

For Lease

Keystone Canyon Towne Center 18,000 SF Retail Shopping Center & Eatery North McCarran Boulevard & Leadership Parkway, Reno, NV



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Accelerating success.



Property Overview

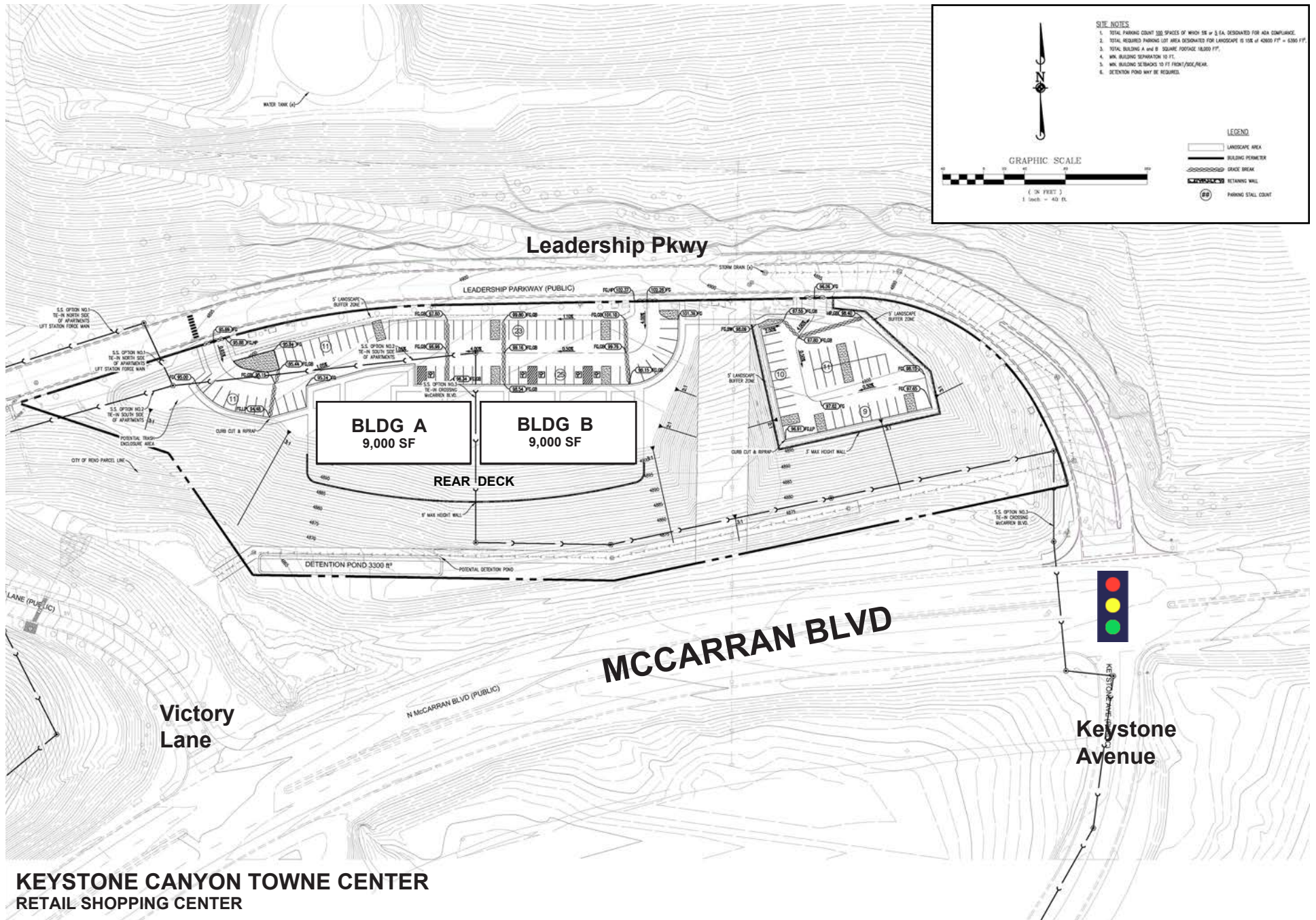
Keystone Canyon Towne Center is an 18,000 SF retail shopping center and eatery destination located in Northwest Reno, overlooking Downtown with sweeping views and direct access to one of the city's fastest-growing residential corridors. Positioned along Leadership Parkway with excellent signage and visibility from North McCarran Boulevard (21,500 ADT), the center is surrounded by over 1,900 nearby residents and tenants from high-density communities including The Overlook at Keystone Canyon, Trailhead Condominiums, and The Villas at Keystone. This prime location offers unmatched potential for service-based retail, dining, and neighborhood amenities in a walkable, high-traffic environment.

- 18,000 SF retail shopping center & eatery
- Overlooking Downtown Reno
- 1,900 residents in nearby residential developments
- Excellent signage and visibility from North McCarran Blvd
- Strong Traffic Counts along North McCarran Boulevard

Area Demographics

	1 mile	3 mile	5 mile
2024 Population	7,121	92,003	210,458
Daytime Population	4,190	96,750	226,537
Average Household Income	\$114,132	\$90,626	\$97,848
Total Households	2,844	41,680	92,881

Preliminary Site Plan



18,000 SF Retail Shopping Center & Eatery





Trailhead Condominiums
115 Units - Completed
December 2022

POTENTIAL FUTURE
SINGLE FAMILY HOMES
Overlooking The City

THE OVERLOOK
AT KEYSTONE CANYON
342 Units - Completed
December 2024

The Villas At Keystone
Canyon 288 Units
Completed 2015

KEYSTONE CANYON
TOWNE CENTER
2025 - 2026

Site

Keystone Ave

MCCARRAN BL

Surrounding Residential Developments

Keystone Canyon Towne Center is surrounded by a vibrant mix of residential communities that provide a strong built-in customer base and support future commercial growth. The Overlook at Keystone Canyon is a modern townhome community offering elevated living with direct access to trails, open space, and major roadways. Trailhead Condominiums provides higher-density multifamily housing with walkable convenience to retail, services, and recreation, bringing diverse residents and steady foot traffic to the area. Directly across Leadership Parkway, The Villas at Keystone is an established apartment and townhome community that anchors the neighborhood with consistent occupancy and reliable demand for everyday goods and services.

