



FOR LEASE

McQueen Crossings

1610 -1690 Robb Dr, Reno, NV 89523

Smith Retzloff Retail Team

Shawn Smith
 Executive Vice President
 +1 775 846 8696
 shawn.smith@colliers.com
 LIC # NV 00046702

Sean Retzloff
 Senior Vice President
 +1 775 870 2002
 sean.retzloff@colliers.com
 LIC # NV 0182046



Colliers Reno
 5520 Kietzke Lane, Suite 300
 Reno, NV 89511
 Colliers.com/Reno

MCQUEEN CROSSINGS

PROPERTY OVERVIEW

Suite B1 Available ±1,625 SF

Suite B3 Available ±1,300 SF

Strong National Ownership

Highly Populated, Desirable Suburb Of Northwest Reno

Immediate Proximity To McQueen High School With 1,643 Students

McQueen Crossings Reflects Pride Of Ownership In Design And Maintenance Throughout The Center Providing An Inviting Atmosphere For Both Customers And Tenants Alike



TRAFFIC COUNTS

Robb Drive (290' W Of Sharlands Ave) 22,700 ADT

Mae Anne Ave (525' E Of Robb Drive) 12,600 ADT

Mae Anne Ave (360' W Of Robb Drive) 11,800 ADT

1.3K SF
Available

Suites B1 & B3
Available



Available for Lease



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MCQUEEN CROSSINGS



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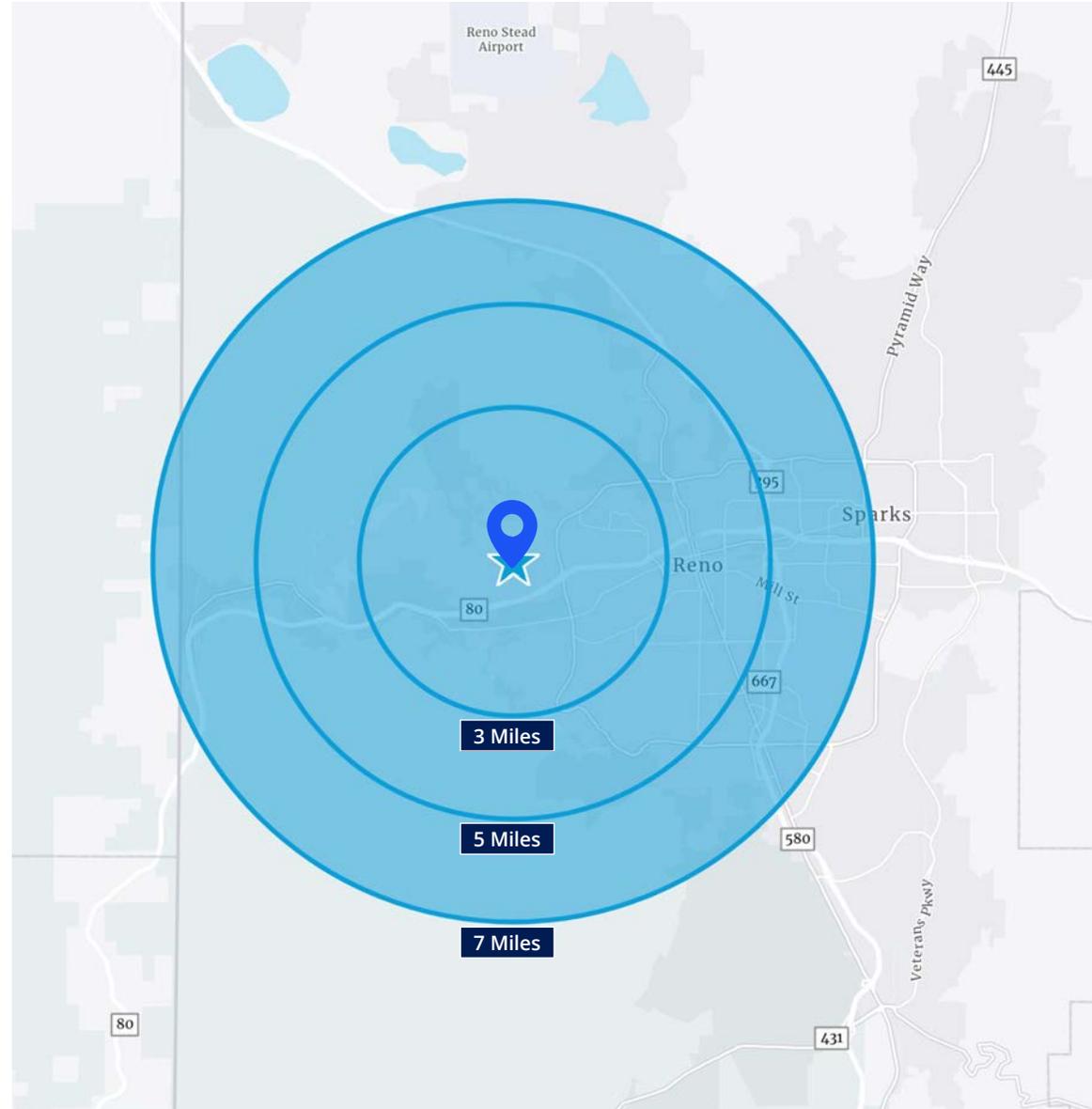
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	65,315	150,998	246,221
2030 Proj. Population	66,520	156,915	257,610
2025 Med. Age	39.2	38.3	37
Daytime Population	46,159	160,203	284,185

