
 55,145+ VEHICLE
Average Daily Traffic



**STEAMBOAT
CREEK
COMMONS**



SHAYDEN SUMMIT		
TRADER JOE'S	Apple	DAVE & BUSTERS
CINEMARK	lululemon	Dillard's
J.CREW	OLD NAVY	WILLIAMS-SONOMA
BJ's	ANTHROPOLOGIE	PATTERYHANA
HANDELS	ULTA	SEPHORA

 40,246+ VEHICLE
Average Daily Traffic

580 SOUTH
INDUSTRIAL
840,000 SF

STEAMBOAT CREEK COMMONS

Wholesale-Anchored Shopping Center For Lease
offering Premier Visibility in South Reno, NV,
just off Interstate 80



**LEWIS
RETAIL CENTERS**



WATCH PROPERTY
MARKETING VIDEO

WHOLESALE-ANCHORED RETAIL CENTER

Planned as a wholesale-anchored retail shopping center on the northeast corner of S. Virginia Street and Geiger Grade, this development captures one of South Reno's most active retail intersections.

The site delivers immediate visibility to strong arterial traffic, excellent regional access, and growing residential density – creating a high-velocity trade area ideal for Class A retail, service tenants, and restaurant concepts.

THREE

RETAIL PAD
OPPORTUNITIES

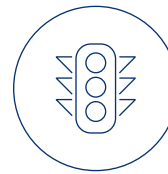
FLEXIBLE

FLOOR PLATES
AVAILABLE

AMPLE

RETAIL
PARKING

AVAILABLE FOR LEASE



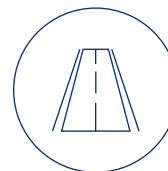
HIGH-FREQUENCY TRAFFIC

The Wholesale anchor will provide consistent, high-frequency traffic throughout the center, with convenient access to three major I-80 on-and-off ramps.



PROMINENT CORNER LOCATION & VISIBILITY

NEC placement provides two-way exposure to one of South Reno's primary commercial corridors and easy ingress/egress for both local and regional shoppers.



EXCELLENT REGIONAL CONNECTIVITY

The site sits along a major south Reno arterial that links neighborhoods, employment nodes, and regional highways – making it a convenient shopping destination for residents across south and central Reno.

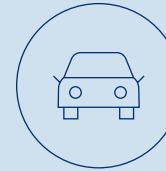


LEWIS
RETAIL CENTERS

STEAMBOAT CREEK COMMONS



INVESTMENT & USER BENEFITS



STABLE ANCHOR TRAFFIC REDUCES VOLATILITY

Tenant sales tend to be less volatile in wholesale anchored centers, improving occupancy stability and long-term valuation.



ATTRACTIVE FOR SERVICE BUSINESSES & NATIONAL CHAINS

Predictable draw and strong daytime/weekend trade make the center appealing to both regional operators and national franchisors.

