

COLISEUM MEADOWS

RETAIL FOR LEASE | 4909 S. VIRGINIA ST. RENO, NV 89502



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BASIN STREET
PROPERTIES



**Kidder
Mathews**

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PROPERTY HIGHLIGHTS

SUITE 4914 ±1,800 SF
available now

SUITE 4934 ±900 SF
available now

MAJOR retailers including
Big 5, Olive Garden,
McDonald's, and Batteries
Plus

SERVES a daytime
population of 25,549 within
a one mile radius

FRONTAGE on S Virginia St,
Reno's busiest arterial

PROXIMITY to the Reno-
Sparks Convention Center,
Meadowood Mall, and
multiple anchored retail
centers

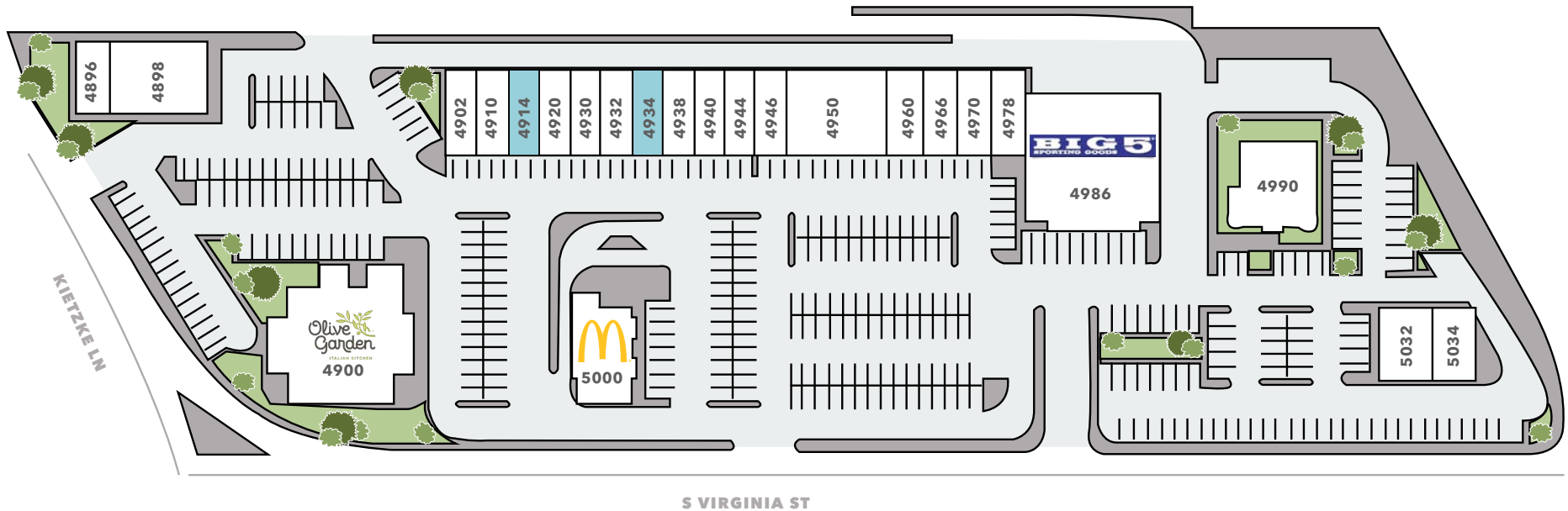
LOCATED on the corner of S.
Virginia St and Kietzke Ln

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Site Plan



AVAILABILITIES

Tenants	Units	Tenants	Units	Tenants	Units
First Taekwondo	4896	Cash Labs	4932	Reno Launderland	4970
Batteries Plus	4898	Available ±900 SF	4934	L&L Hawaiian Barbecue	4978
Olive Garden	4900	The Buzz	4938	Big 5	4986
Leslie's Pool Supply	4902	Rickshaws	4940-4944	Prudential (NAP)	4990
Reno Cleaners	4910	Prologistics	4946	McDonald's (NAP)	5000
Available ±1,800 SF	4914	La Michocana	4950	Absolute Dental	5032- 5034
Huntington Learning Center	4920	H&R Block	4960		
Hollywood Nails	4930	Nevada Vacuum	4966		

