

Retail Spaces Available for Lease  
in Meadowood Submarket

FOR LEASE

# Smithridge Plaza

5001-5093 S Mccarran Blvd, Reno, NV 89502

## Smith Retzloff Retail Team

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Colliers

### Colliers Reno

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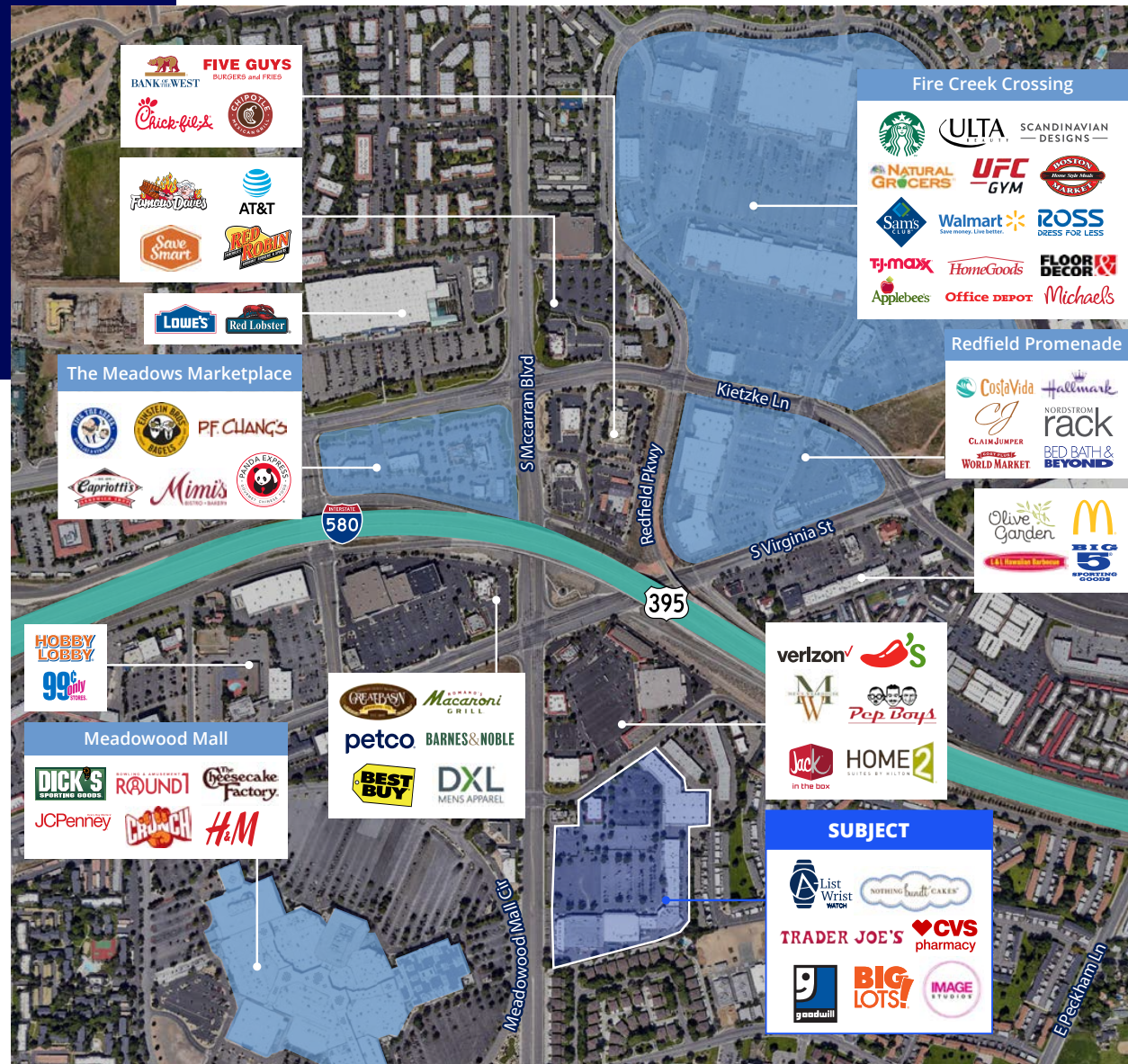
Dominant Power Center in the Strongest Trade Area in Reno

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            | 129,000 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  |



