

Excellent retail space available. Located in a high traffic,
Costco-anchored shopping center



FOR LEASE

Airport Square

2000 Harvard Way, Reno, NV 89502

Smith Retzloff Retail Team

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Colliers Reno

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AIRPORT SQUARE

RETAIL OVERVIEW

±1,178 - 1,576 SF space available

Easy access to the center from Plumb Ln

Excellent visibility from Hwy 580

Ample parking with over ±1,000 spaces

Diverse tenant-mix including Costco, Urban Air, Mor Furniture, Mattress Firm, Capriotti's, AT&T, Sushi Pier, One Nevada Credit Union and more

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



NEGOTIABLE

Lease Rate



Available for Lease

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Airport Square Rankings

4.2M
Annual Visits

#1
Most Visited Center In A 15 Mile Radius

#15
Most Visited Center In The State Of NV



#1 Mor Furniture
Most Visited Center In The State Of NV

#2 Costco
Most Visited Store In The State Of NV

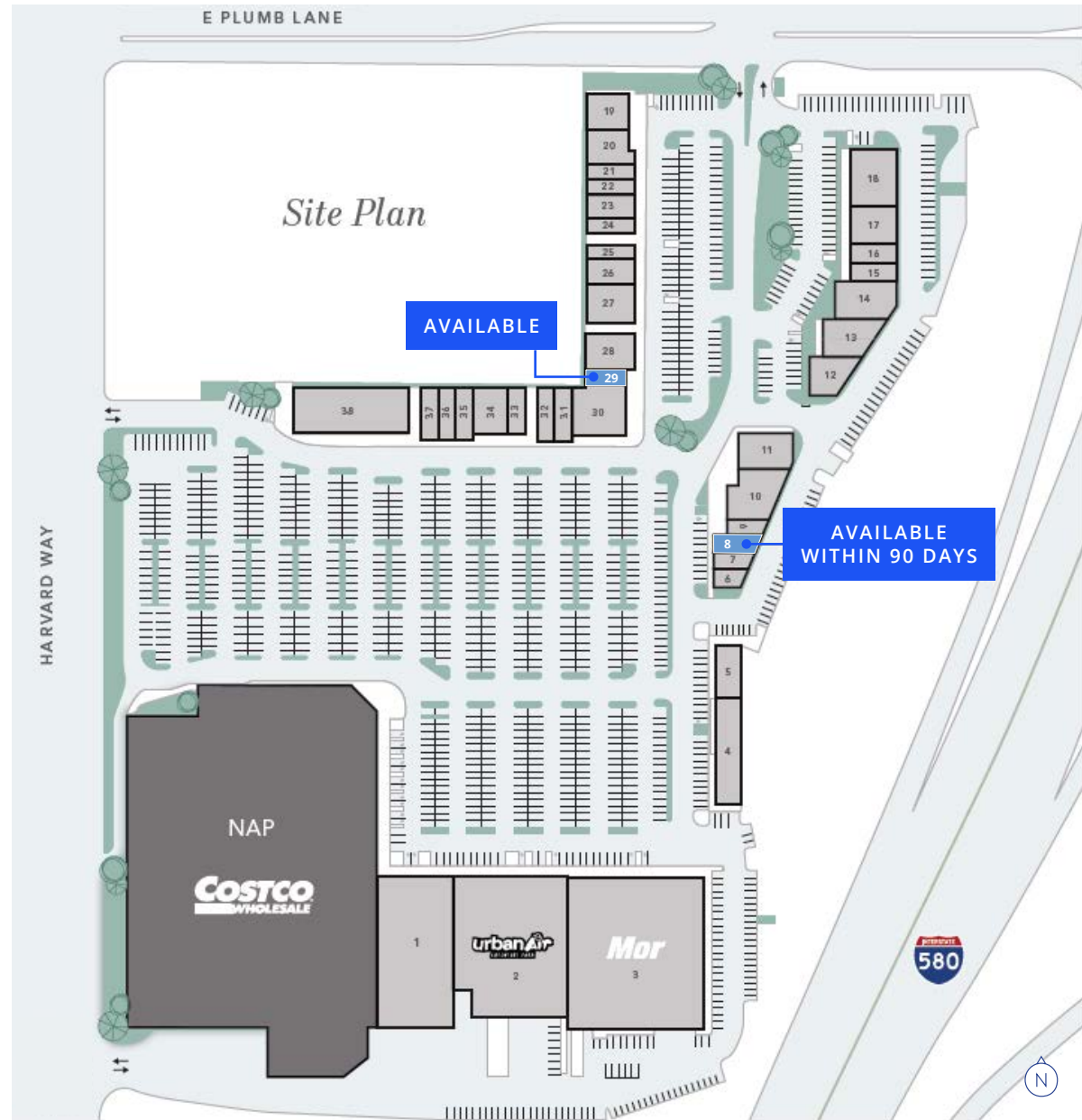
Source: *placer.ai* data



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SUITE AVAILABILITY

#	Suite #	Tenant	Total SF
1	2202 A	Costco Addition	20,000 SF
2	2210 A	Urban Air	24,473 SF
3	2212 A	Mor Furniture	39,084 SF
4	1320 BC	Tobacco Island	5,400 SF
5	1320 A	Benson & Bingham	1,800 SF
6	1300 B4	Kaffe Crepe	885 SF