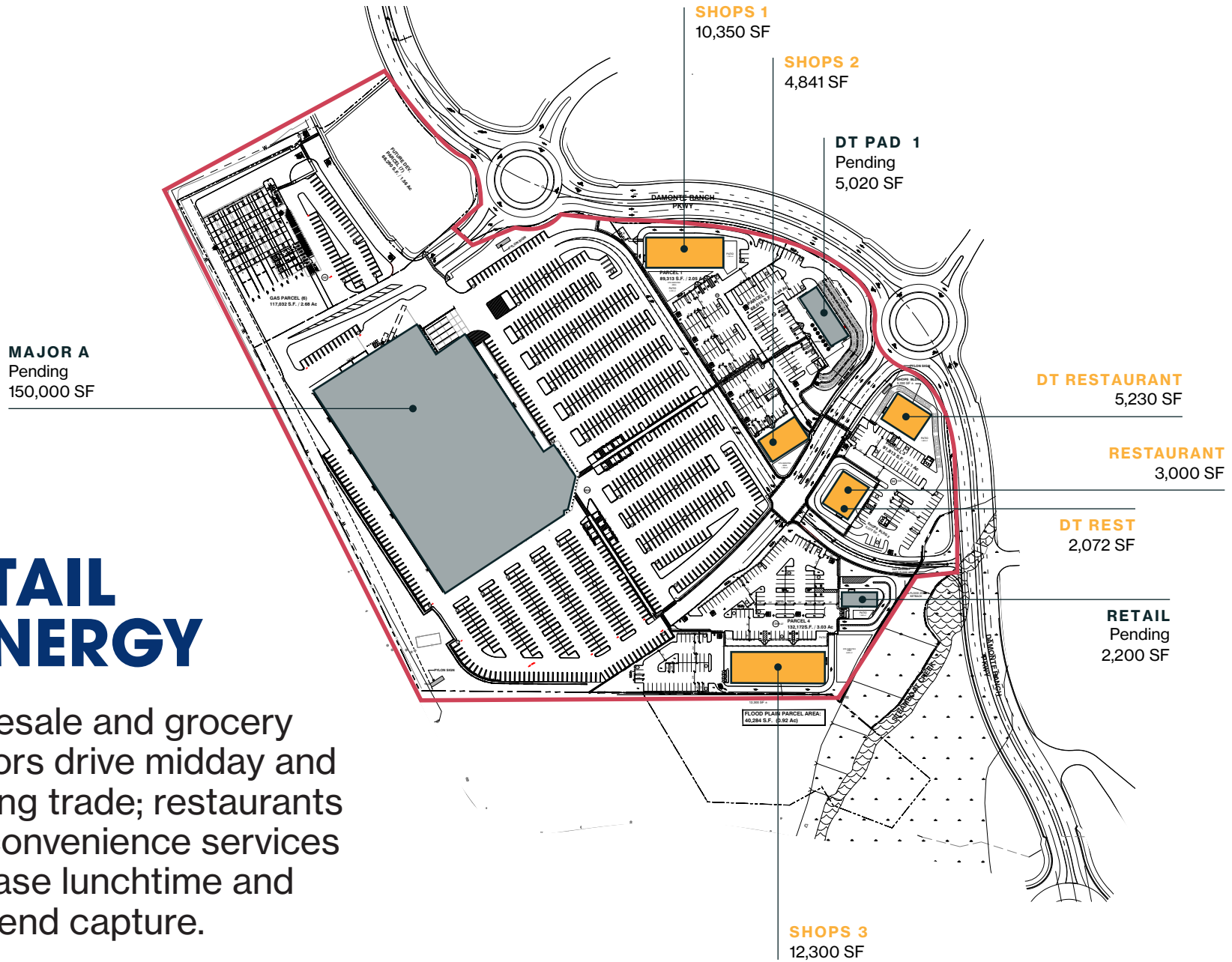


HIGH DAILY TRAFFIC EXPOSURE

S. Virginia Street is one of South Reno’s busiest retail corridors. This corner location offers strong drive-by visibility and convenient access for both commuters and local shoppers, with proximity to three major I-580 on-and-off ramps.

CONVENIENT INGRESS/EGRESS & PARKING

The layout planned around a major corner intersection allows efficient traffic circulation and ample parking – crucial for big-box anchored shopping centers and QSR/fast casual demand.



RETAIL SYNERGY

Wholesale and grocery anchors drive midday and evening trade; restaurants and convenience services increase lunchtime and weekend capture.

STEAMBOAT CREEK COMMONS

DAMONTE RANCH

CURTI RANCH

VIRGINIA HIGHLANDS

STEAMBOAT CREEK COMMONS

40,246+ VEHICLE
Average Daily Traffic

55,145+ VEHICLE
Average Daily Traffic



S VIRGINIA ST

SHAYDEN SUMMIT



MARKET & DEMOGRAPHIC STRENGTHS

GROWING RESIDENTIAL BASE

South Reno has seen notable housing development and new subdivisions in recent years, increasing the core customer base within the primary trade area. This growth supports grocery and value-retail demand and strengthens weekday and weekend traffic flows.

HOUSEHOLD COMPOSITION

The household composition and spending patterns in the area (strong family and multi-person household representation) typically favor bulk-buy formats, grocery anchors, and mid-priced dining.

RELIABLE CUSTOMER BASE

The combination of stable household incomes and expanding population creates a reliable customer base with disposable income for both essentials and discretionary purchases.