Available for Lease



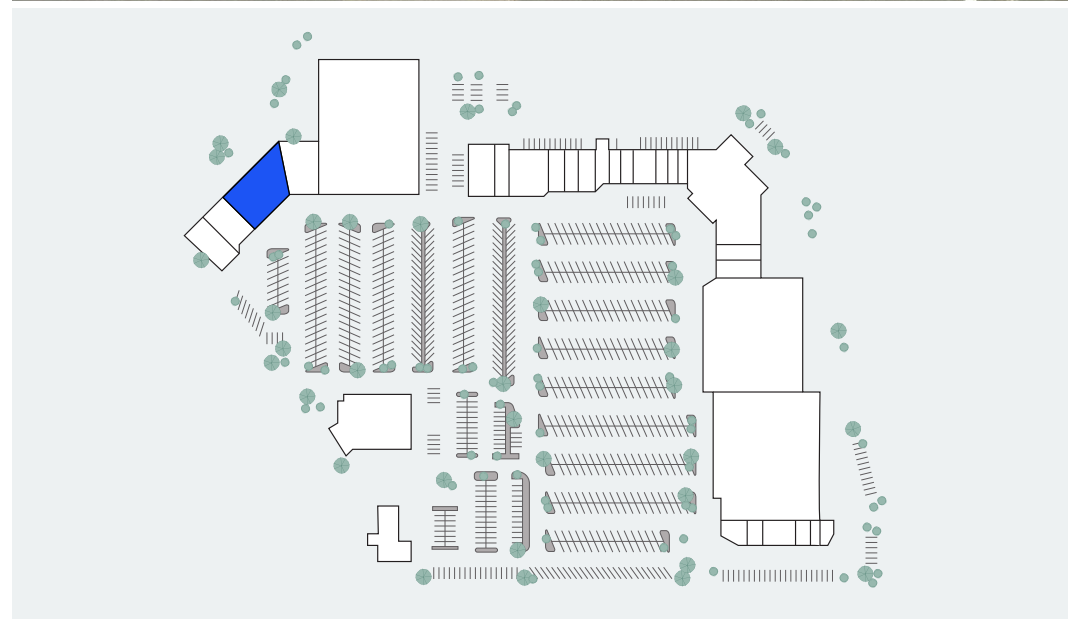
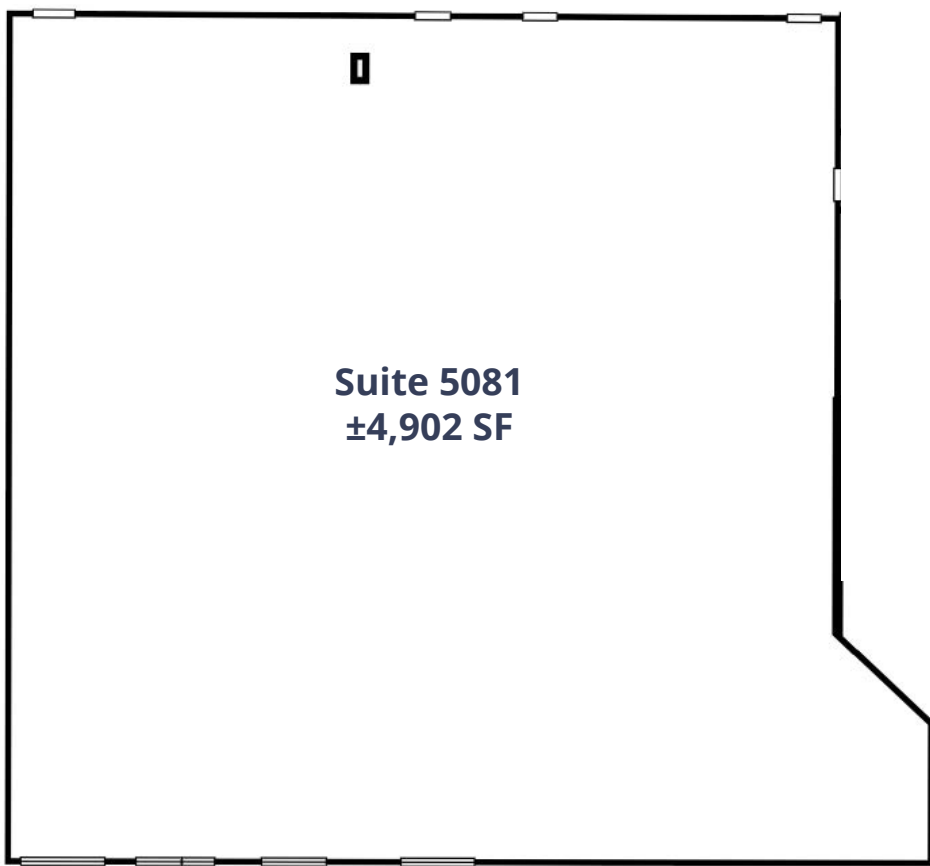
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Suite 5081: ±4,902 SF



