

# WEST END COMMONS

Retail Spaces Available for Lease in  
Downtown Reno Development Project

I-80 INTERCHANGE AT KEYSTONE AVE | RENO, NV | [WESTENDCOMMONSRETAIL.COM](http://WESTENDCOMMONSRETAIL.COM)

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# WEST END COMMONS

West End Commons is a new development at the gateway of Downtown Reno and the future Neon district.

**WEST END  
COMMONS**



**UNIVERSITY OF NEVADA, RENO**  
21K students, 10.5K faculty



**ENTERTAINMENT /  
GAMING DISTRICT**



**NEON LINE**  
Jacobs Entertainment



**CENTRAL BUSINESS  
DISTRICT**



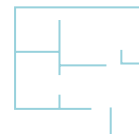
**MIDTOWN  
DISTRICT**



**Kidder  
Mathews**



A 45,000 square foot commercial complex built for the future.



**AVAILABLE SHOP SPACE  
SIZES STARTING AT  
±1,200 SF**



**LOCATED AT THE CORNER  
OF KEYSTONE AVE & I-80**



**EXCEPTIONAL EXPOSURE  
AND VISIBILITY FROM I-80**



**PERFECT FOR FAST-  
CASUAL OR SIT-DOWN  
RESTAURANTS**



**FIVE RARE & APPROVED  
DRIVE-THRU SITES**



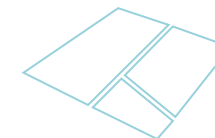
**FLEXIBILITY IN SIZES TO  
ACCOMMODATE VARIOUS  
FOOTPRINTS**



