

FOR LEASE >
Reno, NV

Keystone Square Shopping Center

I-80 and Keystone Avenue



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Demographics	1 MILE	3 MILE	5 MILE
POPULATION:	18,853	121,518	215,202
HOUSEHOLDS:	8,809	51,258	85,900
MEDIAN HOUSEHOLD INCOME:	\$31,944	\$37,167	\$40,112
DAYTIME POPULATION	24,142	97,180	172,032

Source: ESRI

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.

Reno Retail Services:

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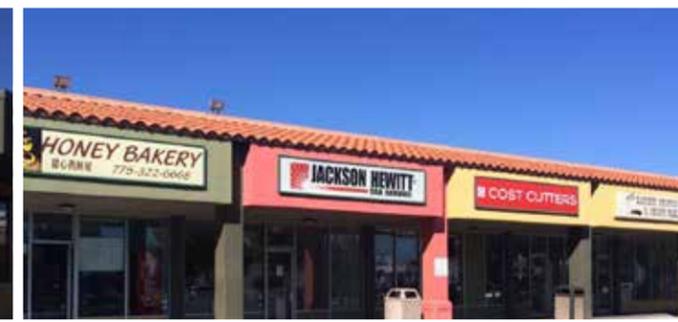
PROPERTY FEATURES:

- 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



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