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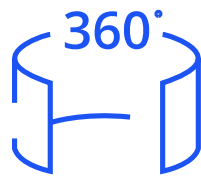
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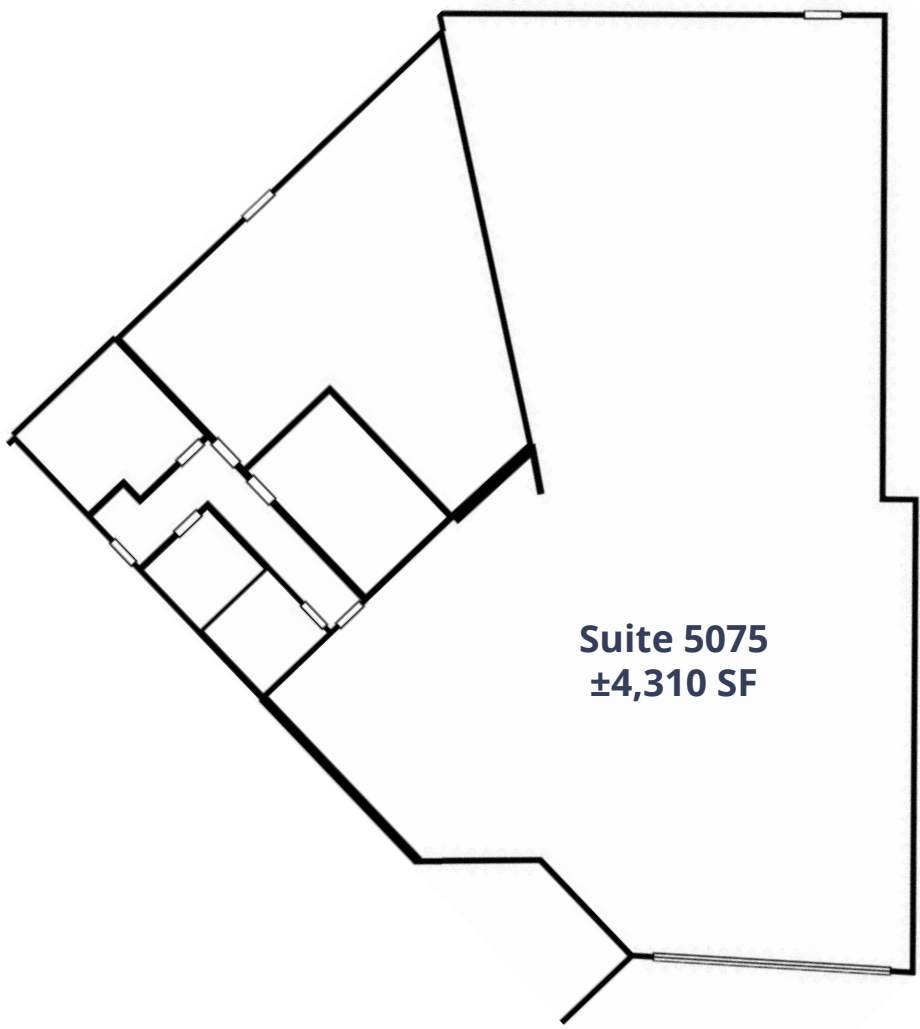
5001-5093 S MCCARRAN BLVD