STEAMBOAT CREEK COMMONS



SHAYDEN SUMMIT

VIRGINIA HIGHLANDS

CURTI RANCH

STEAMBOAT CREEK COMMONS

AVAILABLE FOR LEASE



LEWIS RETAIL CENTERS

STEAMBOAT CREEK COMMONS

DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	7 Miles
2025 Est. Population	48,192	69,097	112,523
2030 Proj. Population	51,327	72,589	116,522
2025 Med. Age	43.5	43.4	42.5
Daytime Population	32,853	57,765	98,892

HOUSEHOLD INCOME

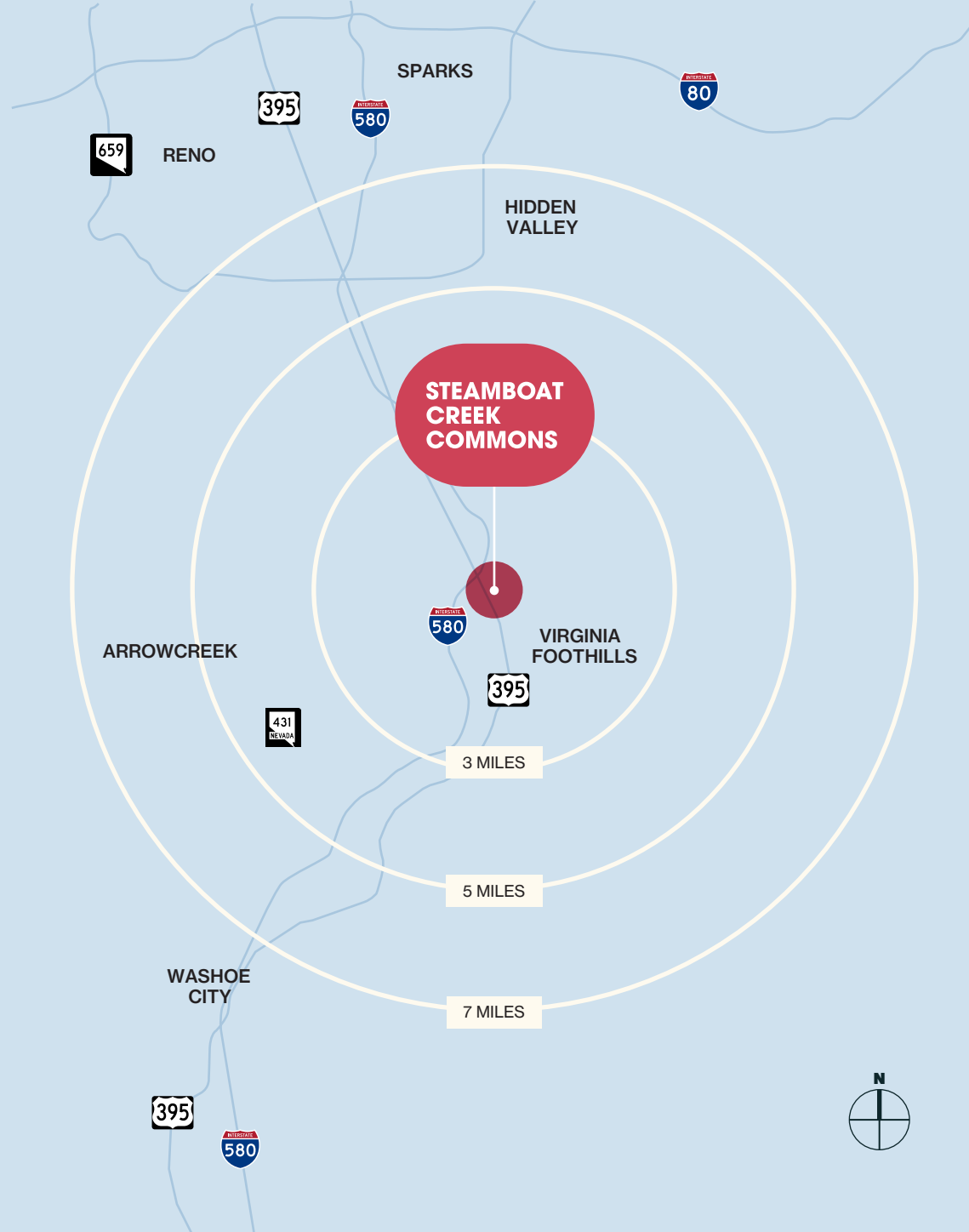
	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$162,681	\$170,222	\$151,763
2030 Proj. Avg. HH Income	\$160,441	\$167,296	\$149,265
2025 Est. Med. HH Income	\$127,308	\$126,912	\$112,645
2030 Proj. Med. HH Income	\$126,159	\$125,596	\$111,560
2025 Est. Per Capita Income	\$67,401	\$71,587	\$64,331

