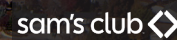
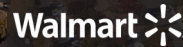




For Lease FIRECREEK CROSSING SHOPPING CENTER



Ranked #3
(Out of 10 in the State)



Ranked #8
(Out of 33 in the State)
(Top Store in District)



AVAILABLE

Ranked #4
(Out of 12 in the District)



AVAILABLE



Ranked #2
(Out of 55 in the State)



AVAILABLE

AVAILABLE

Ranked #7
(In the State of Nevada)



AVAILABLE



AVAILABLE



Kietzke Lane ADT = 13,100



BRIDGE33

UNDER NEW OWNERSHIP!

*Rankings in Nevada: Placer.ai

ABOUT THE CENTER

Firecreek Crossing is located at the busy intersection of South Virginia Street and Kietzke Lane and adjacent to Interstate-580. The convergence of these major traffic arteries allow for easy access throughout the Reno market and help attract national tenants that are focused on regional accessibility. Firecreek Crossing is the premier retail center in the Reno market, and is home to the only TJ Maxx and HomeGoods co-location, and the only Sam's Club location in the Reno market. The Property attracts over 6.8 Million visits annually making it the most visited retail center of its size in Reno and overall the third busiest center in the market.



**WATCH PROPERTY
MARKETING VIDEO**



PROPERTY HIGHLIGHTS

PREMIER NATIONAL TENANT ROSTER



FIRST CHOICE
RETAIL CENTER
WITH SUPERIOR
REGIONAL DRAW

173,200 ADT

Traveling on three main
Arteries for the Reno market



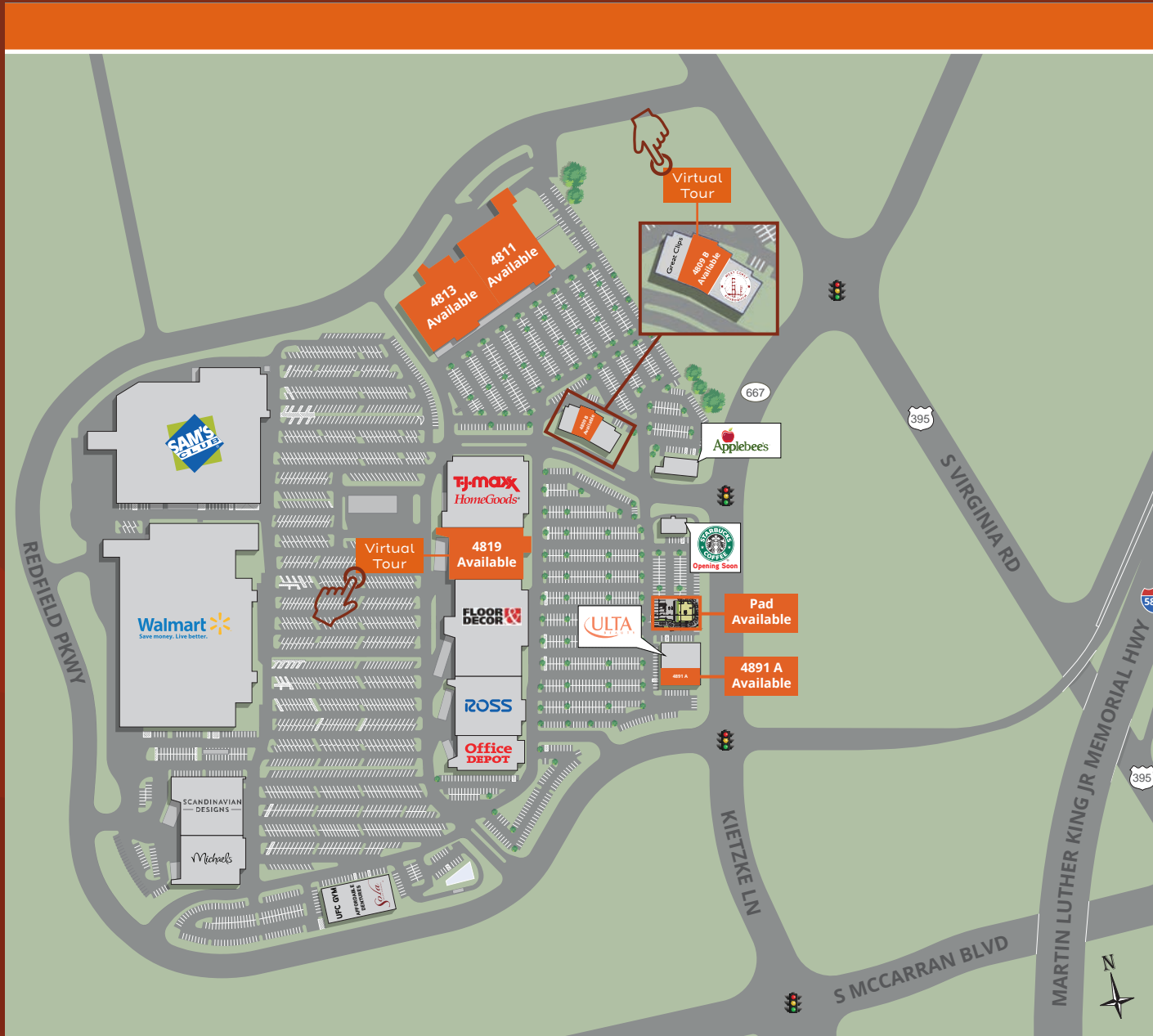
EXPANSIVE REGIONAL RETAIL DRAW

Only HomeGoods and TJ Maxx, and Sam's Club locations in the Reno Market and the only Floor and Decor Location in Northern Nevada.

Nearly
300K
of the monthly
visits are from
consumers that live
more than 3 miles
from the property.



SITE PLAN & AVAILABLE SPACE



Unit	Tenant	SF
4801	Starbucks Opening Soon	3,200
4805	Applebee's	5,500
4809 A	West Coast Sourdough	1,454
4809 B	Available	8,555
4809 D	Great Clips	1,400
4811	Available	21,209 - 45,524
4813	Available	18,539 - 43,500
4819	Available	31,850
4821	TJ Maxx Home Goods	45,500
4823	Floor & Decor	55,269
4825	Ross	30,000
4827	Office Depot	17,891
4871	Michaels	24,295
4875 A	Sola Salon	5,000
4875 B	Affordable Dentures	4,000
4875 C/D	UFC Gym	11,000
4891 A	Available	4,039
4891	ULTA Beauty	13,810
Pad	Available	18,700

