



FOR LEASE

Redfield Promenade

4991 S Virginia St, Reno, NV 89502

Smith Retzloff Retail Team

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

PREMIER RETAIL LOCATION

High identity spaces backing to freeway off-ramp

PROPERTY OVERVIEW

Anchored by Nordstrom Rack (market exclusive), Cost Plus World Market, Natural Grocers, Boot Barn & Bob's Discount Furniture

Co-tenants include Twin Peaks, Costa Vida, Ijji Sushi, MOD Pizza and more

Strong institutional ownership

Adjacent to the Reno-Sparks Convention Center that attracts an estimated 300,000 annual attendees

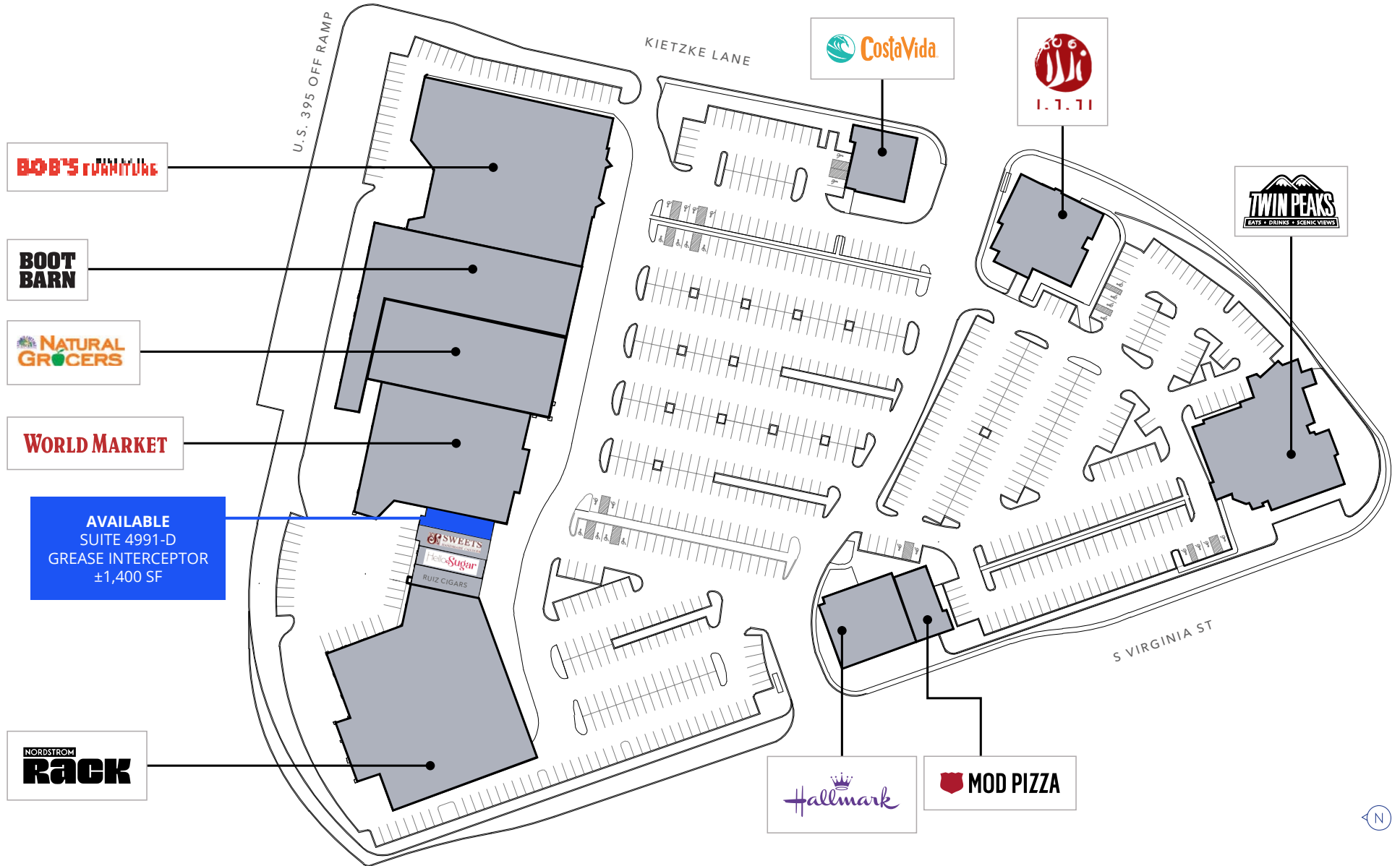
The center benefits from the regional draw of anchor tenants in addition to strong daytime population within the immediate surroundings

