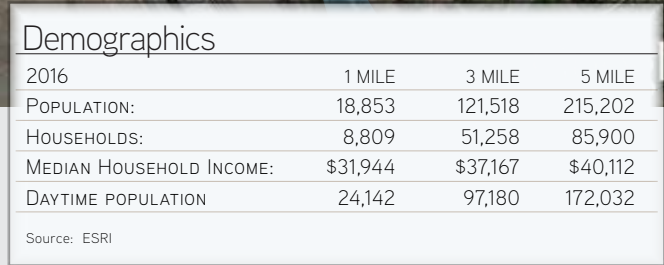


I-80 and Keystone Avenue



Reno Retail Services:

ROXANNE STEVENSON

775.823.4661

Roxanne.Stevenson@colliers.com

CASEY SCOTT, CCIM

775.823.6630

Casey.Scott@colliers.com

COLLIERS INTERNATIONAL
100 W. Liberty St., Suite 740
Reno, NV 89501
www.colliers.com/reno

This marketing piece has been prepared by Colliers International for general information only. Information contained herein has been obtained from sources deemed reliable and no representation is made as to the accuracy thereof. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

I-80 and Keystone Avenue



ROYAL INDIA RESTAURANT OPEN NOW!



Keystone Square is anchored by Save Mart Supermarket and benefits from its central location within close proximity to Downtown Reno, University of Nevada, Reno, St. Mary's Regional Medical Center and prime frontage along I-80.

ROXANNE STEVENSON
+ 1 775 823 4661
roxanne.stevenson@colliers.com

CASEY SCOTT, CCIM
+ 1 755 823 6630
casey.scott@colliers.com

Colliers International
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: 775.823.9666 | F: 775.823.4699
www.colliers.com/reno

Colliers International
Liberty St., Suite 740
Reno, Nevada 89501

For Lease > Keystone Square

Reno | Nevada

PROPERTY FEATURES:

- Located at the convergence of the I-80 Interchange, Keystone Avenue and 5th Street with close proximity to Downtown Reno, UNR and regional medical campus.
- Excellent access and visibility to all three major thoroughfares.
- Exposure to over 96,000 vehicles per day on I-80 and 31,000 vehicles on Keystone Avenue - NDOT 2016
- Strong daytime traffic with over 97,000 employees within a three mile radius
- Surrounded by dense residential development with over 121,000 people within a three mile radius.
- Co-tenants include Port of Subs, Cost Cutters, Sprint, Dotty's, UPS Store, Truckee Meadows Center for Performing Arts and Metro PCS
- Major remodel recently completed.
- Improved retail space available.
- **Generous tenant Improvement allowance and incentives available for qualified tenants.**



Property	Unit	Name	Sq. Ft.
1	403	Honey Bakery	1,200
1	407	AVAILABLE	1,200
1	409	Cost Cutters	925
1	411	Style Brows	870
1	413	AVAILABLE	1,800
1	417	Port of Subs	1,400
1	421	Metro PCS	1,066
1	501	Convenience Store	2,400
1	505	Truckee Meadows Center for the Performing Arts	8,712
1	525	Savemart #553	32,863
1	561	UPS Store #0949	2,116
1	565	Magic Nails	1,400
1	575	Royal India Restaurant	4,428
1	595	Dollar Loan Center	3,864
2	475	Dotty's	3,215
2	475B	AVAILABLE (Drive-up Window End-Cap)	892
2	495A	Sprint	2,350
2	495B	Cashco	957
2	495C	Cricket	860

Traffic Counts

I-80: 96,000 1/4 mile East of Keystone Avenue and Keystone Avenue 31,000

NDOT 2016



ROXANNE STEVENSON
+ 1 775 823 4661
Roxanne.Stevenson@colliers.com

CASEY SCOTT, CCIM
+ 1 775 823 6630
Casey.Scott@colliers.com

COLLIERS INTERNATIONAL
100 W. Liberty St., Suite 740
Reno, NV 89501
www.colliers.com/reno

