

For Lease  
**Crossroads  
Shopping Center**  
Reno, Nevada

Kietzke Lane and East Peckham Lane



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Close proximity to Reno's retail corridor, Reno/Sparks Convention Center, casinos, restaurants and daytime population centers.

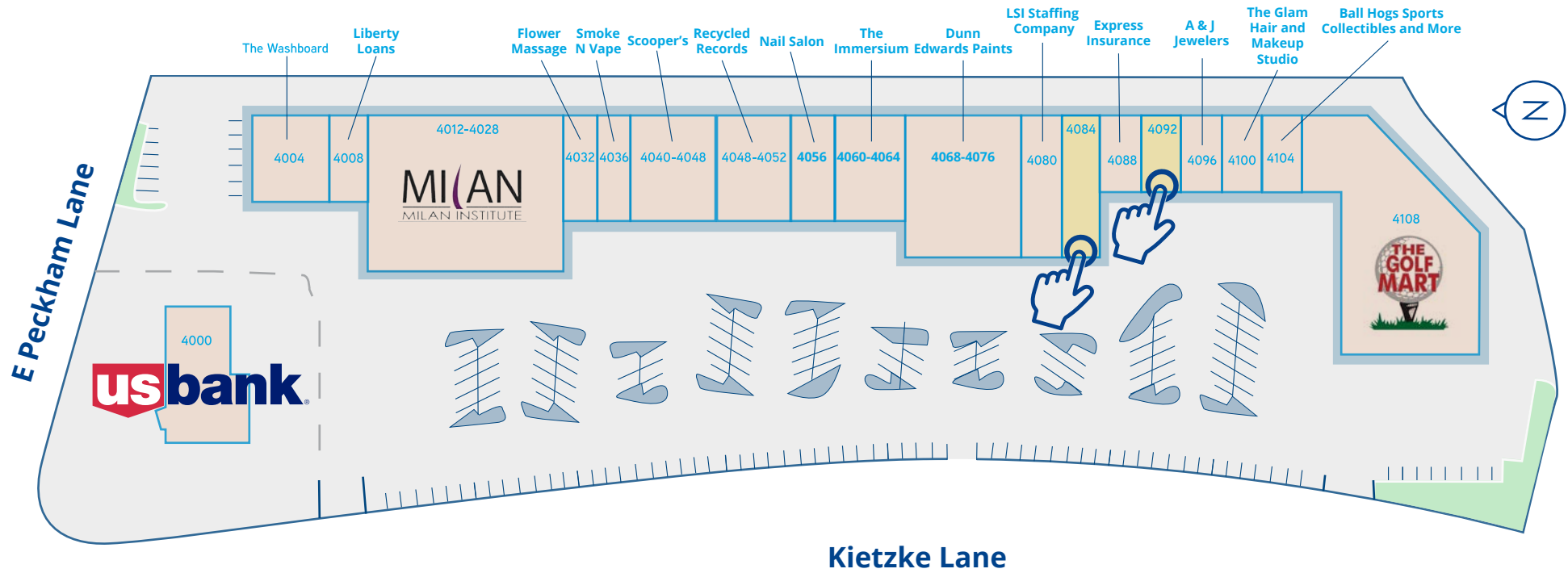
## Property Features

- **Two spaces available: 960 SF to 1,920 SF**
- Prime location along I-580 with excellent visibility and access on Kietzke Lane and Peckham Lane
- Strong and upward trending demographics
- Property is in prime condition with above average curb appeal
- Water, trash, sewer, HVAC maintenance, repair, and replacement included in CAM
- Call for details and a tour!



# Site Plan

360°  Click on a suite to view virtual tour



Unit	Tenant
4000	US Bank
4004	The Washboard
4008	Liberty Loans
4012-4028	Milan Institute of Cosmetics
4032	Flower Massage
4036	Smoke N Vape
4040	Scooper's

Unit	Tenant
4048 - 4052	Recycled Records
4056	Nail Salon
4060 - 4064	The Immersium
4068 - 4076	Dunn Edwards Paints
4080	LSI Staffing Company
4084	Available - 1,920 SF
4088	Express Insurance

Unit	Tenant
4092	Available - 960 SF
4096	A & J Jewelers
4100	The Glam Hair and Makeup Studio
4104	Ball Hogs Sports Collectibles and More
4108	The Golf Mart

