

# ArchCrest

Commercial Partners, LLC

## FOR LEASE

3345 KIETZKE LANE | RENO, NV



## Property Highlights

**\$2.00 NNN | 10,500 Square Feet**

- RARE OPPORTUNITY - First Time Available in Over 40 Years!
- Strong Retail Presence with High Visibility from Kietzke, Moana & I-580 with Over 37K CPD
- Free-standing Building on a Private 1.08 Acre Lot - Spacious by Retail Standards
- **Unique** Close Proximity to One of Reno's Most Exciting New Projects: *Reno Boulevard Soccer Project* - [www.renoprosocket.com](http://www.renoprosocket.com)
- Ideal for a Variety of Businesses- One of the Previous Tenant's Highest Grossing Locations
- New Roof and Parking Lot Asphalt & Re-stripe
- Current Floorplan consists of a Large Showroom, Storage Spaces, Offices, Multiple Restrooms and a Breakroom with Kitchenette



ARCHCREST COMMERCIAL PARTNERS

5530 RENO CORPORATE DRIVE

RENO, NEVADA 89511

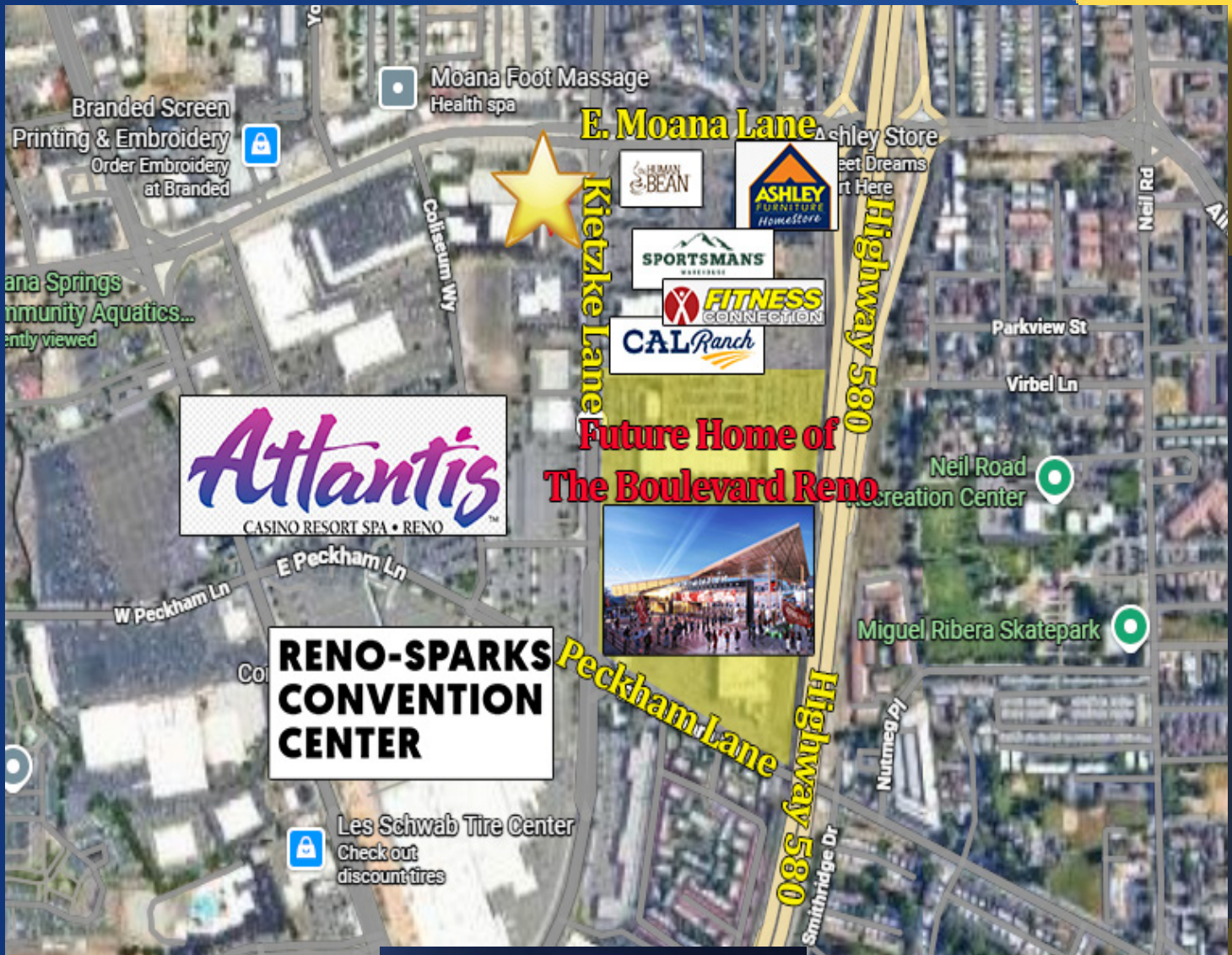
775.852.9800 | ARCHCRESTNV.COM

The information contained herein was obtained from sources believed reliable; however, ArchCrest Commercial Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or terms prior to sale or lease, or withdrawal without notice.