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$131,496	\$114,975	\$107,437
2030 Proj. Avg. HH Income	\$148,013	\$127,953	\$119,639
2025 Est. Med. HH Income	\$93,857	\$77,419	\$75,367
2030 Proj. Med. HH Income	\$108,480	\$88,075	\$84,566
2025 Est. Per Capita Income	\$56,439	\$50,319	\$44,949

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	27,963	65,739	102,863
2030 Proj. HH	28,724	68,947	108,624
Proj. Annual Growth (2025-2030)	0.54%	0.96%	1.10%
Avg. HH Size	2.33	2.21	2.33

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$113,193	\$99,651	\$93,454
Annual Retail Expenditure	\$36,137	\$31,624	\$29,654
Monthly HH Expenditure	\$9,433	\$8,304	\$7,788
Monthly Retail Expenditure	\$3,011	\$2,635	\$2,471



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

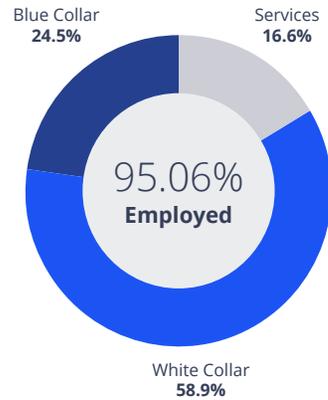
\$121,655
Avg HH Income

39.5
Median Age

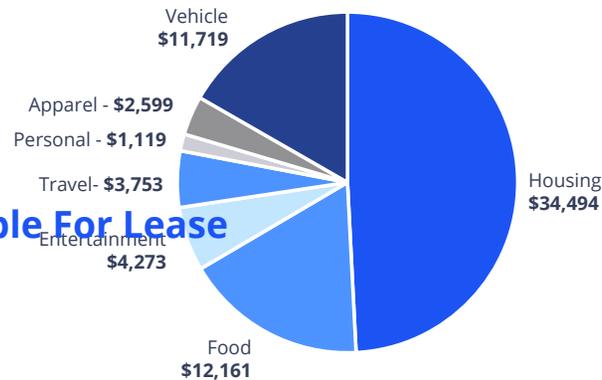
Home Ownership (2025 Housing Units)



Employment



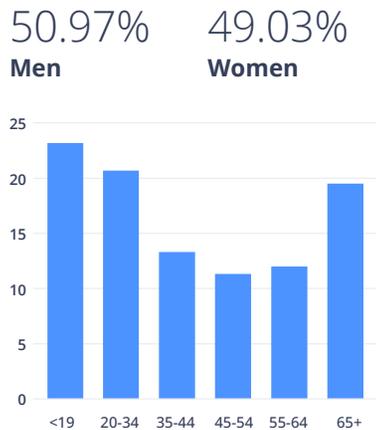
Household Spending



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



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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