Suite 5075: ±4,310 SF

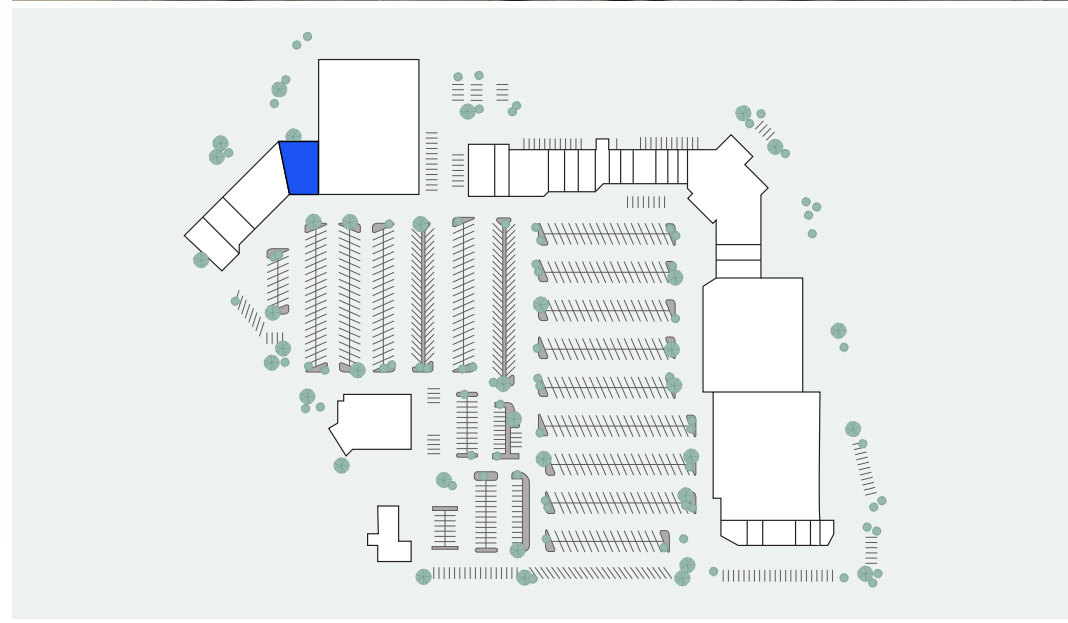
360°



View Virtual Tour Here



Suite 5075  
±4,310 SF



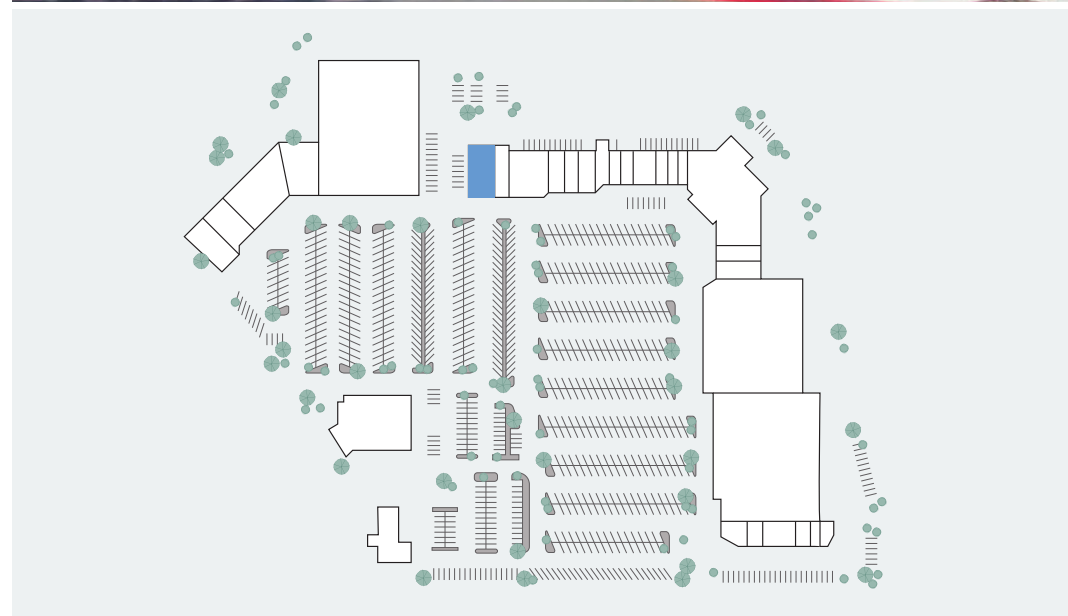
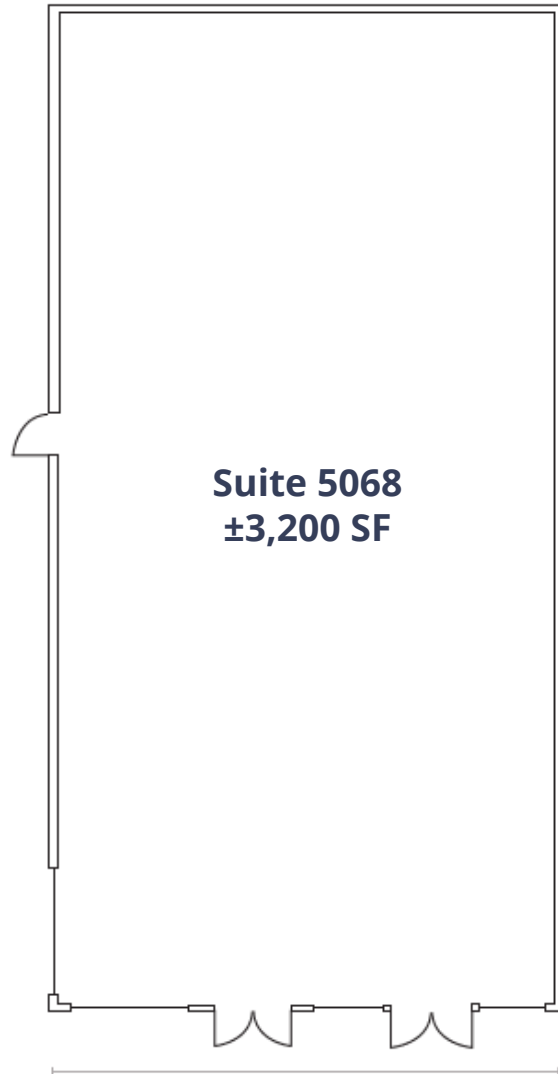
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**Suite 5068: ±3,200 SF (Pending Lease / Reserved)**



