

FOR LEASE >  
Reno, NV

# Crossroads Shopping Center

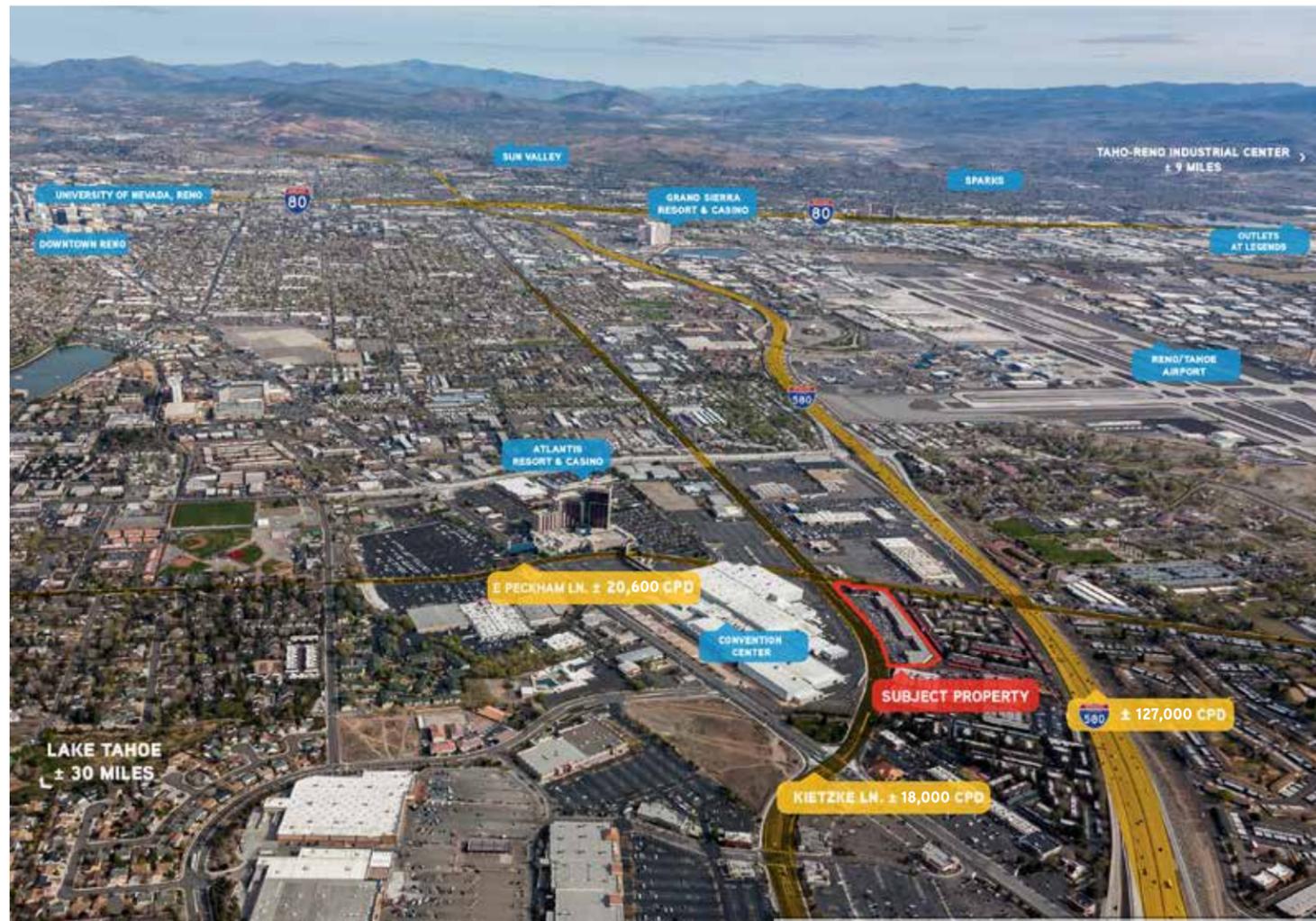
CORNER OF KIETZKE LANE AND EAST PECKHAM LANE



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# Crossroads Shopping Center

CORNER OF KIETZKE LANE AND EAST PECKHAM LANE



Traffic Counts
KIETZKE LANE: 18,000 CPD
E PECKHAM LANE: 20,600 CPD
I 580: 127,000 CPD
2016 - NDOT

Demographics			
	1 MILE	3 MILE	5 MILE
TOTAL EMPLOYEES:	21,665	106,649	184,481
POPULATION:	19,646	84,404	200,165
HOUSEHOLDS:	7,034	35,420	82,862
MEDIAN HOUSEHOLD INCOME:	\$32,152	\$39,833	\$40,828

Source: ESRI



Crossroads Shopping Center is comprised of 56,850 SF and benefits from its central location within the Reno retail corridor.