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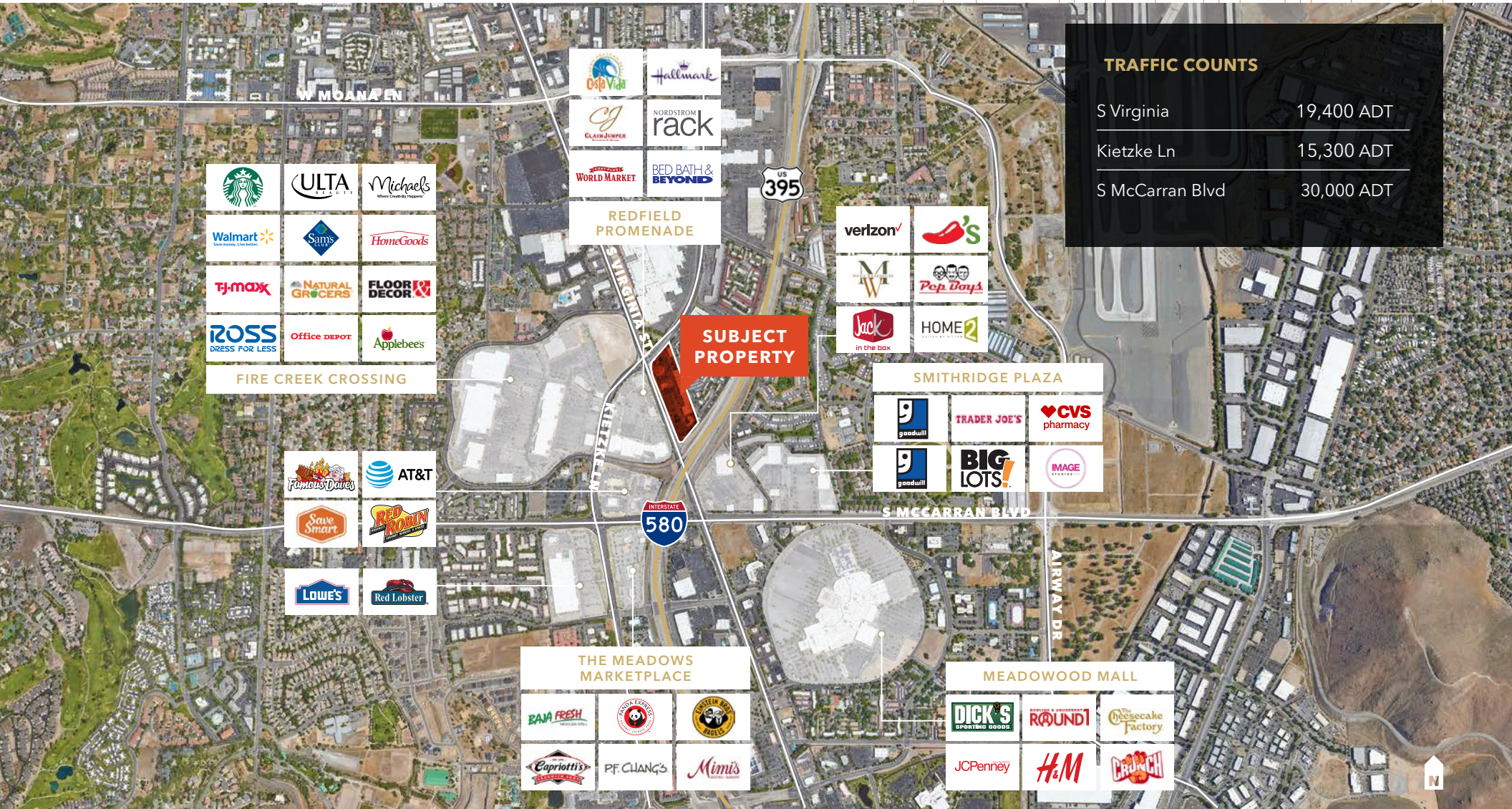
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Demographics

POPULATION

	5 min	7 min	10 min
2022 Est. Population	33,063	53,057	95,167
2027 Proj. Population	34,207	55,160	99,257
2022 Med. Age	35.4	38.7	40.2
Daytime Population	45,388	72,057	123,522

