



3345 KIETZKE LANE
RENO, NV



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RENO, NV

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3345 Kietke Lane | Reno, NV

FOR SALE: \$4,200,000 | 10,500 Sq. Ft.

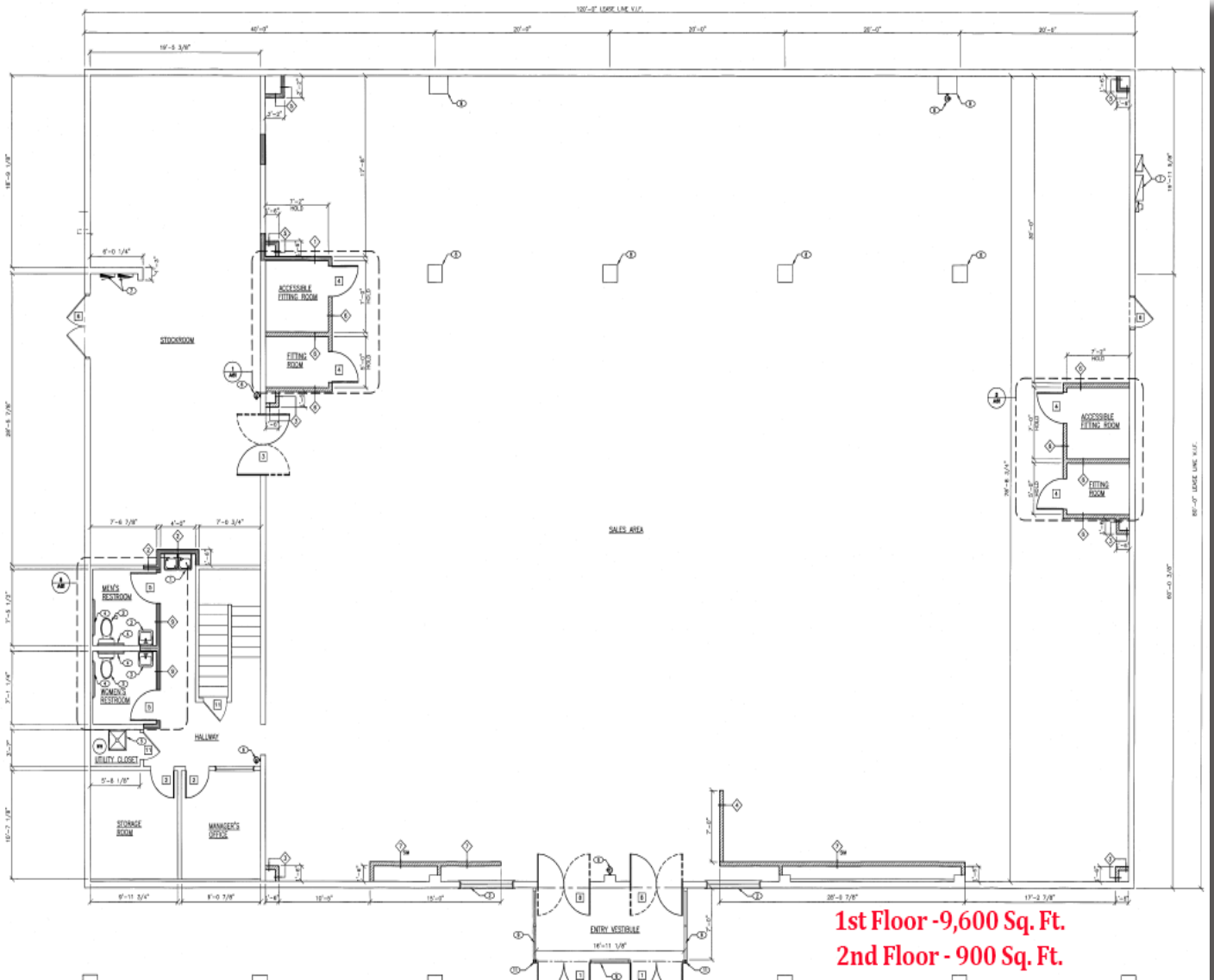
P*prime* retail property located along one of Reno's most recognized and heavily traveled commercial thoroughfares. This premier location offers exceptional visibility, convenient access, and a prestigious business address in the center of Reno's dynamic Central Corridor. Surrounded by numerous leading retailers, restaurants and with adjacent proximity to the new Soccer District - Boulevard Reno - the property provides immediate connectivity to both South Virginia Street and Highways 580/395, making it easily accessible for clients and employees throughout the Reno-Sparks market. Available for the first time in over 40 years, this building offers the perfect combination of convenience, visibility, and functionality for businesses seeking to elevate their presence in Reno. Whether you are expanding, relocating, or establishing a new space, this property provides an outstanding opportunity to secure a location in one of the city's most desirable business locations.



