



FOR LEASE

# 2015 Terminal Way

APN: 015-361-01

## 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



### Colliers Reno

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

## RETAIL OVERVIEW

±1,530 - 1,670 SF space available

Easy access to the I-580 and the Reno-Tahoe International Airport entrance/exit

Excellent visibility from I-580

Ample frontage along Terminal Way with drive-thru opportunity

Located in busy commuter area next to Hyatt Place and Aloft by Marriot

High density area with over ±6,000 homes within a 1-mile radius

## NEGOTIABLE

Lease Rate

### Reno-Tahoe International Airport Overview

The Airport serves as a major regional gateway, handling nearly 5 million passengers annually and driving consistent tourism and business travel into Northern Nevada. **Ongoing billion-dollar infrastructure investments**, including new concourses and a consolidated ground transportation center, are set to significantly expand capacity, enhance accessibility, and increase visitor traffic to the surrounding area and this site.

Available for Lease





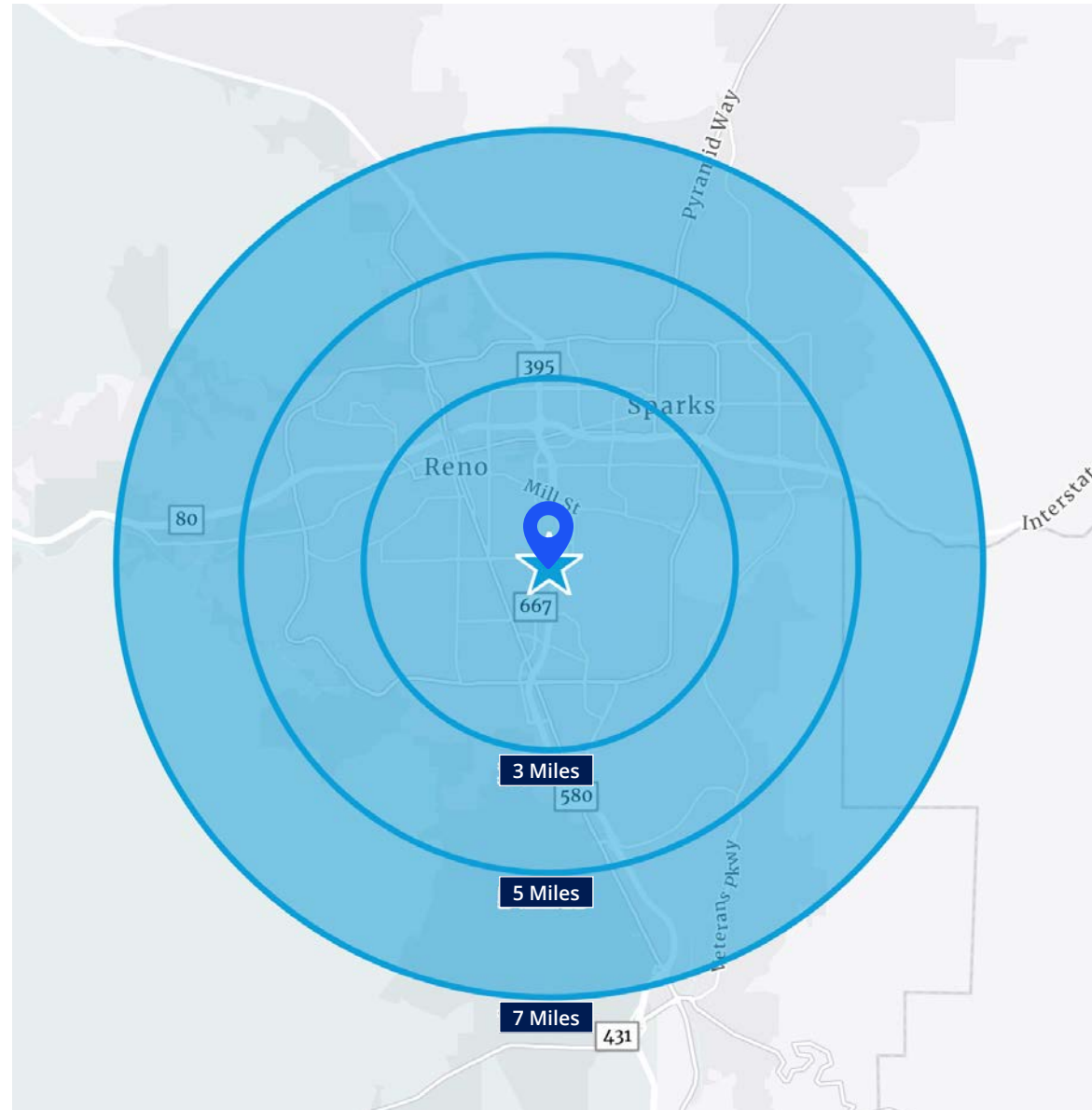
Available for Lease

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	111,244	242,802	344,847
2030 Proj. Population	115,590	251,362	356,493
2025 Med. Age	37.5	36.7	37.8
Daytime Population	193,346	316,994	395,024

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$87,277	\$100,302	\$112,709
2030 Proj. Avg. HH Income	\$97,122	\$111,059	\$124,969