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## Prime Location in Central Reno Corridor - Strong Traffic & Access



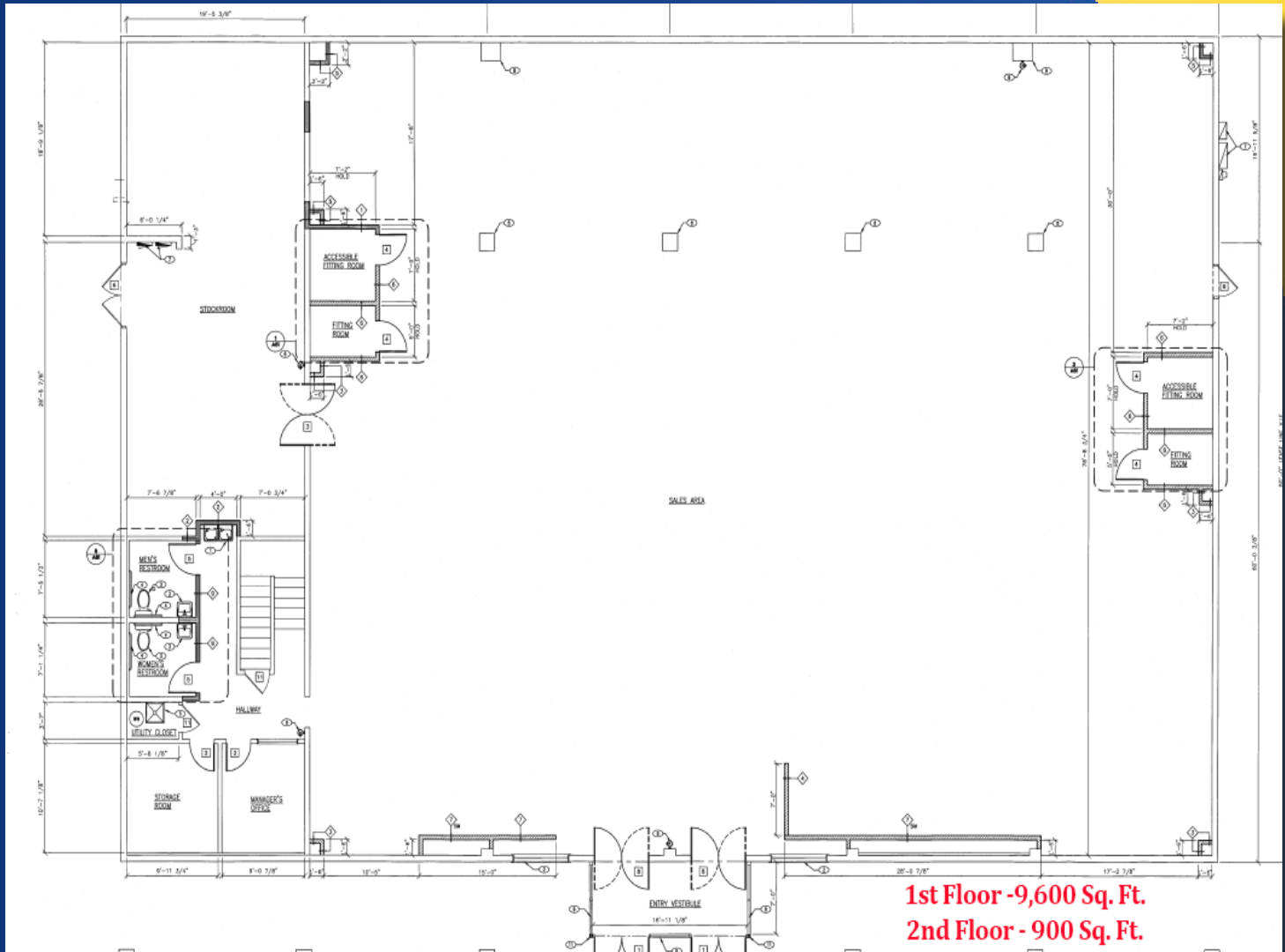
For more information, please contact:

**Mike Van Blaricom**  
Principal  
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**Kevin Annis, CCIM, SIOR**  
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## Flexible Floor Plan - Ideal for a Variety of Users



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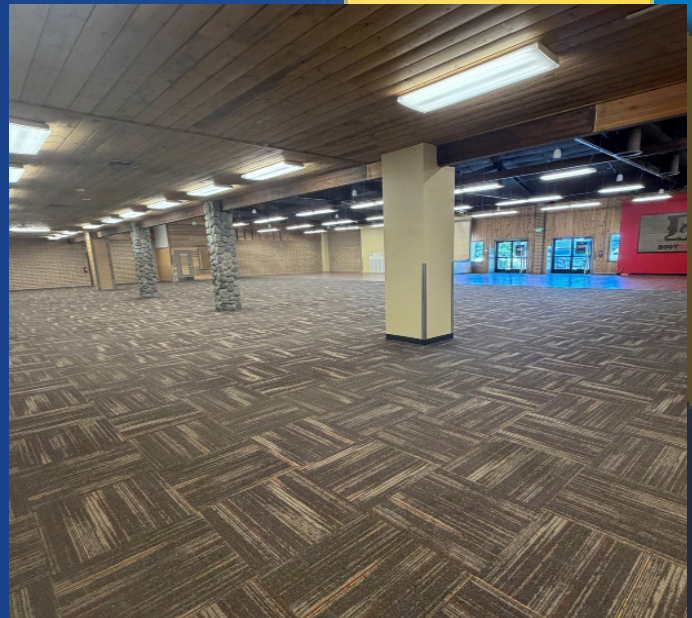
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## Interior Photos -



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# THE BOULEVARD RENO - NEW PRO SOCCER STADIUM

The proposed Reno Pro Soccer stadium and entertainment district—planned for the former Jones West Ford site at Kietzke Lane and Peckham Lane—represents one of the most significant private developments in central Reno in recent years. The project is expected to include a 6,000-seat soccer stadium, hotel, casino, restaurants, retail, and public gathering spaces, creating a year-round destination rather than a venue used only on match days.

*3345 Kietzke Lane is located less than a mile from the proposed stadium site, placing it directly within the primary trade area that will benefit from increased visitation.*

Sources of Income Generated from this Project Include:

- Soccer fans attending 17+ home matches annually
- Concert and community event attendees
- Hotel guests
- Employees working in the new development
- Visitors exploring nearby businesses before and after events

The stadium and entertainment district are expected to generate over 1,100 jobs and year-round activity, significantly increasing demand for nearby goods and services. As Kietzke Lane becomes more active, nearby businesses will gain increased exposure with a “halo effect” that will increase walk-in traffic and strengthen brand recognition.



# Location Support Letter from Former Tenant:

## **BOOT BARN®**

May 7, 2026

To Whom It May Concern:

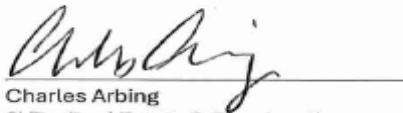
This letter is provided in connection with the re-leasing of the property located at 3345 Kietzke Lane, Reno, Nevada, which Boot Barn has occupied for over twenty years.

Boot Barn is relocating its Reno store from 3345 Kietzke Lane to a new location at 13945 South Virginia Street in Reno. The new store provides approximately 20,000 square feet of selling space, roughly double the size of the Kietzke Lane location. The relocation is driven entirely by our need for additional square footage to support our merchandise assortment and our continuing growth in this market as our western brand continues to mainstream and grow. The decision is not related to the performance of the Kietzke Lane store, the quality of the trade area, or the suitability of the building as this was always a successful location for us to service the central Reno community. We have had a great partnership with the existing landlord team who are very focused on providing and maintaining a first class retail center allowing retailers to thrive like we did for so many years.

During our two decades at 3345 Kietzke Lane, the store has been a strong, consistent performer for Boot Barn. We have valued the location's accessibility, its visibility on the Kietzke corridor, and the customer base we have served from this address. Were a larger building available at 3345 Kietzke, our preference would have been to remain in place.

We expect the property to attract strong interest from successor tenants, and we are pleased to provide this letter in support of that process. Any questions regarding our occupancy of the property or our reasons for relocating may be directed to me at the contact information below.

Sincerely,



Charles Arbing  
SVP – Real Estate & Construction  
Boot Barn, Inc.  
17100 Laguna Canyon Road  
Irvine, CA 92618

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