



FOR LEASE

The Commons

6625 S Virginia St, Reno, NV 89511

Smith Retzloff Retail Team

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Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300

Reno, NV 89511

Colliers.com/Reno



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Bordered by I-580 to the west providing excellent visibility and signage potential.

Fully signalized intersection and 1/4 block from freeway on/off ramps at Neil Road.

Population within a 3-mile radius is 62,252 with a median household income of \$64,665.

An average of 21,100 vehicles per day on South Virginia St & 110,000 vehicles per day on I-580.

Co-tenants include: California State Automobile Association, Kenny G Jewelers, Massage Envy, Mattress Firm, Eyemart Express, Great Clips, Teriyaki Madness, David's Bridal, IM=X Pilates, and Tacos El Rey.

Strong daytime population of 70,908 workers within 3 miles.

Rancharrah, just ½ mile to the west, is a 141-acre master planned community that includes office, retail, restaurants, 600+ new homes, exclusive home lots, and 146 active senior units.



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Click on a suite to view virtual tour



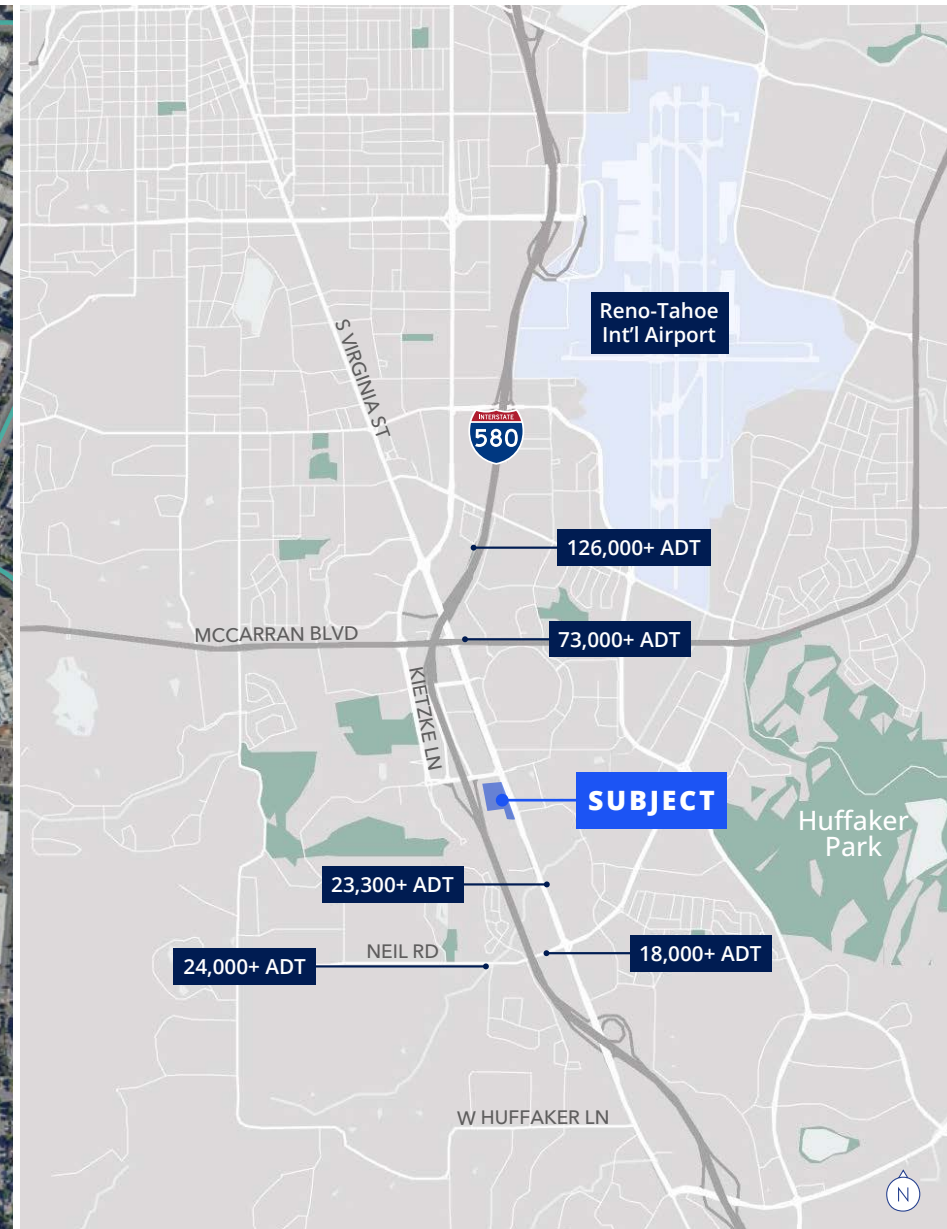
SUITE AVAILABILITY

Suite No	Tenant	SF
6625	Mattress Firm	4,690
6629-A	Available Within 90-Days	2,423
6629-C	Ideal Image	1,810
6629-D	T&T Nails Spa	1,200
6629-E	E The Good Feet Store	1,600
6633-A	Tacos El Rey	1,500
6633-B	Wrap it Up	1,300
6633-C	Great Clips	1,200
6633-D	Eyemart Express	3,112
6637-A	Kenny G & Company	2,653
6637-B	Vacant Restaurant Improved	1,065
6637-C	Teriyaki Madness	1,195
6637-D	Fluffy Fluffy	1,600
6659	DSW	24,000
6663	Guitar Center	12,250
6667	5.11 Tactical	9,994
6671	Total Wine & More	29,118
6675	Petsmart	22,599
6745	David's Bridal	9,000
6795-A	Massage Envy	3,559
6795-D	AAA	6,143
6795-E	JP Dental Care	1,817
6795-F	Ubreakifix	1,180
6795-G	Sushi Minato	3,263

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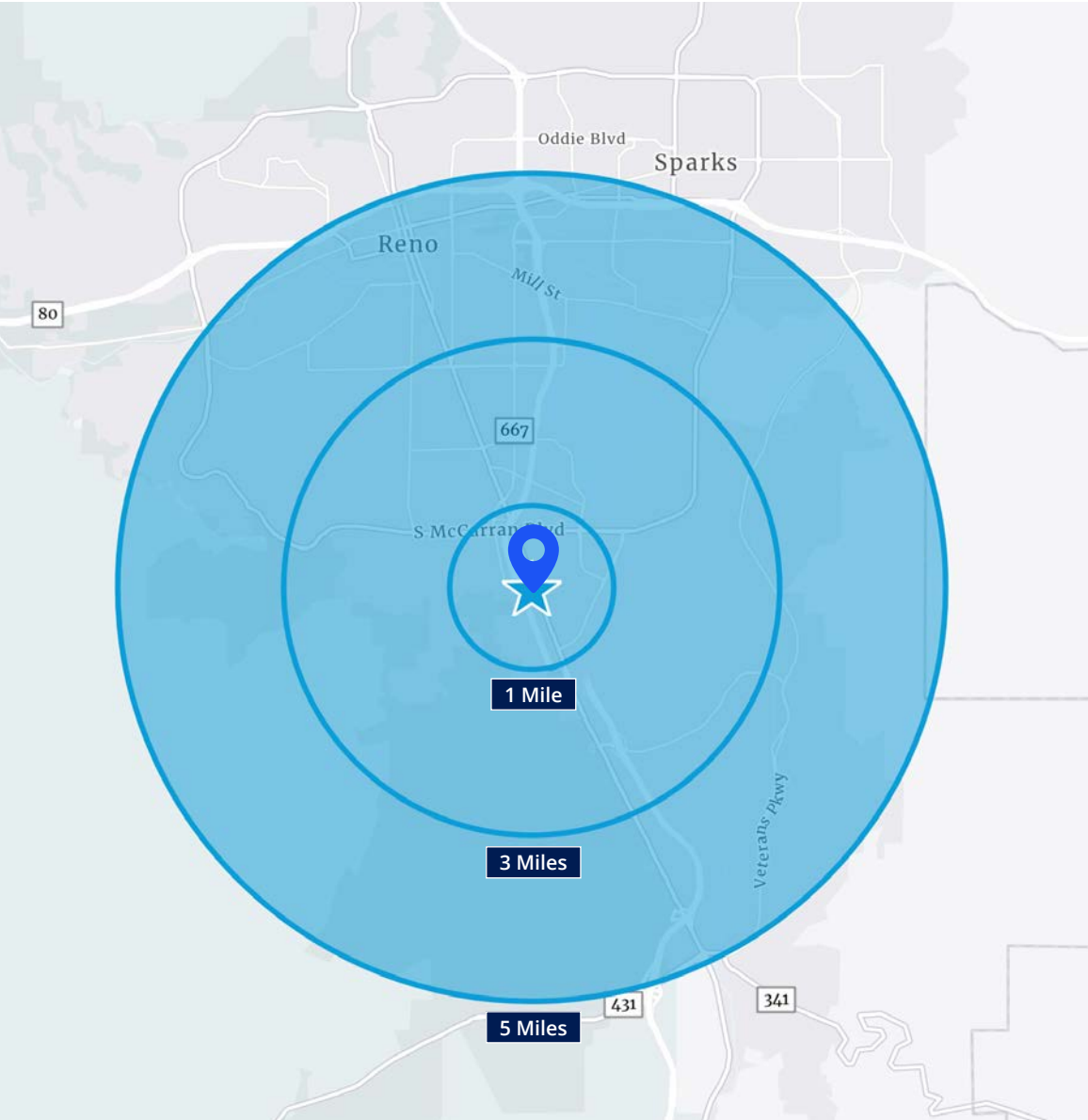
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Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	6,531	70,190	164,137
2030 Proj. Population	7,167	72,539	170,377
2025 Med. Age	37.1	38.1	41.1
Daytime Population	25,111	109,093	248,110