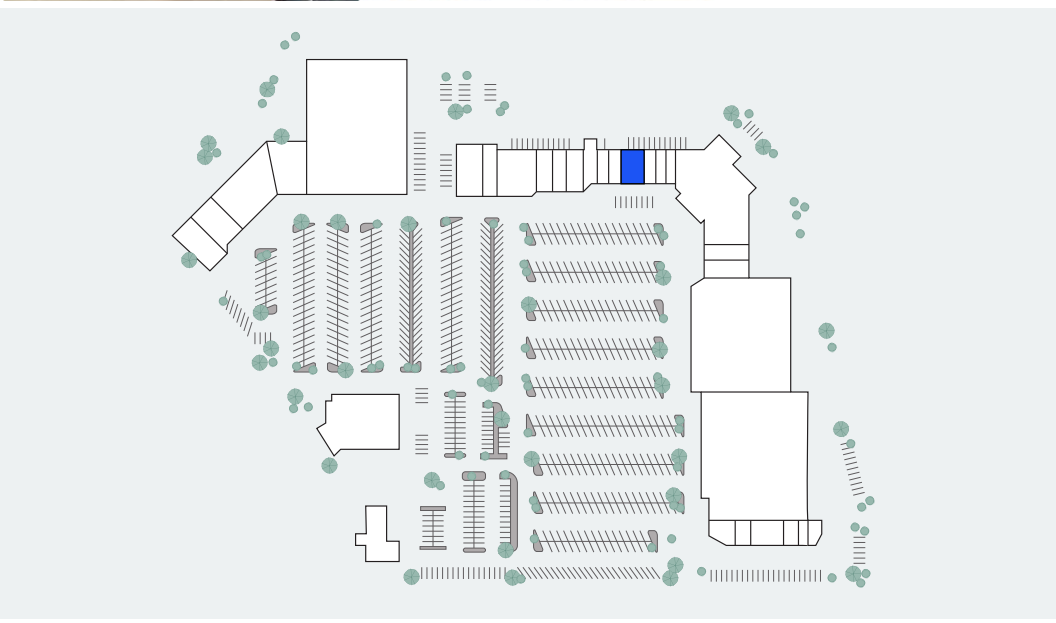
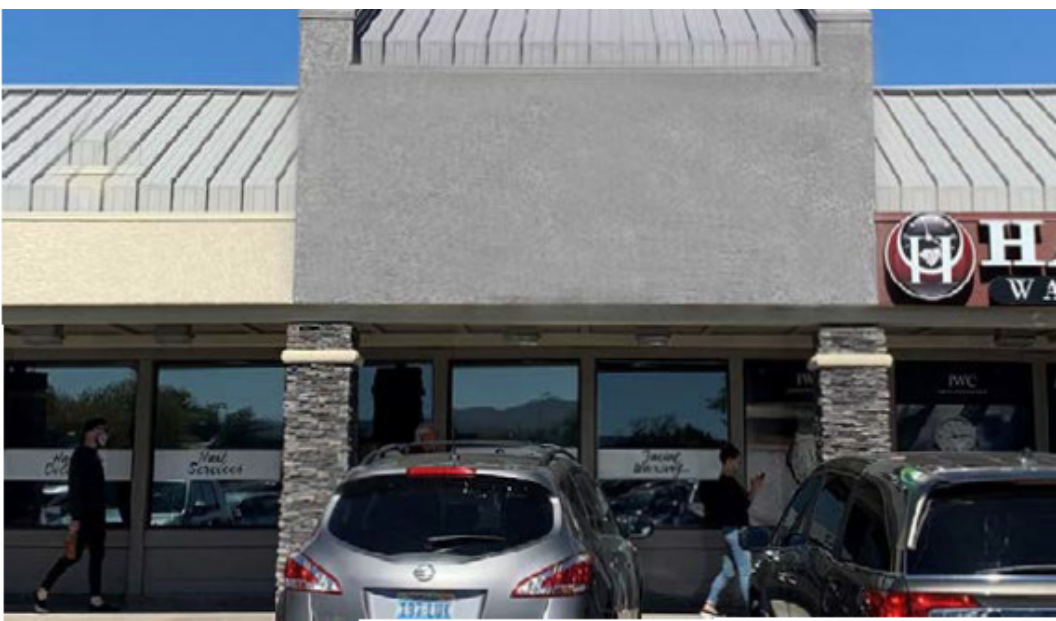
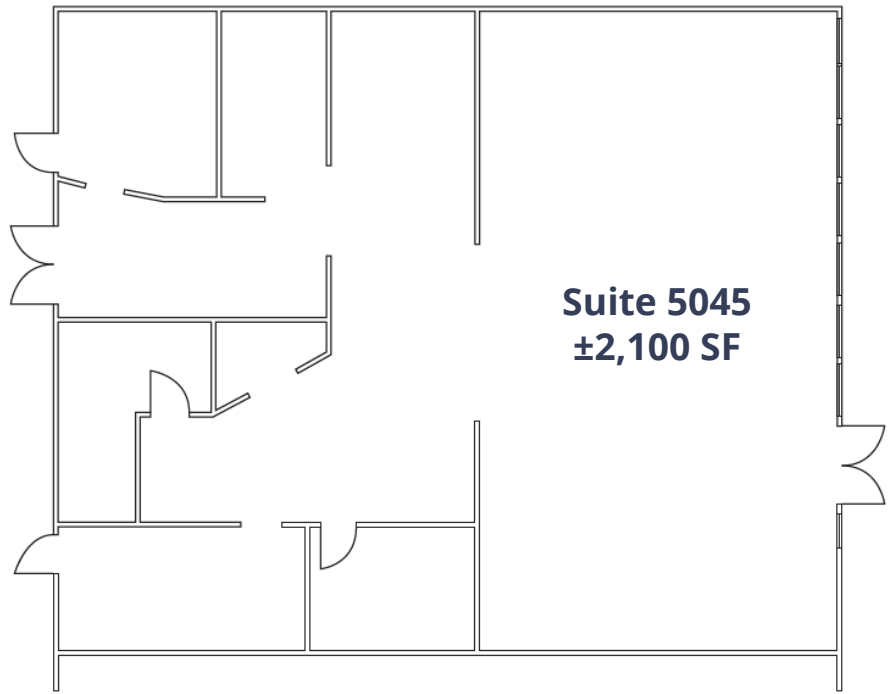
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Suite 5045: ±2,100 SF

