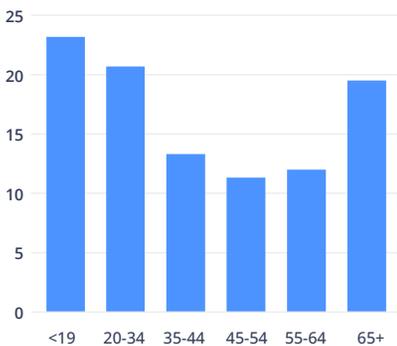


Race & Ethnicity (2025) - % of total population

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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