HOUSEHOLD

	3 Miles	5 Miles	7 Miles
2025 Est. HH	19,964	29,043	47,660
2030 Proj. HH	21,437	30,823	49,919
Proj. Annual Growth (2025-2030)	1,473	1,781	2,258
Avg. HH Size	2.4	2.4	2.4

CONSUMER EXPENDITURE

	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$2.58B	\$3.73B	\$5.68B
Annual Retail Expenditure	\$1.24B	\$1.79B	\$2.75B
Monthly HH Expenditure	\$10,783	\$10,699	\$9,938
Monthly Retail Expenditure	\$5,196	\$5,140	\$4,811



RENO-SPARKS MSA SNAPSHOT

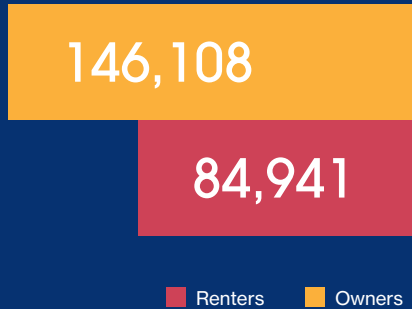
581,543
POPULATION

2.48
AVG HH SIZE

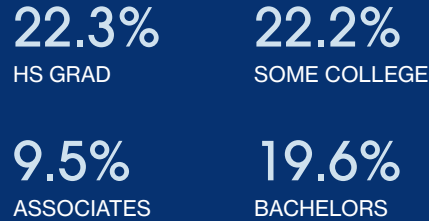
\$115,031
AVG HH INCOME

39.3
MEDIAN AGE

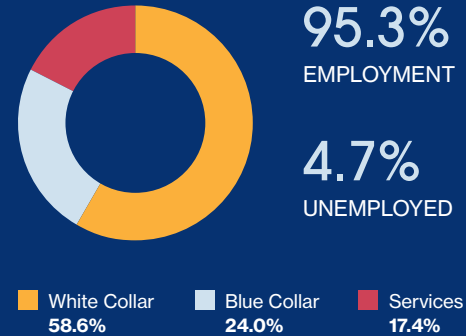
HOME OWNERSHIP



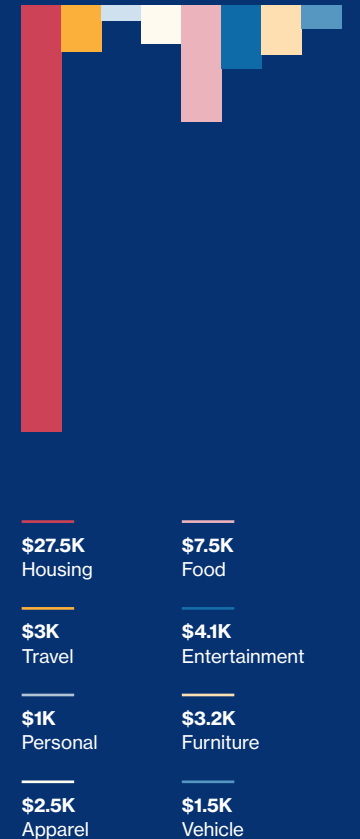
EDUCATION



EMPLOYMENT



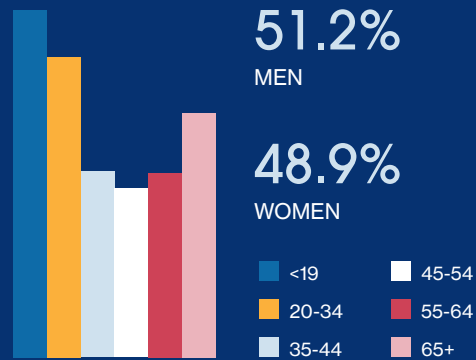
HOUSEHOLD SPENDING



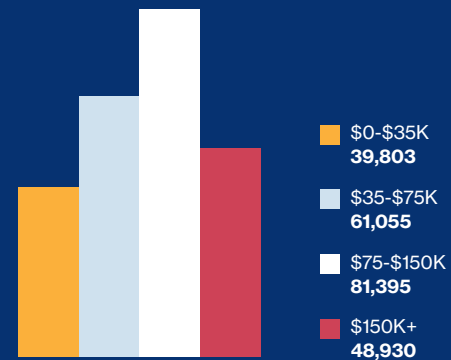
RACE & ETHNICITY

WHITE	63.4%
ASIAN	6.0%
PACIFIC ISLANDER	0.7%
AFRICAN-AMERICAN	2.5%
HISPANIC	25.6%
TWO OR MORE RACES	13.6%

GENDER & AGE



INCOME BY HOUSEHOLD



Source: ESRI

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

APPROVED SINGLE-FAMILY PROJECTS

■ Approved
 ■ Under Construction
 ■ Stopped Construction

PROJECT	DEVELOPER/ OWNER	LOCATION	STATUS	Units Approved	Units Recorded	Units Completed (Sold or Leased)	Remaining Units (Unsold or Unleased)	Units Fully Constructed	Avg Sale Price of New Homes 2Q25	No. of New Sales (2Q25)	No. of Finished/ Partially Finished Lots
■ Pecetti Ranch Townhomes	Avison Development Partners LLC	9300 Gateway Dr	Approved	179	0	0	179	0	-	0	0
■ DP11	Dolan Properties II LLC	Claimjumper/Palladium Mine Dr	Approved	18	0	0	18	0	-	0	0
■ Damonte Ranch Village 26	Nevada Tri Partners	Rio Wrangler Parkway	Under Construction	95	95	77	18	6	\$463,552	8	12
Approved Single-Family Attached Subtotal				292	95	77	215	6		8	12
■ Daybreak Plan Area 23	Lennar Homes	Veterans & S Meadows Pkys	Approved	160	0	0	160	0	-	0	0
■ Daybreak Plan Area 24N/25	Lennar Homes	Veterans & S Meadows Pkys	Approved	124	75	0	124	0	-	0	75
■ Talus Valley Village 22	Toll Brothers	S Meadows & Echo Valley Pkys	Approved	144	0	0	144	0	-	0	0
■ Daybreak Plan Area 24S/26	Lennar Homes	Veterans & S Meadows Pkys	Approved	174	135	0	174	0	-	0	135