UNIT 4809 B

1,866 to 8,555 Square Feet Available

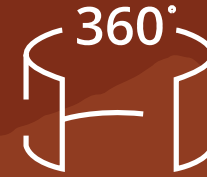


View Virtual
Tour Here



UNIT 4809 B

1,866 to 8,555 Square Feet Available



View Virtual
Tour Here



UNITS 4811 & 4813

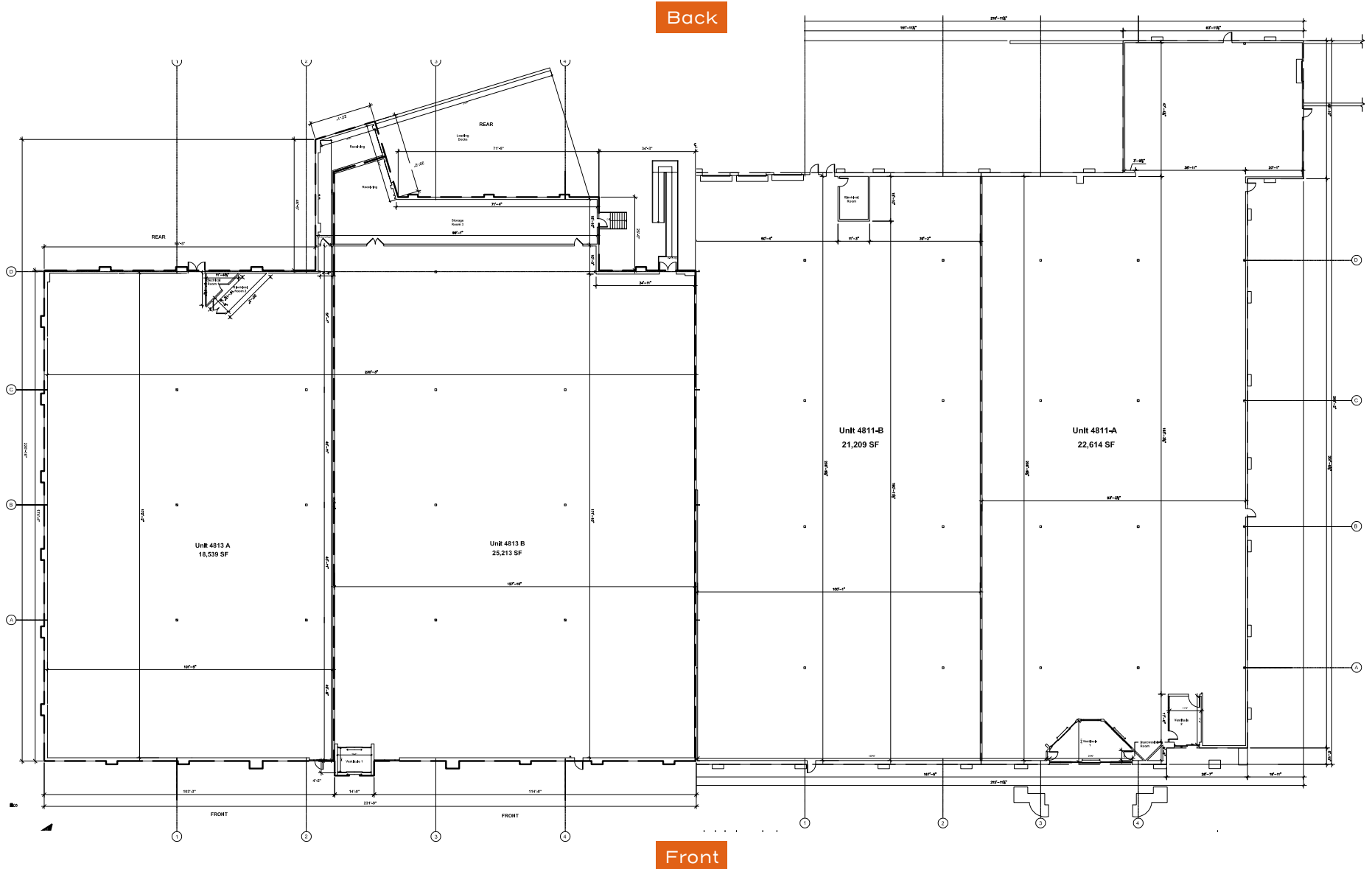
18,539 to 89,024 Total Square Feet Available