AVAILABILITIES

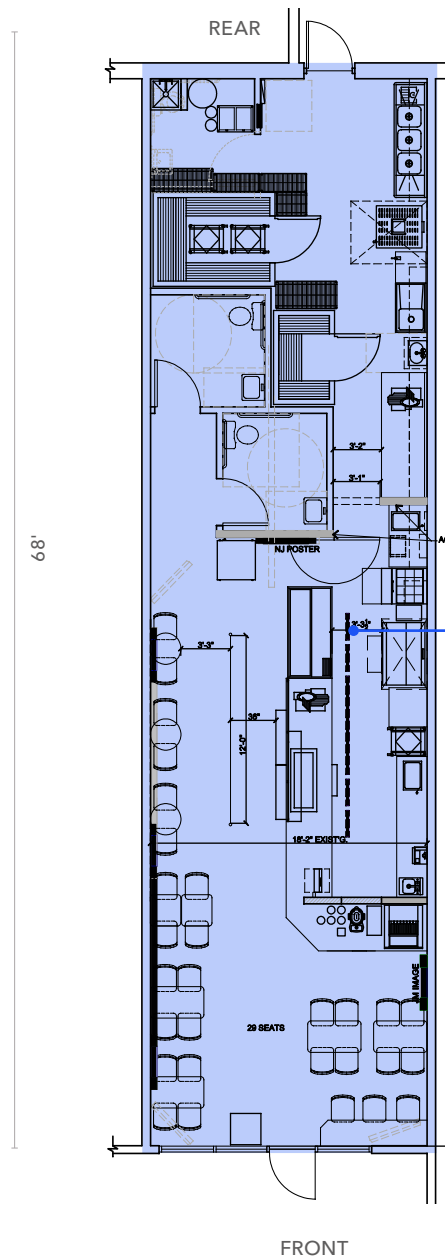
Suite	SF	Availability
4991-D	±1,400	Immediately