HOUSEHOLDS

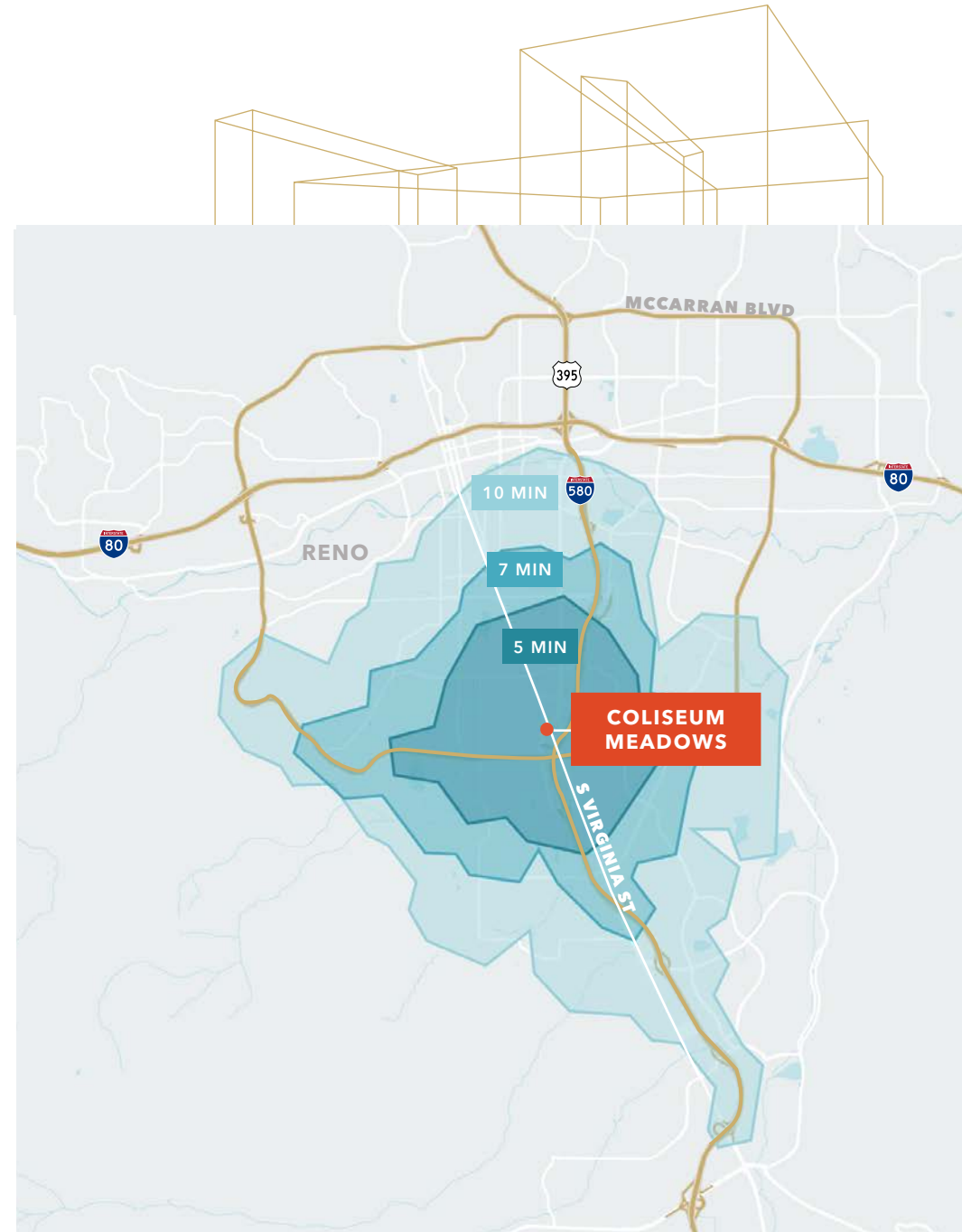
	5 min	7 min	10 min
2022 Est. HH	13,698	22,459	41,817
2027 Proj. HH	14,357	23,628	44,228
Proj. Annual Growth (2022-2027)	659 1.0%	1,169 1.0%	2,411 1.2%
Avg. HH Size	2.4	2.3	2.2