*Photo Altered to Show Future Improvements



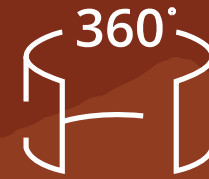
UNITS 4811 & 4813

18,539 to 89,024 Total Square Feet Available



UNIT 4819

31,850 Total Square Feet Available

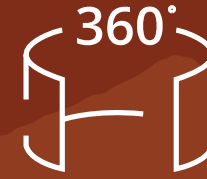


View Virtual
Tour Here



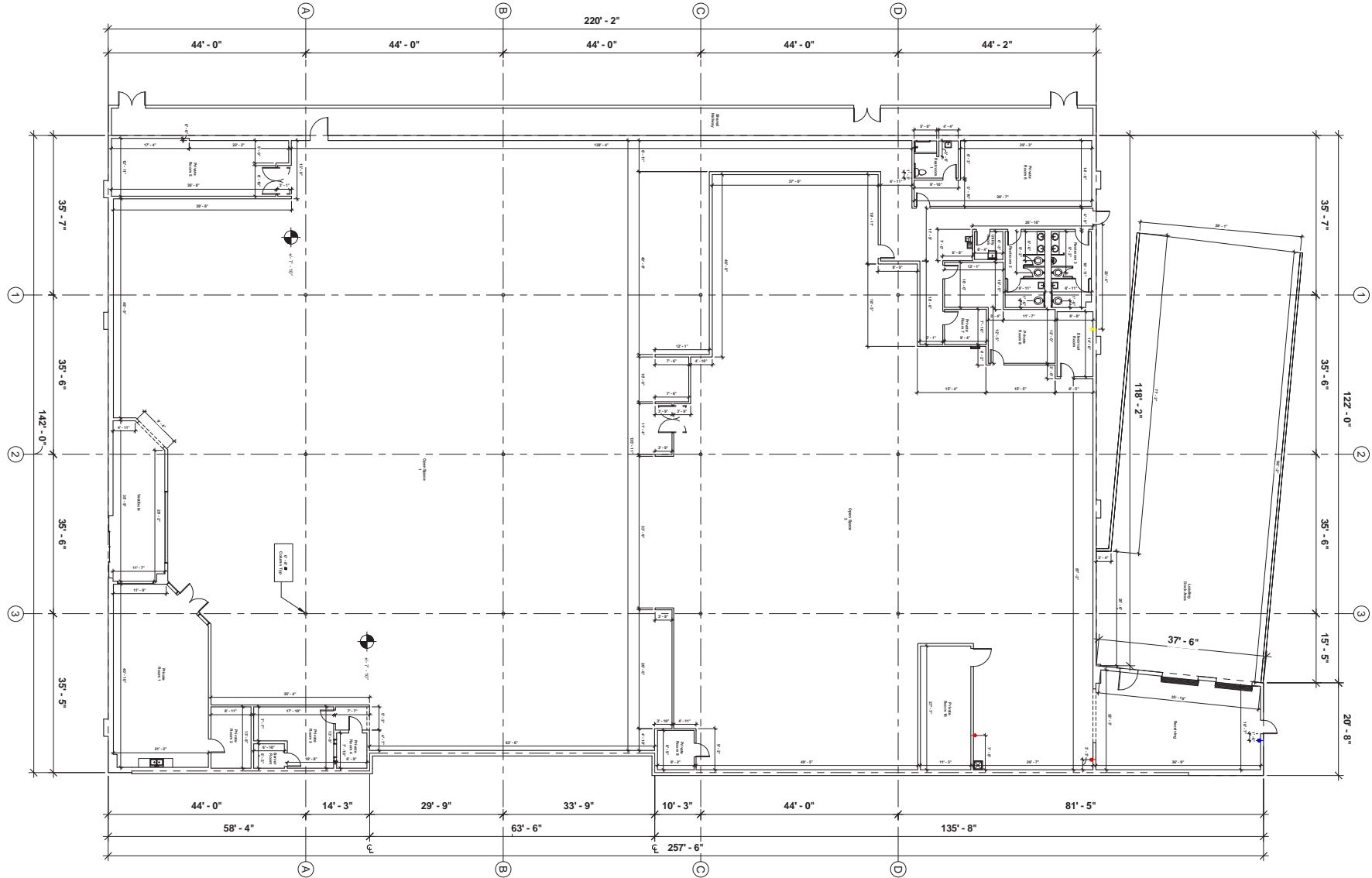
UNIT 4819

31,850 Total Square Feet Available



View Virtual Tour Here

Front



Back

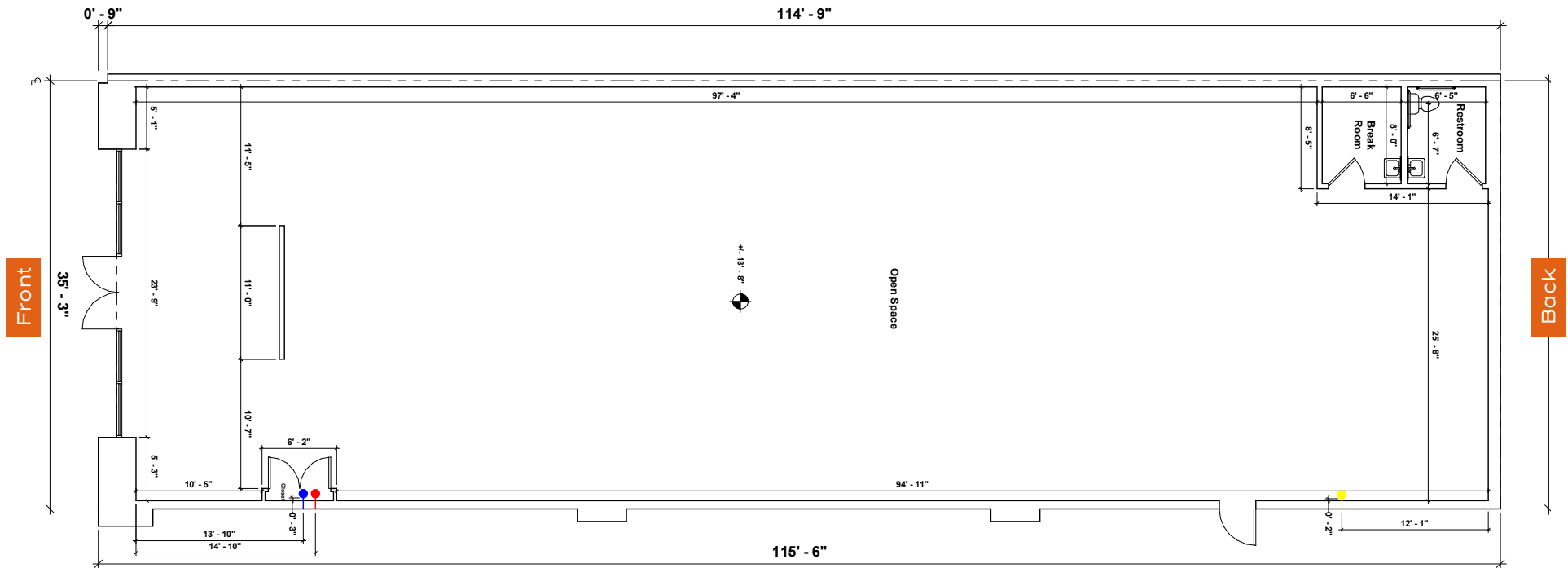
UNIT 4819 A

4,039 Total Square Feet Available



UNIT 4819 A

4,039 Total Square Feet Available



PAD AVAILABLE

18,700 Square Foot Pad Available

*Proposed Plan Shown Below



Key Tenants



FIRST CHOICE RETAIL LOCATION

Firecreek Crossing is the preeminent retail center in the Reno market, proven by the fact that multiple high performing retailers have chosen this as their only location in the market or is **home to their highest performing store in the market**.



FIRECREEK CROSSING

TJ-maxx

HomeGoods

Michaels
Where Creativity Happens

FLOOR & DECOR

ULTA
BEAUTY

ROSS
DRESS FOR LESS

Walmart

sam's club

PREMIER RETAIL CORRIDOR

Firecreek Crossing is located in the epicenter of the Meadowood retail submarket along South Virginia Street. The convergence of Interstate-580, South Virginia Street, and South McCarran Boulevard allow for convenient regional access.



MEADOWOOD MALL ±
900,000 SF Super Regional Mall
owned by Simon Property Group



+1,600 **82K SF**
Room Luxury Hotel Casino



+820 **64K SF**
Room Luxury Hotel Casino



RENO-SPARKS CONVENTION CENTER

The Reno-Sparks Convention Center is the largest convention facility in the Reno-Tahoe market with over 600,000 square feet of meeting space.

- 1M Visitors annually
- 380K SF of contiguous exhibit space
- 600K SF of fully adaptable ground level exhibit and meeting space
- 53 Break rooms