7	1300 B3	Lahsoon Smoke Shop	1,300 SF
8	1300 B2	Available Within 90 Days	1,576 SF
9	1300 B1	Houston We Have A Problem	1,490 SF
10	1300 AB	Silk Road International Market	3,715 SF
11	1300 A	Face To Face Spa	3,005 SF
12	1296 L	Claw Joyland	2,512 SF
13	1296 IK	Dotty's	4,106 SF
14	1296 H	Crawfish Asian Bistro	2,216 SF
15	1296 G	Crawfish Asian Bistro	2,400 SF
16	1296 F	Alteration & Boutique Store	707 SF
17	1296 DE	Cycle Gear	3,850 SF
18	1296 AC	One Nevada Credit Union	4,588 SF
19	1274 AB	At&T	2,600 SF
20	1274 C	All Smiles Family Dentistry	2,555 SF
21	1274 D	Hype Tea	1,267 SF
22	1274 E	State Farm	1,268 SF
23	1274 F	Key And Code Llc	2,015 SF
24	1274 G	Go Auto	1,156 SF
25	1280 A	Smoke And Vape Hub	1,170 SF
26	1280 B	Capriotti's	2,145 SF
27	1280 CD	Northern Nevada Coin & Bullion	3,282 SF
28	1290 AB	El Paisano	2,941 SF
29	1290 C	Available	1,178 SF
30	1290 D-G	Bead Gallery Reno	3,117 SF
31	1290 HI	Asian Noodles	3,050 SF
32	1290 J	Sushi Pier	1,680 SF
33	2002 F	Crystal Nail Salon	1,350 SF
34	2002 DE	Asian Foot Reflexology	2,790 SF
35	2002 C	Horizon Window Fashions	1,645 SF
36	2002 B	Stone Age Quarry	1,480 SF
37	2002 A	Quality Floors 4 Less	1,760 SF
38	2000 A	The Sleep Train	9,240 SF



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High-Traffic Location At The Heart Of Reno

Easy for visitors to locate. Just minutes from the Reno/Tahoe Airport,
at a high-density retail shopping area.