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$104,999	\$106,983	\$127,270
2030 Proj. Avg. HH Income	\$116,054	\$117,959	\$140,138
2025 Est. Med. HH Income	\$71,372	\$74,260	\$84,974
2030 Proj. Med. HH Income	\$79,013	\$81,687	\$96,465
2025 Est. Per Capita Income	\$46,375	\$46,649	\$56,467

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	2,965	30,351	72,773
2030 Proj. HH	3,322	31,682	76,260
Proj. Annual Growth (2025-2030)	2.3%	0.9%	0.9%
Avg. HH Size	2.17	2.30	2.23

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$91,809	\$93,271	\$110,033
Annual Retail Expenditure	\$28,752	\$29,369	\$34,838
Monthly HH Expenditure	\$7,651	\$7,773	\$9,169
Monthly Retail Expenditure	\$2,396	\$2,447	\$2,903



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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

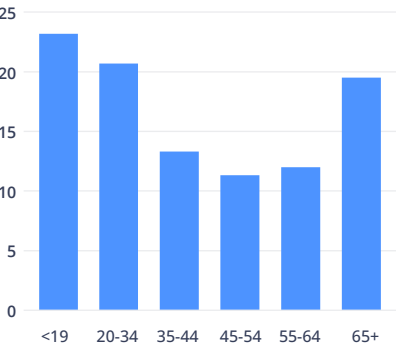
Home Ownership (2025 Housing Units)



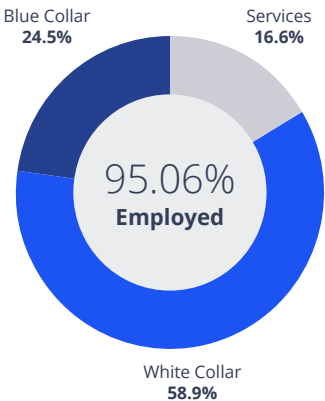
Age Distribution (2025) - % of total population

50.97%
Men

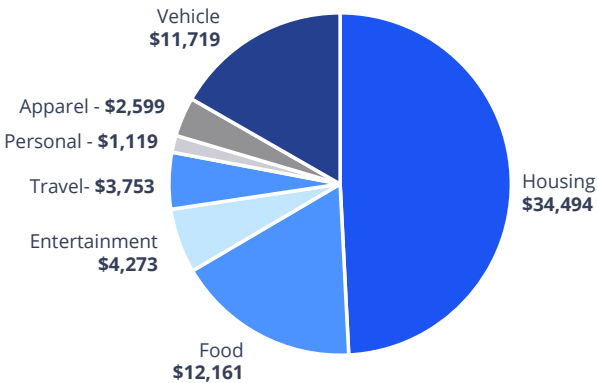
49.03%
Women



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

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



The low-tax climate in Nevada is one of the most-cited reasons to do business in Nevada. Companies can save millions of dollars by having a long-term presence in the state.