SUMMARY

- **RARE OPPORTUNITY!** This is the first time this space has been available in over 40 years
- **Strong Retail Presence** - High visibility from Kietzke, Moana & I-580 with over 37,000 cars per day
- **Free Standing Building** - On a spacious and private 1.08 acre lot
- **Close Proximity to Reno's Exciting New Project** - The Boulevard Reno Soccer District visit www.renoprosocket.com for more information
- **Ideal for a Variety of Businesses**- This was one of the previous Tenant's (Boot Barn) highest grossing locations due to the exposure and traffic volume
- **Recent Renovations** - New roof & asphalt/stripping
- **Flexible Layout**- The current floorplan consists of a large open showroom, storage spaces, offices, multiple restrooms and a breakroom with a kitchenette

FLOORPLAN

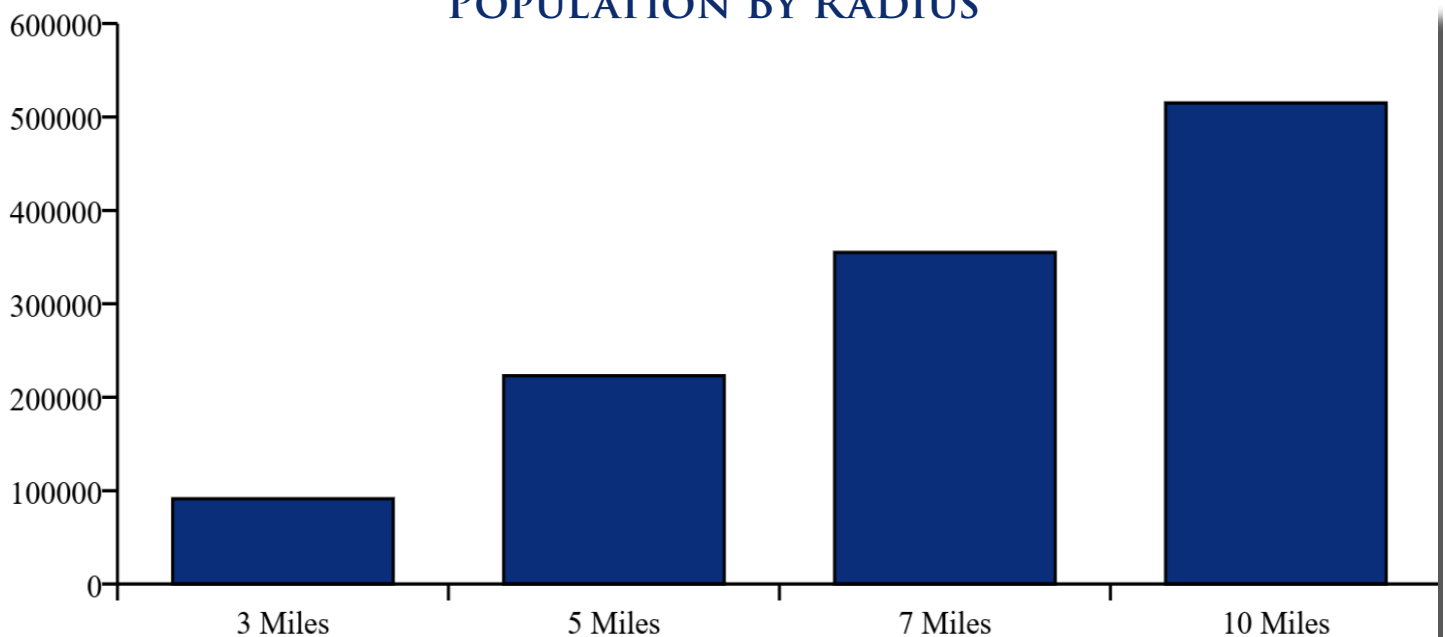


DEMOGRAPHIC STUDY

3345 Kietzke Lane is located in one of Reno's most established commercial corridors, with excellent visibility, strong traffic counts, and immediate access to a dense population base and significant daytime employment. The surrounding trade area supports office, medical, retail, and service-oriented uses.