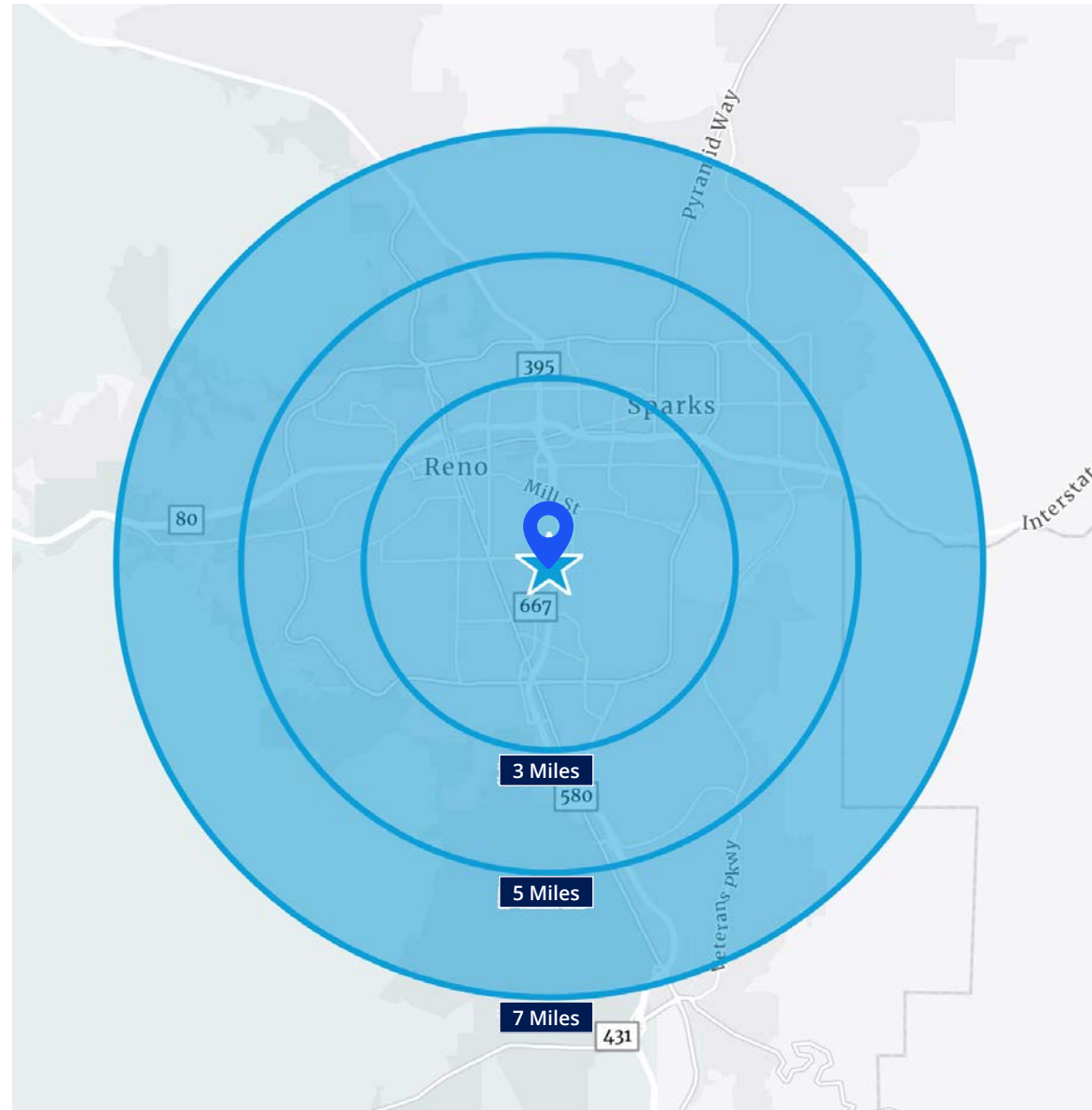
Available for Lease

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



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Reno-Sparks MSA Facts & Demographics

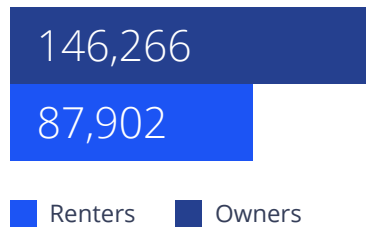
588,069
Population

2.48
Avg HH Size

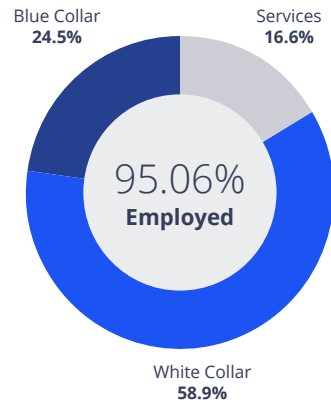
\$121,655
Avg HH Income

39.5
Median Age

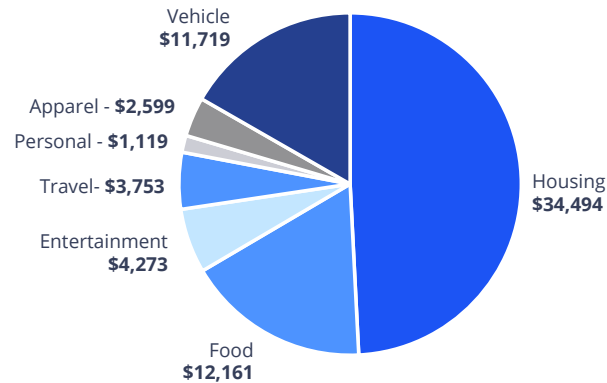
Home Ownership (2025 Housing Units)



Employment



Household Spending

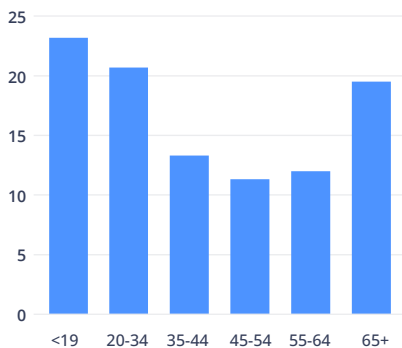


Race & Ethnicity (2025) - % of total population

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

50.97% Men 49.03% Women



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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