2025 Est. Med. HH Income	\$61,238	\$72,134	\$80,870
2030 Proj. Med. HH Income	\$69,024	\$80,716	\$91,205
2025 Est. Per Capita Income	\$39,614	\$42,786	\$46,716

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	50,194	103,627	142,517
2030 Proj. HH	52,789	108,379	148,712
Proj. Annual Growth (2025-2030)	1.01%	0.90%	0.85%
Avg. HH Size	2.14	2.29	2.37

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$76,597	\$87,395	\$97,644
Annual Retail Expenditure	\$24,057	\$27,608	\$31,010
Monthly HH Expenditure	\$6,383	\$7,283	\$8,137
Monthly Retail Expenditure	\$2,005	\$2,301	\$2,584



Available for Lease

# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

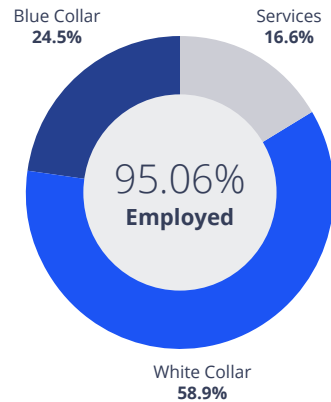
\$121,655  
Avg HH Income

39.5  
Median Age

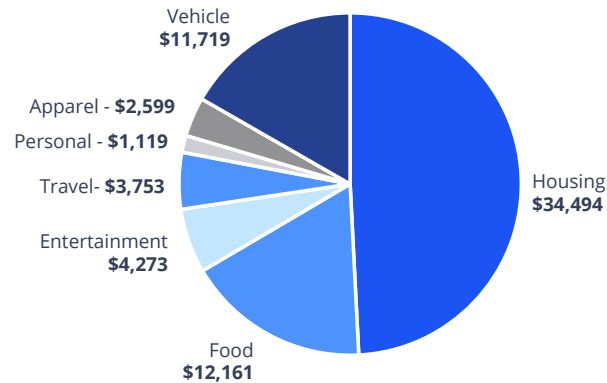
## Home Ownership (2025 Housing Units)



## Employment



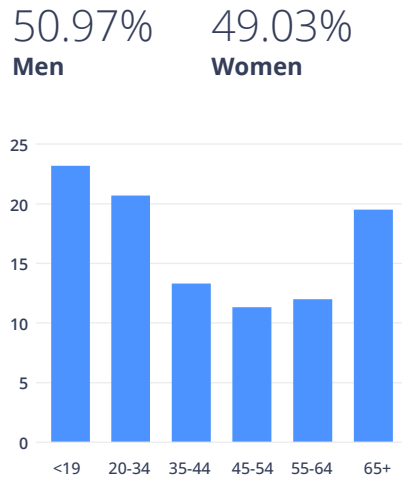
## Household Spending



## 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

GSR is undergoing a \$1+ billion redevelopment that will transform it into a regional entertainment hub, anchored by a 10,000 seat arena and major event space. The project also includes an ±800 room hotel expansion and new entertainment amenities.



# 2015 Terminal Way

## Smith Retzliff Retail Team

### Shawn Smith

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

### Sean Retzliff

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



Accelerating success.

### Colliers Reno

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