Favorable Tax Structure



Influx of New Business



Low Cost of Business



Proximity to Major Markets



Job & Population Growth



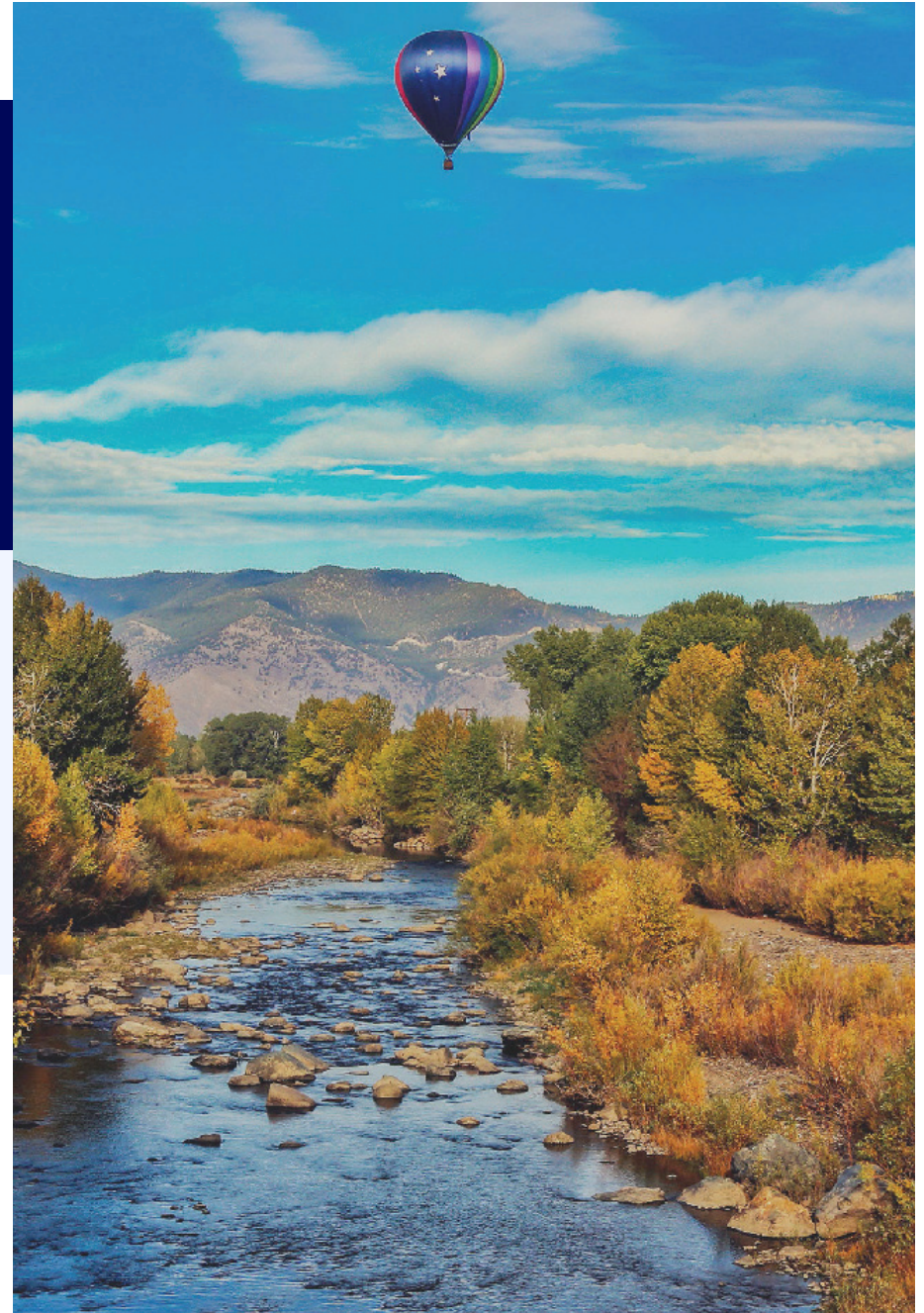
Low Property Tax

Sales and use tax abatement: Eligible machinery and equipment, reduce tax rate to 2%

Personal property tax abatement: Up to 50% for up to 10 years on personal property

Modified business tax (payroll tax abatement) Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

No state income tax



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