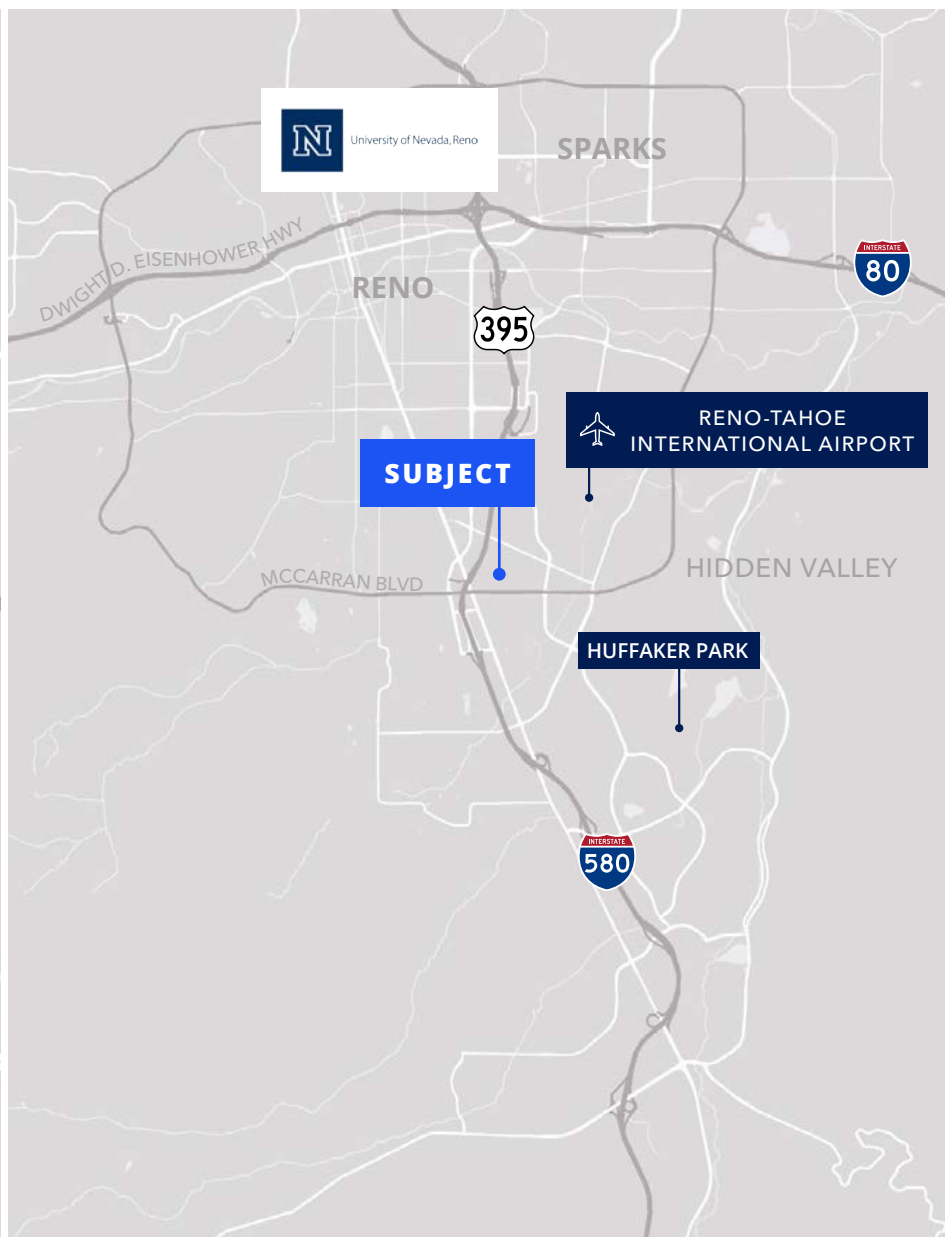
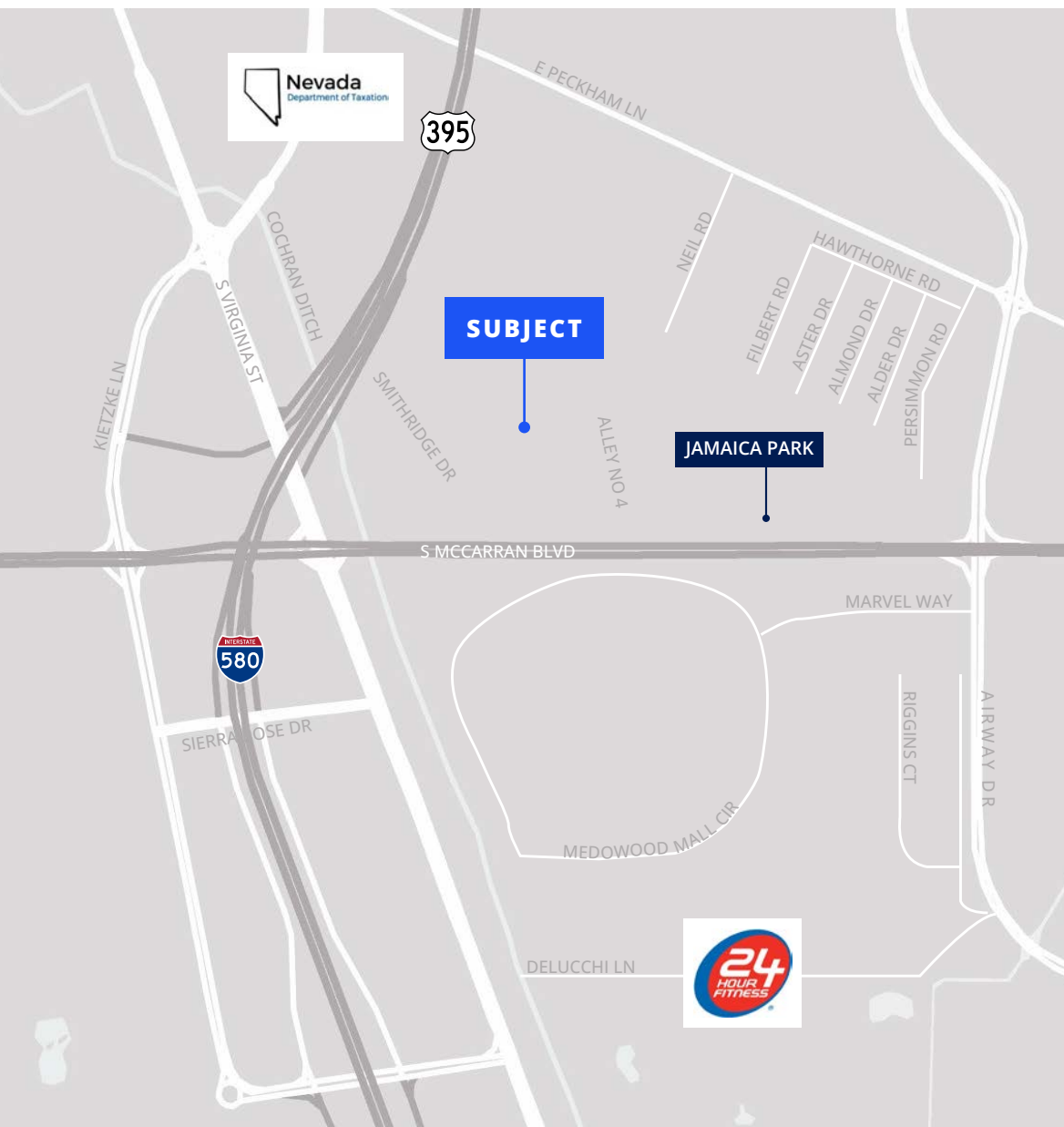