Available for Lease



Available for Lease



SUITE
4991-D
Available

±1,400
Total SF

Available for Lease

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REDFIELD PROMENADE

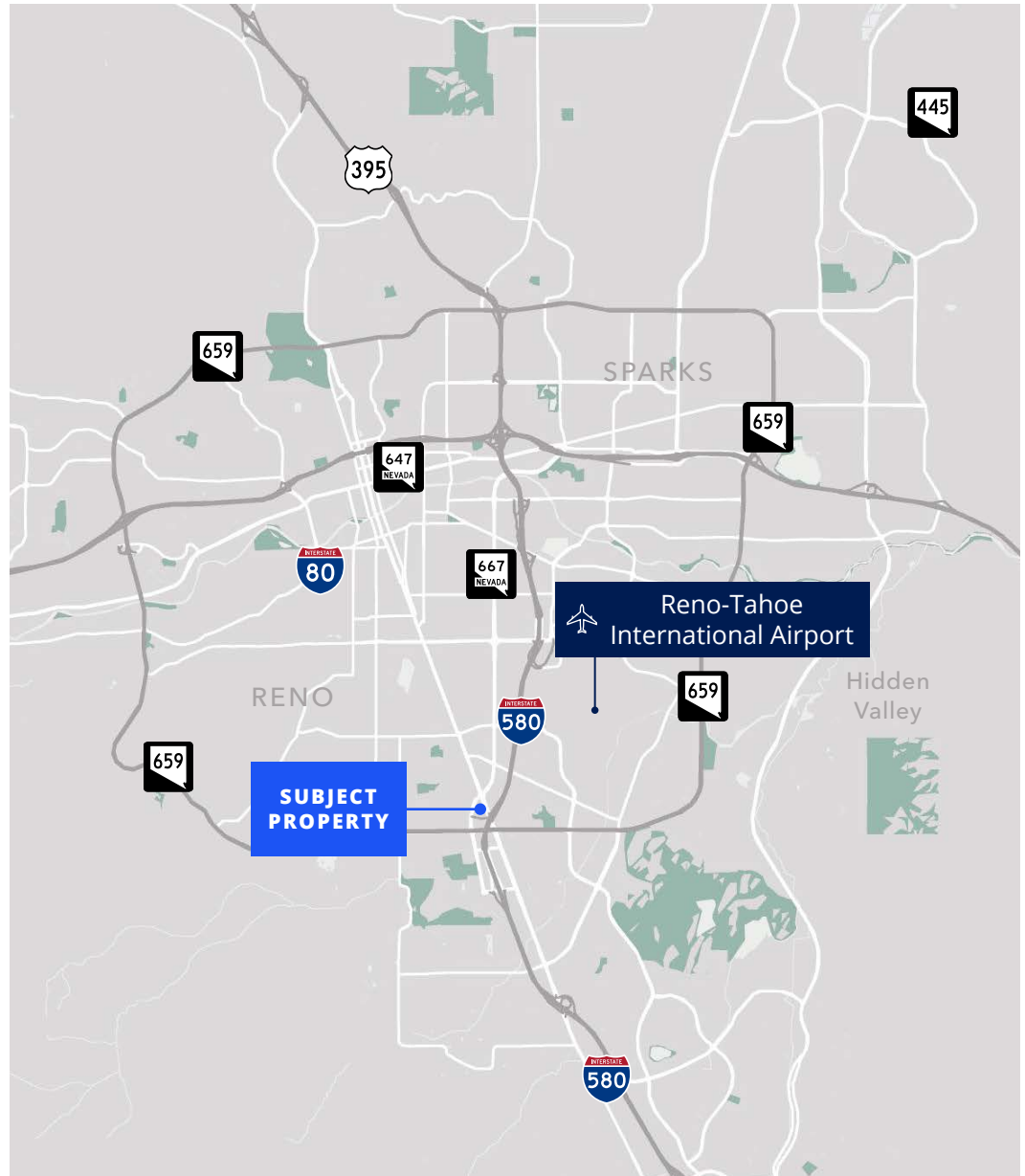


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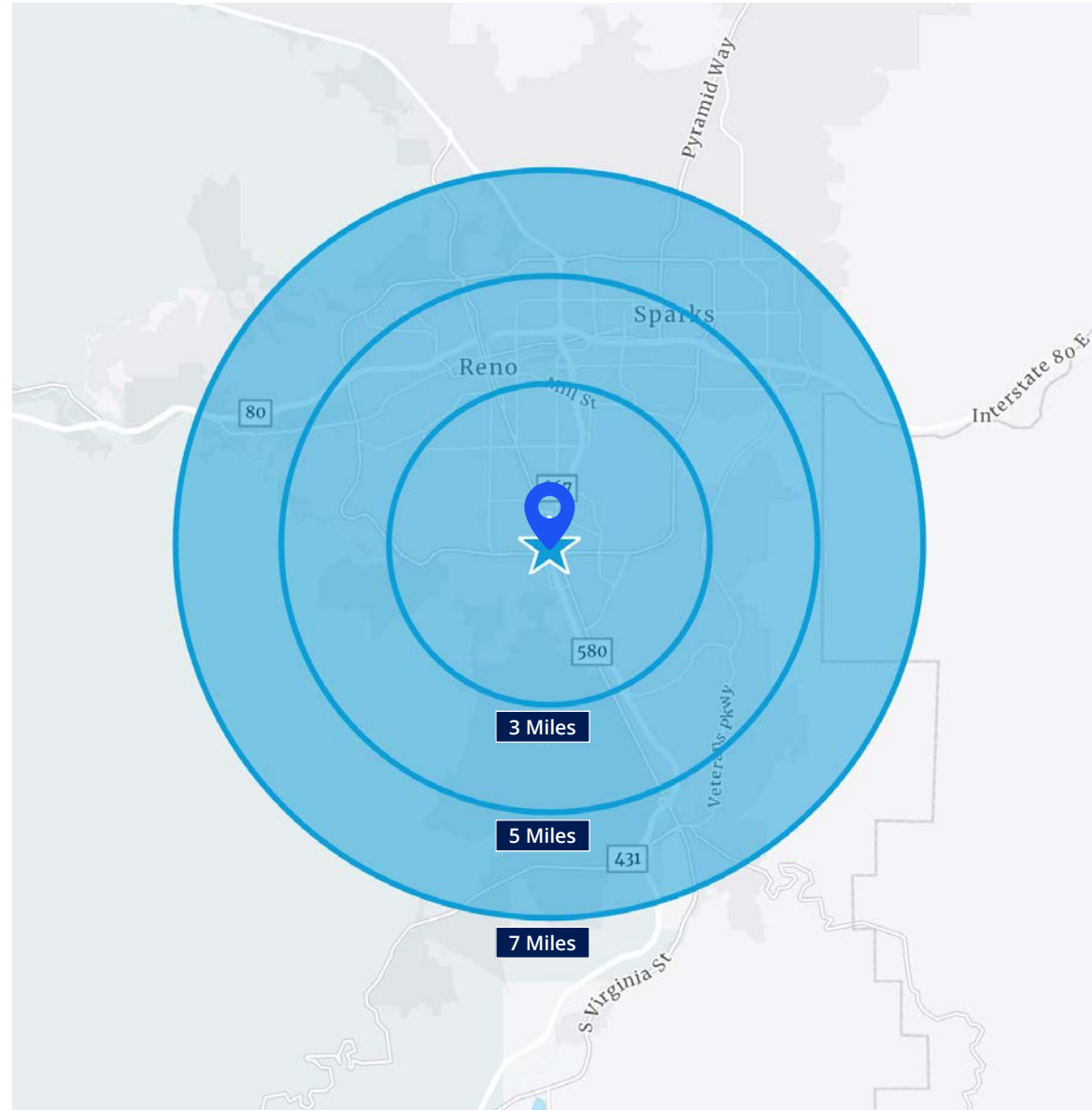
Available for Lease