■ Palisades	Lennar Homes	McCauley Ranch & Gold Mine Dr	Stopped Construction	260	260	260	0	0	\$1,069,975	2	0
■ Damonte Ranch Village 21	Terreno Development LLC	Veterans & S Meadows Pkys	Under Construction	214	196	185	29	1	\$776,522	5	10
■ Caramella Ranch Estates	Toll Brothers	South of Rio Wrangler/Western	Under Construction	935	929	815	120	34	\$900,370	26	80
Approved Single-Family Detached Subtotal				2,011	1,595	1,260	751	35		33	300
Grand Total of Approved Units				2,303	1,690	1,337	966	41		41	312

Source: Center For Regional Studies - University of Nevada, Reno



NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

PROPOSED PROJECTS WITHOUT TENTATIVE/FINAL APPROVALS

PROJECT	DEVELOPER/OWNER	LOCATION	STATUS	PROPOSED UNITS	TYPE
Daybreak (PUD balance)	Toll Brothers	Veterans & S Meadows Pkys	Pending	2,775	SF
Daybreak Plan Area 10/11	Toll Brothers	S Meadows & Echo Valley Pkys	Pending	353	SF
Talus Valley Village 17/18/19	Toll Brothers	Veterans & S Meadows Pkys	Pending	247	SF
Talus Valley Villages 20/21	Toll Brothers	Veterans & S Meadows Pkys	Pending	198	SF-ATT
Bella Vista Ranch Phase II	Sunny Hills Ranchos	S Meadows & Rio Wrangler Pkys	Pending	609	SF
The Canyons	Jack Dolan	East of McCauley Ranch Blvd	Pending	110	SF
Valley View Estates	McCauley/Tormey	Claim Jumper & Tellurium Mine	Pending	39	SF
Grand Total of Approved Units				4,331	

The total number of **approved units on tentative maps** represents the total approved units at build out. The actual number of units upon completion of the development may change due to lot size changes at the final map stage.

The total number of **recorded units on final maps** represents the number of units in approved subdivision “phases” and have obtained the necessary permits to begin construction. The final map units are a subset of the tentative map units. The difference between “approved” and “recorded” units is the number of units remaining to be released in future phases of the development.

Sold single-family units have transferred from the original builder to a private owner, according the county assessor records. Number of leased multifamily units are sourced from the quarterly Johnson-Perkins-Griffin Apartment Survey.