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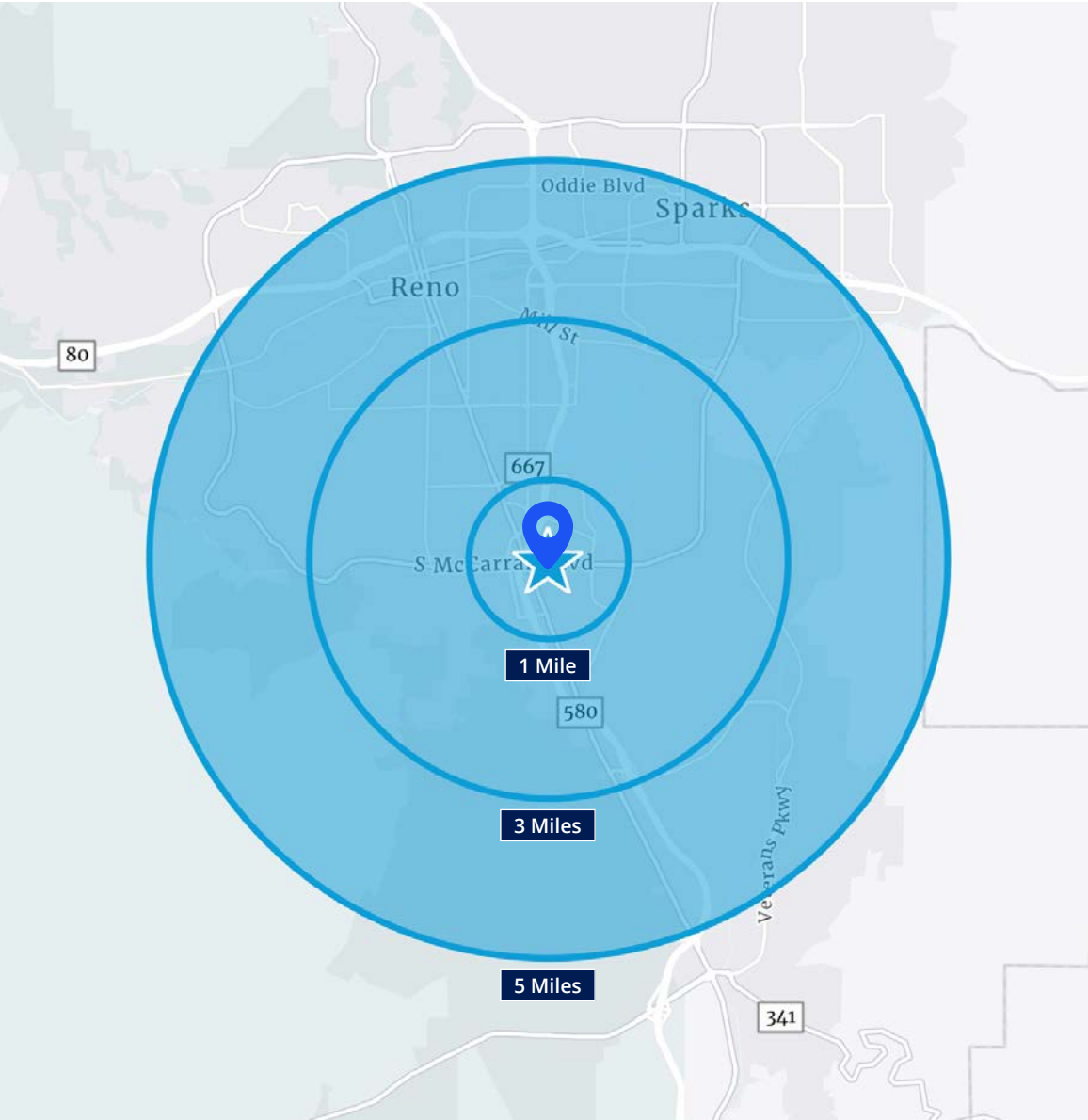