Surrounding Area





Market Overview

3 mile radius
Keystone Canyon, Reno, Nevada

Household & population characteristics



\$64,951

Median household income



\$511,938

Median home value



44.1%

Owner occupied housing units



34.2

Median age



47.4%

Female population



34.9%

% Married (age 15 or older)

Annual lifestyle spending



\$2,372

Travel



\$23

Tickets to Movies



\$62

Theatre/Operas/
Concerts



\$62

Admission to Sports Events



\$9

Online Gaming Services

Households & population



92,003

Current total population



96,379

5 Year total population



39,079

Current total households



41,594

5 year total households

Education

10%

No high school diploma



25%

High school graduate



30%

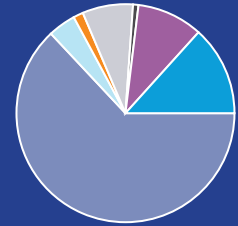
Some college



34%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,447

Total businesses



47,087

Total employees

Employment



62%

White collar



21%

Blue collar



16%

Services

5.9%

Unemployment rate

Annual household spending



\$2,038

Apparel & Services



\$241

Computers & Hardware



\$3,316

Eating Out



\$6,089

Groceries



\$5,952

Health Care



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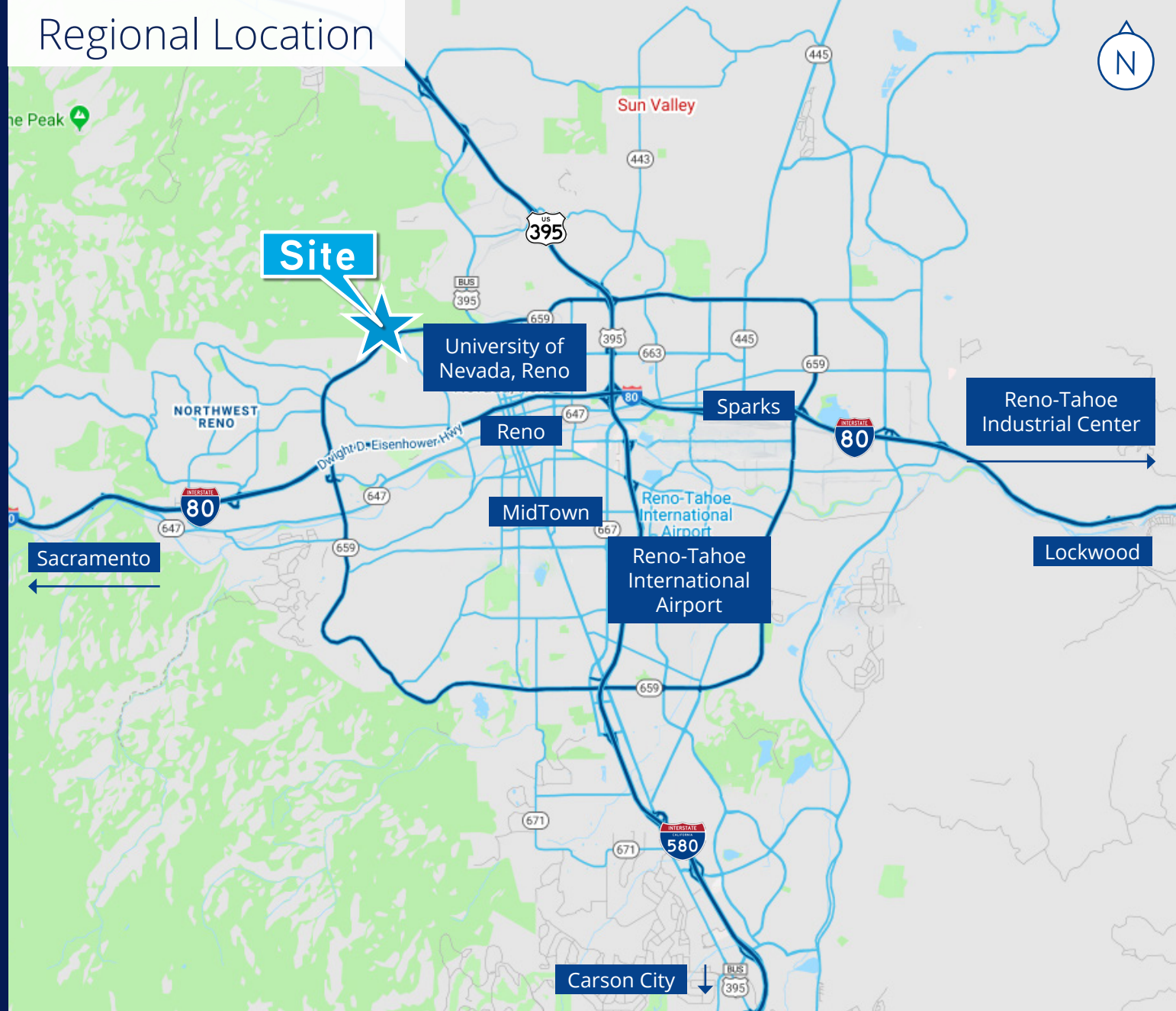
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Regional Location



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