**STRONG POPULATION  
DEMOGRAPHICS & A HIGH  
DAYTIME WORKFORCE**

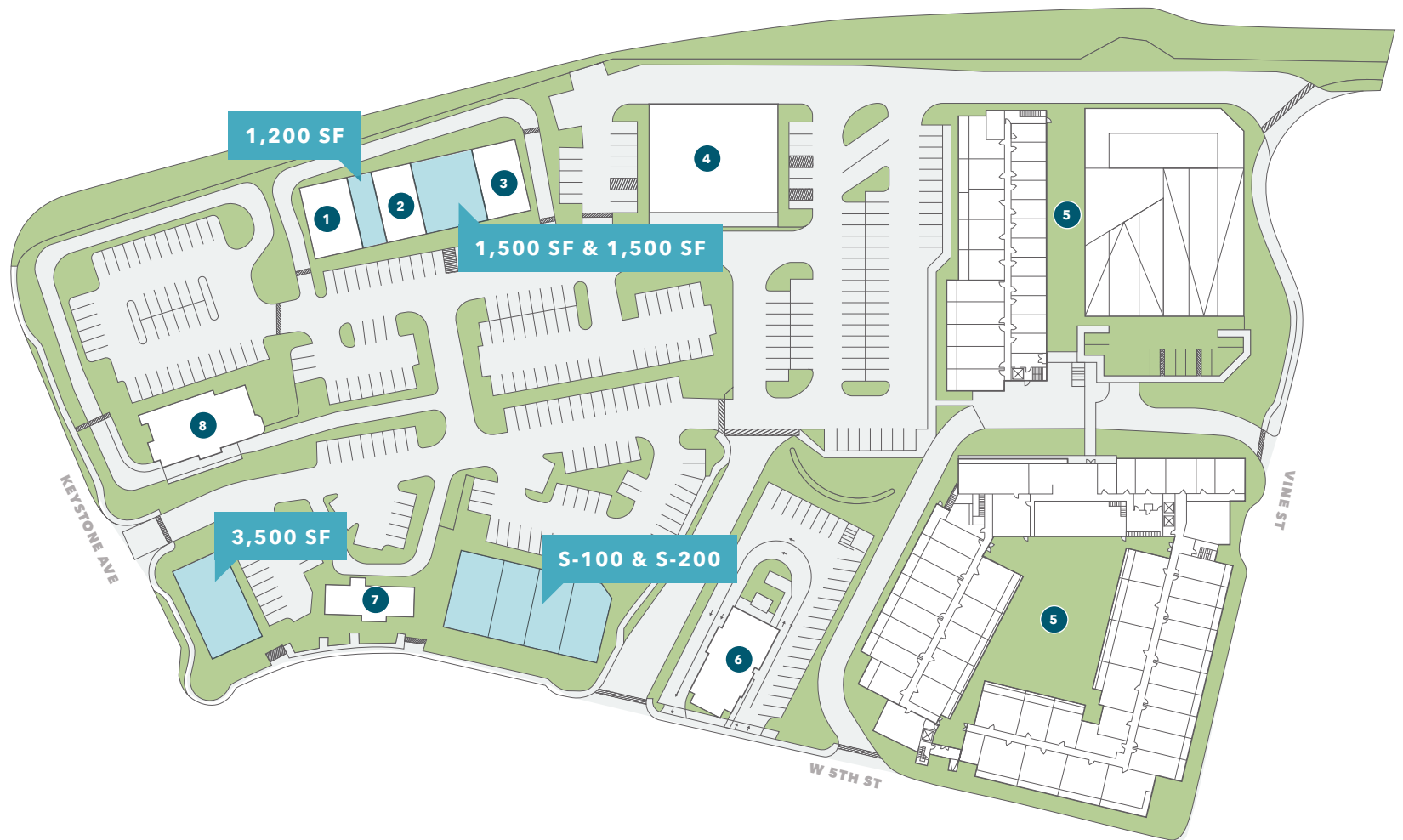


**SIGNIFICANT TOURIST  
ACTIVITY FROM NEARBY  
DOWNTOWN RENO**









**ZONED FOR  
UNLIMITED GAMING**

# WEST END COMMONS

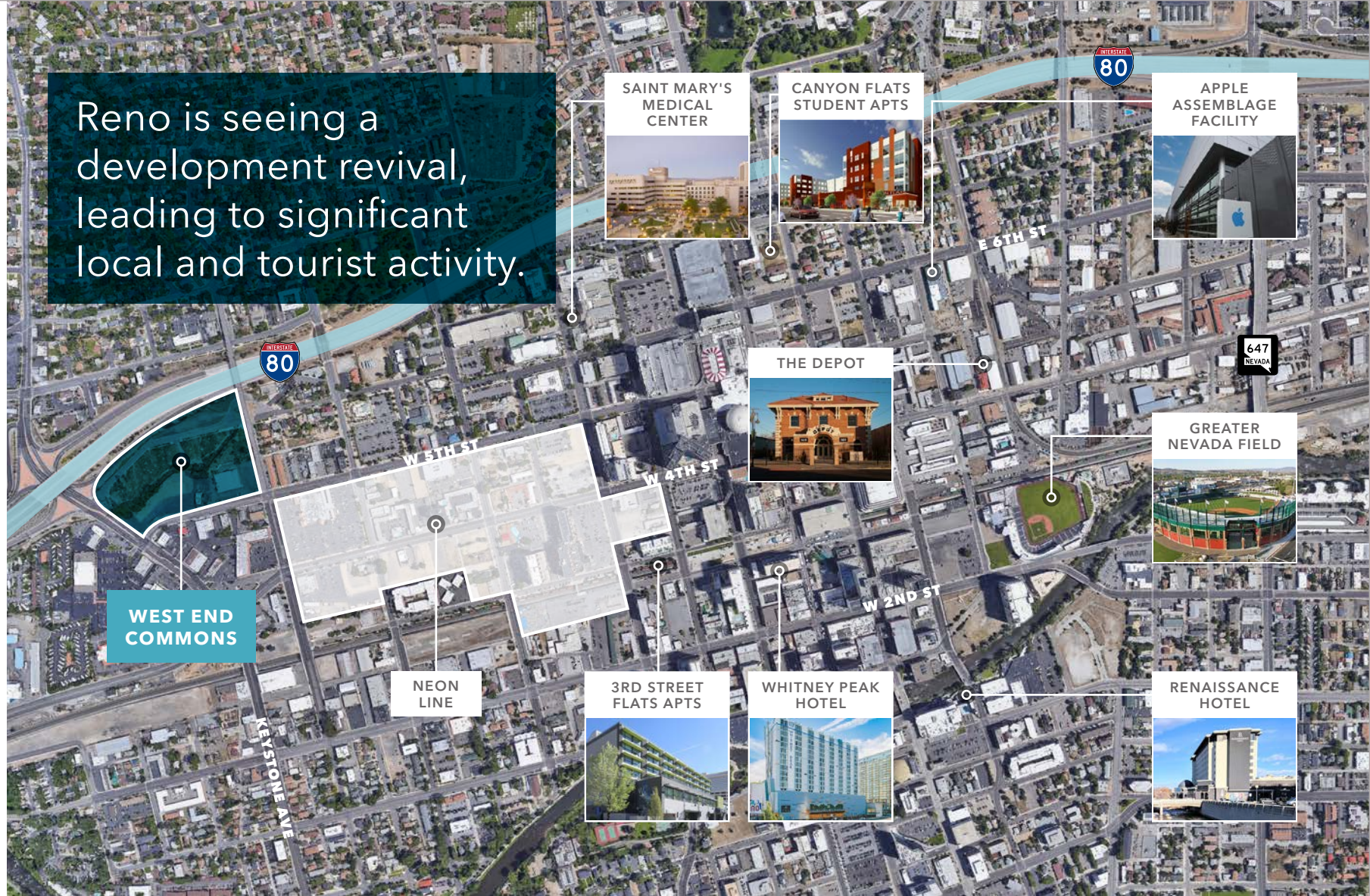


## West End Commons Tenants

01		02		03		04	Lease Pending
05	Fifth & Vine Apts	06		07		08	



Reno is seeing a development revival, leading to significant local and tourist activity.



Traffic  
Counts

**101,000**

ADT, EAST OF KEYSTONE  
INTERCHANGE

**71,500**

ADT, WEST OF KEYSTONE  
INTERCHANGE

**29,800**

ADT, KEYSTONE AVE  
SOUTH OF I-80

**21,300**

ADT, KEYSTONE AVE  
NORTH OF I-80



## Revitalizing & Redeveloping West 4th Street

A revitalization and redevelopment effort of five city blocks on West 4th Street in downtown Reno is underway by Jacobs Entertainment, Inc., a developer, owner and operator of gaming and entertainment facilities throughout the United States.