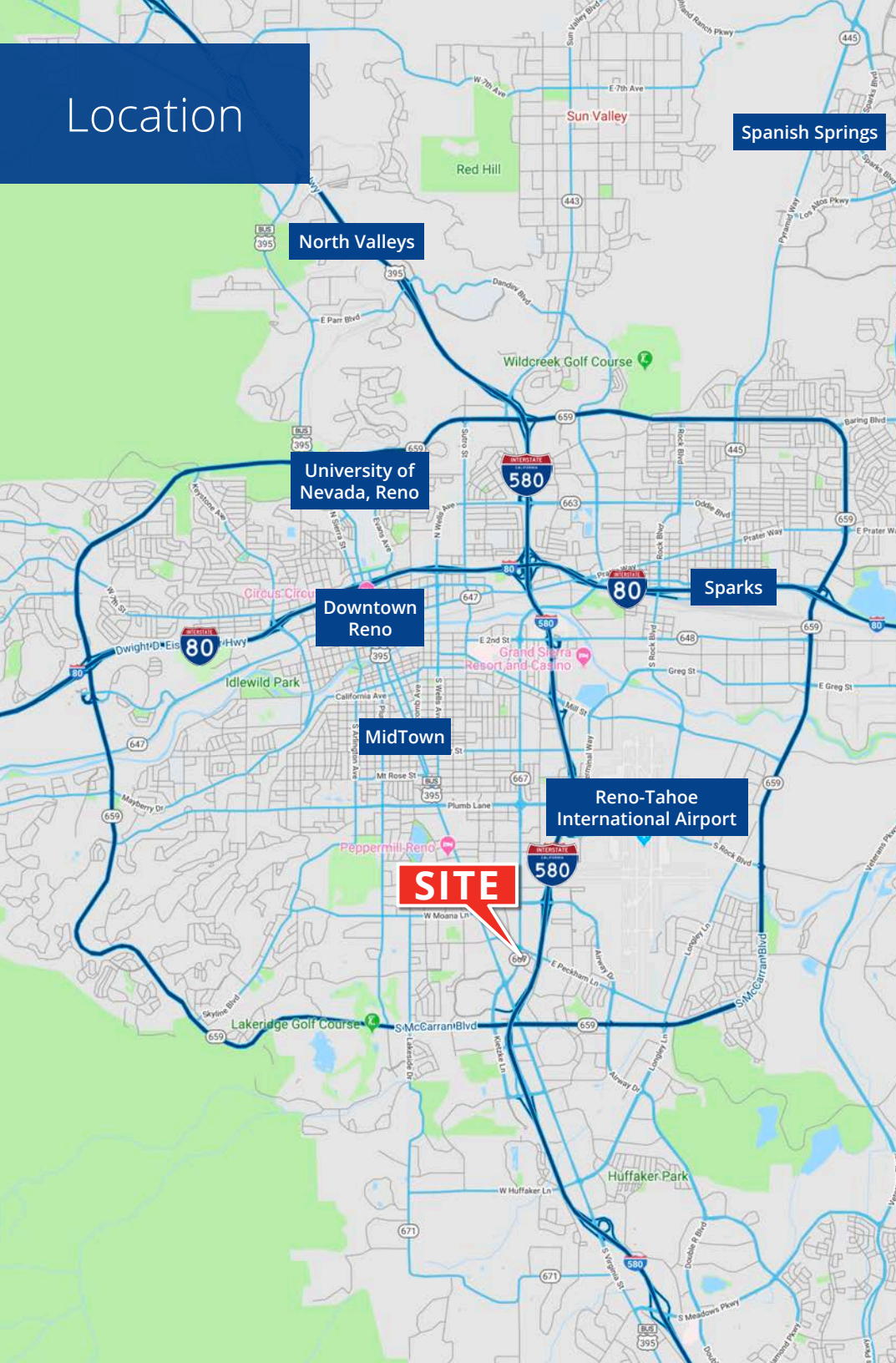


# South Facing Aerial





# Location



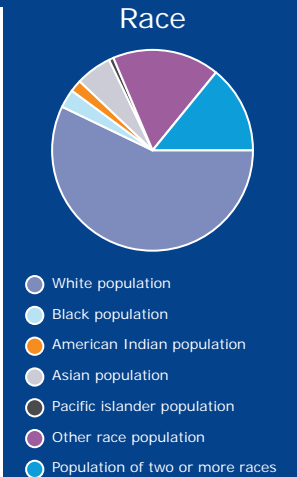
# Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2023 Population	18,699	86,126	211,084
Daytime Population	27,428	142,988	289,677
Average Household Income	\$69,695	\$93,694	\$96,609
Total Households	7,641	40,370	97,816

2022 Traffic Counts - NDOT	
Kietzke Lane, 530ft South of Peckham Lane:	13,100 ADT
Kietzke Lane, 600ft North of Peckham Lane:	24,200 ADT
Peckham Lane, 100ft East of South Virginia Street:	7,800 ADT
I-580, Between Exit 63 and Exit 64:	125,000 ADT

# 3 Mi Household & Population Data

 <b>\$60,858</b> Median household income	 <b>\$475,703</b> Median home value	 <b>40.5%</b> Owner occupied housing units
 <b>39.0</b> Median age	 <b>49.1%</b> Female population	 <b>41.8%</b> % Married (age 15 or older)





# Why Reno/Sparks

## Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

**Projected Growth:** The Reno airport's catchment area has a population of 1.5M as of 2023 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

## How Reno/Sparks Ranks Nationally

**#4** Ranked in Growth Entrepreneurship

**#1** Startup Activity

**#6** Job Growth

**#7** Best Business Tax Climate

**Best** Named America's Best Small City

**Largest** Per-Capita Industrial Space in the Country

**#16** Best Performing Cities

**#4** State for Economic Growth

**Ranked** One of the 12 Best Places to Live

**Top 25** Largest Gen Z Workforce

**#26** Best Cities for Outdoor Activities

**#41** in Entertainment and Recreation

**#4** Amongst America's "Top 10 Leading Metros"

**#9** of 100 Best Places to Live

**#33** Best Places to Live in America

**#39** 2019's Best Large Cities to Start a Business

**#8** State for Energy and Internet Access

**#3** State for Short-Term Fiscal Stability

**#8** State for Overall Economy

**#6** State for Business Environment

## Area Growth Generators

Google



rackspace  
technology.



switch

REDWOOD  
MATERIALS





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