| Population            | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|--------|---------|---------|
| 2025 Est. Population  | 11,159 | 76,782  | 193,747 |
| 2030 Proj. Population | 11,797 | 79,518  | 200,354 |
| 2025 Med. Age         | 32.9   | 37.7    | 39.0    |
| Daytime Population    | 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

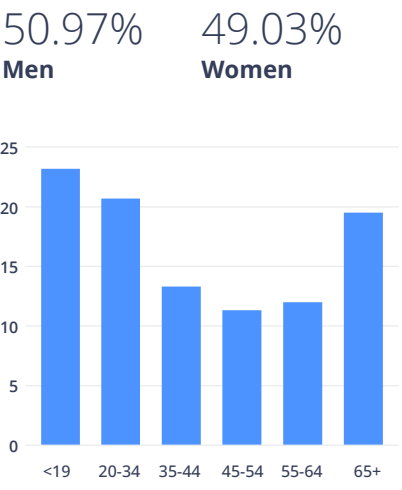
\$121,655  
Avg HH Income

39.5  
Median Age

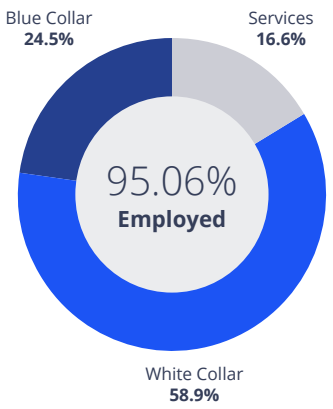
## Home Ownership (2025 Housing Units)



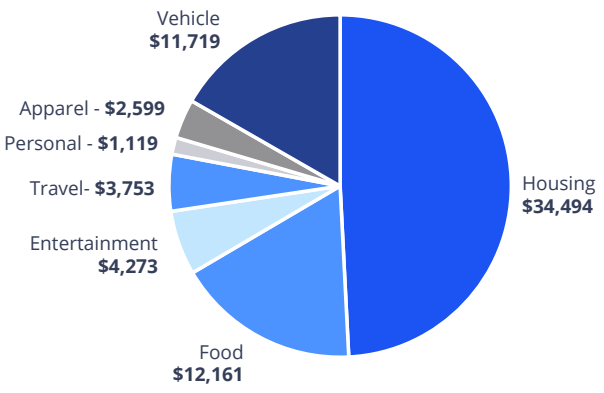
## Age Distribution (2025) - % of total population



## 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 |

## Education (Population Age 25+)

|                                   |                                       |                                |                                        |
|-----------------------------------|---------------------------------------|--------------------------------|----------------------------------------|
| 4.35%<br>Less than 9th Grade      | 5.71%<br>9th - 12th Grade, No Diploma | 20.34%<br>High School Graduate | 4.36%<br>GED/Alternative Credential    |
| 21.47%<br>Some College, No Degree | 9.77%<br>Associate Degree             | 21.12%<br>Bachelor's Degree    | 12.87%<br>Graduate/Professional Degree |





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**Smith Retzloff** Retail Team

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