REGIONAL DRAW AND POPULATION



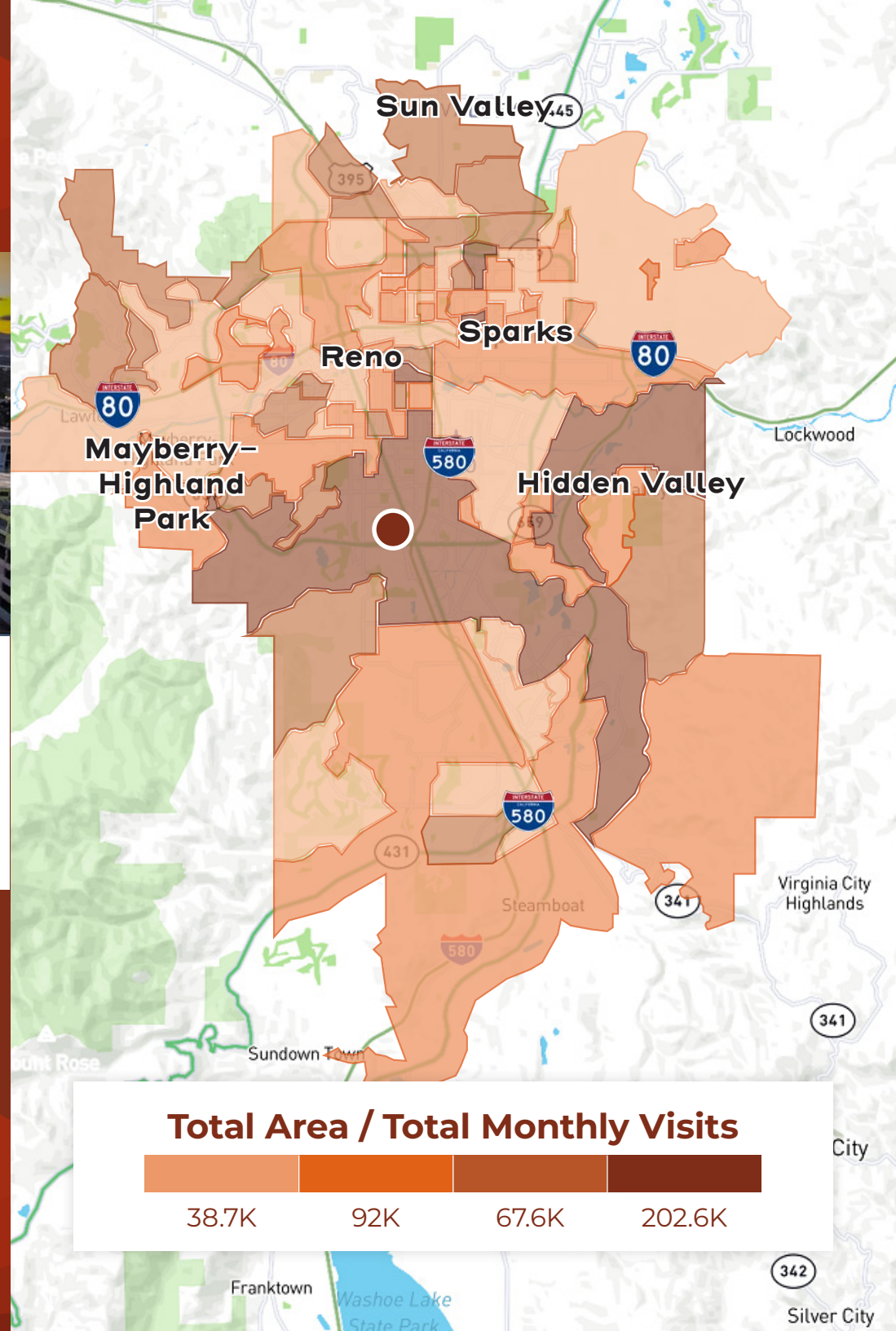
17.5%
POPULATION
GROWTH

In the past
10 years

18.3%
EMPLOYMENT
GROWTH

In the past
10 years

	1 mile	3 mile	5 mile
2024 Population	14,210	83,933	198,126
Daytime Population	24,321	123,303	280,692
Average Household Income	\$97,237	\$102,397	\$106,570
Total Households	6,644	39,808	92,864



MARKET OVERVIEW

JOB'S ADDED

9,000

In Northern Nevada
Year-Over-Year

LABOR FORCE

1.6+M

For the 1st time in
Nevada's History

EARLY START-UP
SURVIVAL RATE

83.2%

81.7% Higher than
the National Average

CITY OF RENO



Reno Leading the Way in Economic Growth

Reno has experienced significant growth and development in recent years, brought about by a favorable cost of living, an attractive tax environment, proximity to major economic hubs and outdoor recreational activities. The region has attracted various industries including technology, manufacturing, logistics and renewable energy, bringing job opportunities to the area and further advancing the city's economic growth.



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