The remaining “**approved-unsold/unleased**” units in each subdivision are the difference between the total number of tentative map units and the number of units that have closed escrow or lease contracts.

Standing inventory units are classified as 100% completed by County Assessor, but are still owned by the original builder. This number may include model homes and homes under contract.

The **average sale price** of new homes lists the average transaction price during the reported quarter for homes within that particular subdivision, according to county assessor records.

Finished/partially finished lots are vacant parcel lots owned by the developer that are part of the final map inventory. These vacant parcel lots may or may not include utilities.

Stopped Construction status indicates all approved construction has been completed or project construction has been paused by owner/developer.

Source: Center For Regional Studies - University of Nevada, Reno

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

APPROVED PROJECTS

■ Approved
 ■ Under Construction
 ■ Stopped Construction

PROJECT	DEVELOPER/ OWNER	LOCATION	STATUS	Units Approved	Units Recorded	Units Completed (Sold or Leased)	Remaining Units (Unsold or Unleased)	Units Fully Constructed	Avg Sale Price of New Homes 2Q25	No. of New Sales (2Q25)	No. of Finished/ Partially Finished Lots
■ Lakeridge Apartments	Thompson Thrift	S McCarran Blvd & Plumas St	Approved	273	0	0	273				
■ Elysium	Oakmont Properties Development	S Virginia St & S Hills Dr	Under Construction	270	0	0	270				
■ Gateway at Galena	Artec Communities LLC	Wedge Pky & Mt Rose Hwy	Approved	361	0	0	361				
Approved Multifamily Subtotal				904	-	-	904				
■ Hilltop	Toll Brothers	S McCarran & Plumas (SWC)	Stopped Construction	39	38	30	9	8	\$748,670	8	0
■ Rancharrah Village 4 West	Lyon Living	Termination of Talbot Ln	Under Construction	66	66	36	30	8	\$1,908,005	1	22
■ Rancharrah Village 4 East	Lyon Living	Termination of Talbot Ln	Approved	8	0	0	8	0	-	0	0
Approved Single-Family Attached Subtotal				113	104	66	47	16		9	22
■ Rancharrah Village 7	Rancharrah Holdings LLC	Termination of Talbot Ln	Approved	59	0	0	59	0	-	0	0
■ Lakeside Custom Lots	Gordon Real Estates LLC	8900 Lakeside Dr	Approved	24	0	0	24	0	-	0	0
■ Braesview Subdivision	Davidson Associates Inc	1455 Foothill Rd	Under Construction	24	22	3	21	0	-	0	19
■ The Village at Arrowcreek	Tim Lewis Communities	Arrowcreek Pky	Under Construction	124	124	0	124	0	-	0	124
■ Ascente	Toll Brothers	Terminus of Fawn Ln	Under Construction	225	202	0	225	7	-	0	195
■ The Chalets	Ladera Montreux LLC	Montreux Country Club	Stopped Construction	129	128	91	38	2	-	0	35
Approved Single-Family Detached Subtotal				585	476	94	491	9		-	373
Grand Total of Approved Units				1,602	580	160	1,442	25		9	395

Source: Center For Regional Studies - University of Nevada, Reno

NEW RESIDENTIAL CONSTRUCTION

New Southeast Subregion

PROPOSED PROJECTS WITHOUT TENTATIVE/FINAL APPROVALS

PROJECT	DEVELOPER/OWNER	LOCATION	STATUS	PROPOSED UNITS	TYPE
Rancharra Village 8	Reno Land, Inc.	Terminus of Talbot Ln	Pending	29	SF
Evans Creek	Evans Creek LLC	S McCarran/Manzanita Ln	Pending	1,875	SF
Zolezzi Single-Family	Reno Christian Fellowship	Terminus of Zolezzi Lane	Pending	36	SF
Terrasante	Gateway/Ladera Montreux	End of Callahan Ranch Rd	Pending	210	SF
Sierra Reflections	World Properties Inc	Pagni Ln/US395	Pending	938	SF
Grand Total of Pending Units				3,088	

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Source: Center For Regional Studies - University of Nevada, Reno



**WATCH PROPERTY
MARKETING VIDEO**

STEAMBOAT CREEK COMMONS

Smith Retzloff Retail Team

Shawn Smith

Executive Vice President
+1 775 823 4667
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff

Senior Vice President
+1 775 823 6621
sean.retzloff@colliers.com
LIC # NV 0182046

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