INCOME

	5 min	7 min	10 min
2022 Est. Avg. HH Income	\$66,633	\$88,341	\$92,925
2027 Proj. Avg. HH Income	\$73,032	\$100,090	\$105,534
2022 Est. Med. HH Income	\$55,950	\$65,332	\$69,495
2027 Proj. Med. HH Income	\$67,708	\$78,355	\$82,885
2022 Est. Per Capita Income	\$27,659	\$37,473	\$40,971

CONSUMER EXPENDITURE

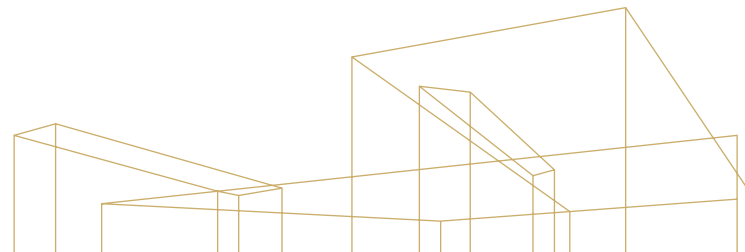
	5 min	7 min	10 min
Annual HH Expenditure	\$715.99 M	\$1.43 B	\$2.75 B
Annual Retail Expenditure	\$336.62 M	\$670 M	\$1.29 B
Monthly HH Expenditure	\$4,356	\$5,289	\$5,487
Monthly Retail Expenditure	\$2,048	\$2,486	\$2,580



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Reno-Sparks MSA Facts & Demographics

506,152

POPULATION

2.49

AVERAGE HH SIZE

\$80,339

MEDIAN HH INCOME

38.4

AVERAGE AGE



HOME OWNERSHIP



38.0%
RENTERS

54.7%
OWNERS



RACE & ETHNICITY

White	63.6%
Asian	6.0%
Native American	1.9%
Pacific Islander	0.7%
African-American	2.5%
Hispanic	25.2%
Two or More Races	13.4%



EDUCATION

19.1%
HS GRAD

10.0%
ASSOCIATES

22.2%
SOME COLLEGE

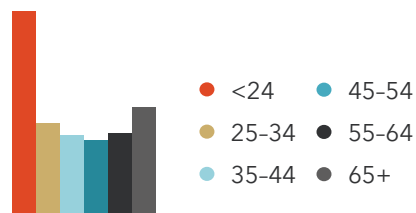
21.0%
BACHELORS



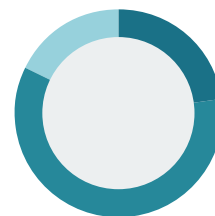
GENDER & AGE

254,724
MEN

251,428
WOMEN



EMPLOYMENT



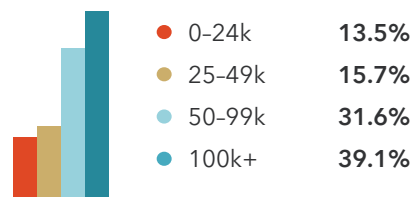
- Blue Collar 22.8%
- White Collar 59.5%
- Services 17.7%

96.5%
EMPLOYED

3.5%
UNEMPLOYED



INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

\$23.8K
HOUSING

\$2.9K
TRAVEL

\$1.0K
PERSONAL CARE

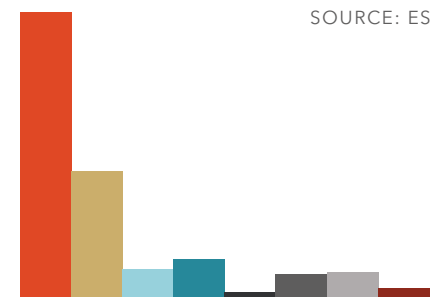
\$2.6K
FURNITURE

\$10.9K
FOOD

\$3.7K
ENTERTAINMENT

\$2.5K
APPAREL

\$1.3K
GAS & VEHICLE



SOURCE: ESRI



EXCLUSIVELY REPRESENTED BY

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