FORTHCOMING  
NEON LINE DISTRICT



RENOVA FLATS URBAN  
HOUSING PROJECT



WEST END  
COMMONS



71,500 ADT



29,800 ADT



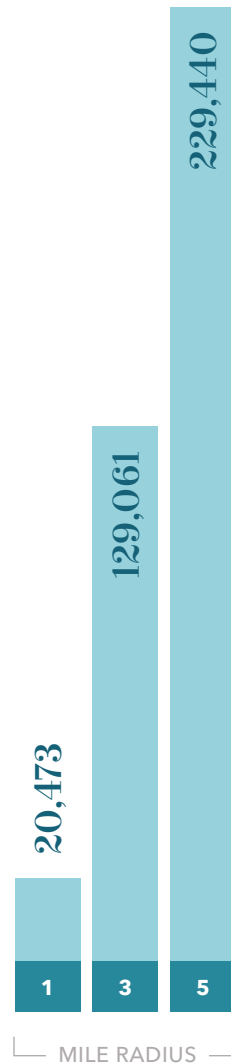
Kidder  
Mathews



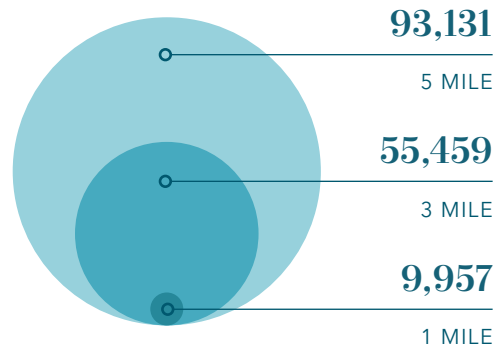
## West End Commons Demographics



**ESTIMATED POPULATION**  
2021



**ESTIMATED HOUSEHOLDS**  
2021



**MEDIAN AGE**  
2021

**38.0 YRS**

1 MILE

**36.3 YRS**

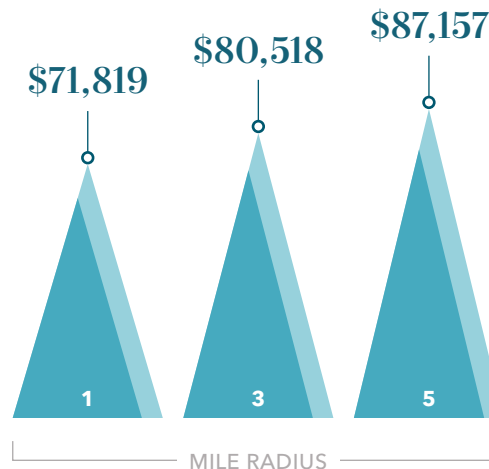
3 MILES

**37.3 YRS**

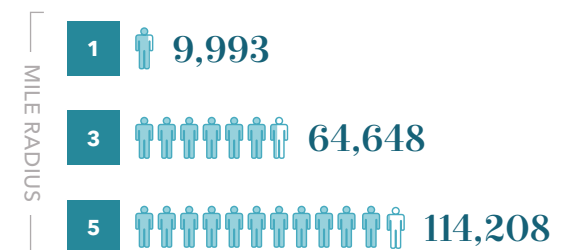
5 MILES



**AVERAGE HOUSEHOLD INCOME**  
2021



**ESTIMATED EMPLOYEES**  
2021



Data Source: ESRI

# Reno's Economic Growth

In 2019, Area Development ranked the Reno market among its "Top 10 Leading Metro Locations." Specifically, the Reno market ranked first among mid-size metros for "Economic Strength" and fourth overall. This business-friendly tax environment has created many possibilities for out-of-state companies to locate facilities to the area including Apple, Amazon, Google, Switch and Tesla/Panasonic. In fact, over 100 companies have relocated to the Reno-Sparks region within the last five years.

#1

**ECONOMIC STRENGTH IN  
MID-SIZED METROS**  
Area Development, 2019

#2

**MOST POPULAR STATE FOR  
COMPANY RELOCATIONS**  
Spectrum Location Solutions, 2019

#11

**BEST JOB-PERFORMING CITY**  
Milken Institute Report, 2019



## Notable Company Expansions in Reno



Tesla's Giga Nevada is a lithium-ion battery & electric vehicle component factory, located east of Reno.

Built in 2016, Tesla's Gigafactory project has been a relocation catalyst for several major technology companies, permanently changing the trajectory and economic outlook for the Reno region.

To date, they have invested more than twice the projected amount in construction, with over \$2.05B in past and current activity in Storey County.



Headquartered in Nevada, Switch is a global leader in exascale technology solutions.

At 1.3M SF, Switch completed construction on the first phase of the world's largest single data center in 2017. They have committed to constructing a total of 7 buildings and 7.2M SF of high tech data campus on 2,000 acres. Due to its location in Northern Nevada, Switch is also constructing a fiber hyperlink which will connect Reno, Las Vegas, Los Angeles and San Francisco in under 7 milliseconds.



A Blockchain Software Development Company based in Sparks, Nevada.

In January 2019, Blockchains LLC (a blockchain software company that develops underlying technologies behind cryptocurrencies) purchased the remaining 67,125 AC of land in the Tahoe Reno Industrial Center (TRIC). The company has established a new 25,000 SF corporate headquarters in Sparks, Nevada.



State-of-art medical device manufacturing with a new facility opening in Fall 2021.

New Deantronics, an international leader in surgical and diagnostic medical devices, announced plans to build a 200,000 SF medical device technology campus in Greater Reno-Sparks. Slated to open in Fall 2021, investing more than \$40M and generating over 200 new jobs. Operations will include: R&D, manufacturing, repair & return, and a medical device incubator.





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