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	82,094	201,686	323,203
2030 Proj. Population	84,525	208,586	335,213
2025 Med. Age	38.4	38.4	37.9
Daytime Population	126,243	283,791	381,372

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$107,588	\$111,035	\$115,690
2030 Proj. Avg. HH Income	\$118,514	\$122,536	\$128,321
2025 Est. Med. HH Income	\$73,332	\$75,308	\$81,502
2030 Proj. Med. HH Income	\$81,063	\$84,163	\$92,047
2025 Est. Per Capita Income	\$47,603	\$48,898	\$48,557

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	36,257	88,685	135,444
2030 Proj. HH	37,676	92,663	141,792
Proj. Annual Growth (2025-2030)	0.77%	0.88%	0.92%
Avg. HH Size	2.24	2.21	2.34

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$93,684	\$96,600	\$100,223
Annual Retail Expenditure	\$29,543	\$30,493	\$31,791
Monthly HH Expenditure	\$7,807	\$8,050	\$8,352
Monthly Retail Expenditure	\$2,462	\$2,541	\$2,649



Available for Lease

Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

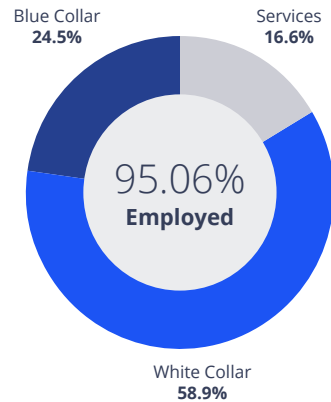
\$121,655
Avg HH Income

39.5
Median Age

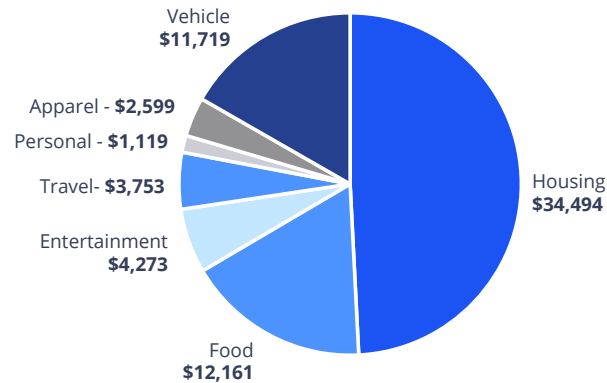
Home Ownership (2025 Housing Units)



Employment



Household Spending

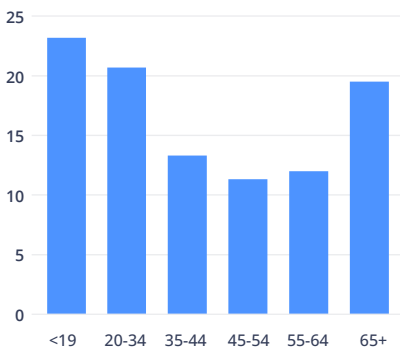


Race & Ethnicity (2025) - % of total population

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

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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