Metric	3 Miles	5 Miles	7 Miles	10 Miles
Population	91,313	223,023	355,000	515,000
Daytime Population	145,000	307,000	425,000	575,000
Median HH Income	\$66,193	\$69,704	\$79,000	\$87,000

POPULATION BY RADIUS



CONSUMER SPENDING INDICES (U.S.AVERAGE=100)

Category	3 Mi	5 Mi	10 Mi
Dining Out	108	112	118
Healthcare	110	114	121
Fitness & Recreation	111	116	124
Financial Services	107	112	120

Sources: U.S. Census Bureau, ESRI Business Analyst, Nevada Department of Transportation (NDOT), and internal market research. Certain figures are estimates and should be independently verified.

ESRI TAPESTRY SEGMENTATION

Located in a major commercial spine this area (South Reno/Meadowood/Kietzke) is dominated by a blend of enterprising professionals, savvy suburbanites and comfortable empty nesters.

TRAFFIC COUNTS

Roadway	Average Daily Traffic
Kietzke Lane	30,000–35,000 VPD
Moana Lane	22,000–28,000 VPD
S. Virginia St.	40,000–50,000 VPD
I-580 / US-395	120,000+ VPD

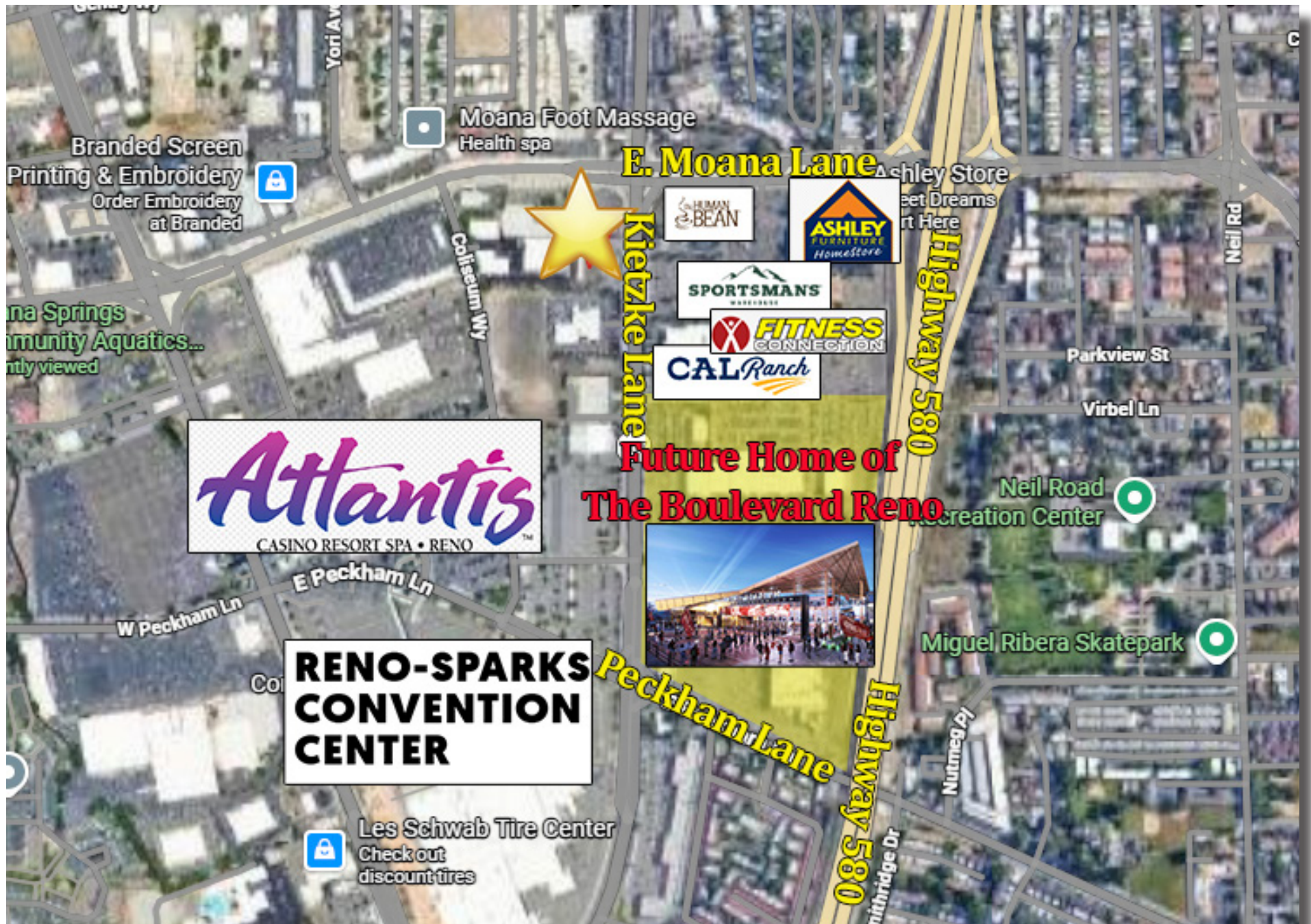
SURROUNDING MIX SHAPED BY:

