

FOR SUBLEASE >  
Reno, NV  
ULTA Sublease – Firecreek Crossing

KIETZKE LANE IN PROMINENT REGIONAL TRADE AREA



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Traffic Counts	
MCCARRAB BLVD:	32,500 CPD
E PECKHAM LANE:	11,500 CPD
US 395:	124,000 CPD
2015- NDOT	

Demographics			
2016	1 MILE	3 MILE	5 MILE
POPULATION:	19,652	81,588	186,303
HOUSEHOLDS:	5,676	33,800	77,687
MEDIAN HOUSEHOLD INCOME:	\$36,744	\$40,778	\$40,989
Source: ESRI			

Reno Retail Team:

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ULTA, ±3,808 SF sublease is located in Firecreek Crossing, Reno’s premier power/promotional shopping center. Walmart, along with the area’s only Sam’s Club, Floor & Décor, Natural Grocers, Babies “R” Us and TJ Maxx HomeGoods, create a super-regional draw. The property has superior market access and visibility and is centrally located in the most robust retail hub by being in close proximity to Meadowood Mall, Northern Nevada’s only regional mall.



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PROPERTY FEATURES:

- > Free standing ±3,808 SF Ulta sublease
- > Freeway oriented with direct access from I-580 at the intersections of South Virginia Street, Kietzke Lane and Redfield Parkway
- > Class “A” 347,979± square foot community/power center anchored by Walmart, Sam’s Club, Floor & Décor, TJ Maxx Home Goods, Ross, Office Depot, Michael’s and Babies “R” Us
- > National shop tenants include Ulta Beauty, Starbucks, Applebee’s, Aaron Brothers, Sola Salon, UFC Gym, Boston Market and Great Clips
- > Resurging Reno/Sparks trade area with an expanding job market and new home development
- > Strong and growing demographics—in close proximity to the new master planned Rancharra, that will consist of over 600 new homes
- > Under new ownership with upgrades planned
- > Super regional drawing power



SUITE	TENANT	SQUARE FEET
4801	Boston Market	3,200
4805	Applebee's	5,500
4809 A	Starbucks	1,454
4809 B	Aaron Brothers	8,555
4809 D	Great Clips	1,400
4819	Natural Grocers	31,850
4821	TJ Maxx Home Goods	45,500
4823	Floor & Decor	55,269

SUITE	TENANT	SQUARE FEET
4825	Ross	30,000
4827	Office Depot	17,891
4871	Michaels	24,295
4875 A	Sola Salon	5,000
4875 C	UFC Gym	4,000
4875 D	UFC Gym	7,000
4891	ULTA SUBLEASE AVAILABLE	3,808

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