Reno Retail Team:

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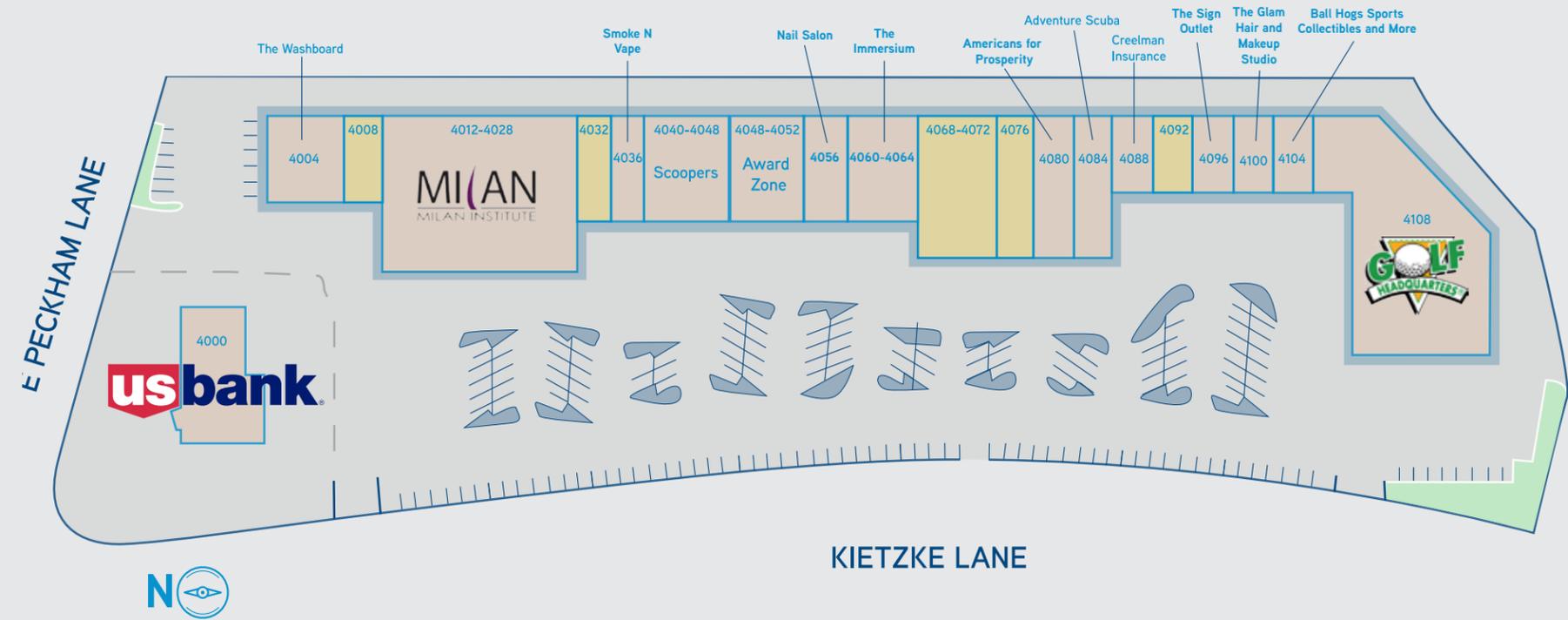
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## PROPERTY FEATURES:

- > Prime location along I-580 with excellent visibility and access on Kietzke Lane and Peckham Lane
- > Close proximity to Reno's retail corridor, Reno/Sparks Convention Center, casinos, restaurants and daytime population centers
- > Strong and upward trending demographics
- > Property is in prime condition with above average curb appeal
- > Under new ownership with flexible terms and rates
- > Spaces from 960 SF to 5,760 SF available, including a fully improved cocktail lounge
- > Call for details and a tour!



KIETZKE LANE

Unit	Name	SF
4000	US Bank	4,480
4004	The Washboard	2,400
4012-4028	Milan Institute of Cosmetics	12,240
4036	Smoke N Vape	1,440
4040	Scoopers Burgers	2,880
4048	Award Zone	2,880
4056	Nail Salon	1,440
4060 - 4064	The Immersium	2,880
4080	Americans for Prosperity	1,920
4084	Adventure Scuba Center	1,920
4088	Creelman Insurance Services	960
4096	The Sign Outlet	960
4100	The Glam Hair and Makeup Studio	960
4104	Ball Hogs Sports Collectibles and More	960
4108	Golf Headquarters	10,610
4008	<b>AVAILABLE</b>	1,200
4032	<b>AVAILABLE</b>	1,440
4068 - 4072	<b>AVAILABLE</b>	3,840
4076	<b>AVAILABLE</b>	1,920
4092	<b>AVAILABLE</b>	960

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