- South Reno Affluence (Galena/Montreux Spillover)
 - Meadowood mall trade area consumer base
- Kietzke/Virginia Street office, medical & retail users
- high daytime population influx (office workers, etc.)

WHAT THIS PROFILE SUPPORTS:

- Strong medical office / outpatient healthcare demand
 - High-performing professional office leasing
- Stable retail/service tenants (insurance, financial, dental, wellness)
- Reliable daytime population from surrounding employment nodes

OVERVIEW AERIAL



INTERIOR PHOTOS -



THE BOULEVARD RENO - NEW PRO SOCCER STADIUM

The proposed Reno Pro Soccer stadium and entertainment district—planned for the former Jones West Ford site at Kietzke Lane and Peckham Lane—represents one of the most significant private developments in central Reno in recent years. The project is expected to include a 6,000-seat soccer stadium, hotel, casino, restaurants, retail, and public gathering spaces, creating a year-round destination rather than a venue used only on match days.

3345 Kietzke Lane is located less than a mile from the proposed stadium site, placing it directly within the primary trade area that will benefit from increased visitation.

Sources of Income Generated from this Project Include:

- Soccer fans attending 17+ home matches annually
- Concert and community event attendees
- Hotel guests
- Employees working in the new development
- Visitors exploring nearby businesses before and after events

The stadium and entertainment district are expected to generate over 1,100 jobs and year-round activity, significantly increasing demand for nearby goods and services. As Kietzke Lane becomes more active, nearby businesses will gain increased exposure with a “halo effect” that will increase walk-in traffic and strengthen brand recognition.



BOOT BARN®

May 7, 2026

To Whom It May Concern:

This letter is provided in connection with the re-leasing of the property located at 3345 Kietzke Lane, Reno, Nevada, which Boot Barn has occupied for over twenty years.

Boot Barn is relocating its Reno store from 3345 Kietzke Lane to a new location at 13945 South Virginia Street in Reno. The new store provides approximately 20,000 square feet of selling space, roughly double the size of the Kietzke Lane location. The relocation is driven entirely by our need for additional square footage to support our merchandise assortment and our continuing growth in this market as our western brand continues to mainstream and grow. The decision is not related to the performance of the Kietzke Lane store, the quality of the trade area, or the suitability of the building as this was always a successful location for us to service the central Reno community. We have had a great partnership with the existing landlord team who are very focused on providing and maintaining a first class retail center allowing retailers to thrive like we did for so many years.

During our two decades at 3345 Kietzke Lane, the store has been a strong, consistent performer for Boot Barn. We have valued the location's accessibility, its visibility on the Kietzke corridor, and the customer base we have served from this address. Were a larger building available at 3345 Kietzke, our preference would have been to remain in place.

We expect the property to attract strong interest from successor tenants, and we are pleased to provide this letter in support of that process. Any questions regarding our occupancy of the property or our reasons for relocating may be directed to me at the contact information below.

Sincerely,



Charles Arbing
SVP – Real Estate & Construction
Boot Barn, Inc.
17100 Laguna Canyon Road
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