



**±1,200 SF
SUITE B-7**

FREESTYLE
MARTIAL ARTS ACADEMY

PINNACLE MEDICAL GROUP

PORT OF SUBS

La Belle NAILS

JALAPEÑO'S
Mexican Food

Northern Nevada MEDICAL CENTER
NOT A PART

summerset
SENIOR LIVING
NOT A PART

Mom's
OF DINING AND DRINKING

SHERWIN WILLIAMS

CALIFORNIA SUN
WELLNESS SPA

ALFORD PEDIATRIC & GENERAL DENTISTRY

Saint Mary's Urgent Care
NOT A PART

Jacksons

Edward Jones
Serving Individual Investors Since 1871

Eagle Fitness

State Farm

FOR LEASE

Sharlands Square

6265-6295 Sharlands Ave, Reno, NV

Smith Retzloff Retail Team

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Colliers Reno
5520 Kietzke Lane, Suite 300
Reno, NV 89511
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Suite B7 Available ±1,200 SF

Sharlands Square consists of 49,537 square feet in three buildings:

Building A is adjacent to the north of the St. Mary's medical building (not a part) at the east end of the center and contains 3,640 square feet

Building B consists of 25,240 square feet along the north side of the center with 14 tenants and spaces ranging in size from 532 to 4,800 square feet

Building C at the west end of the center is a two-story structure with 20,231 SF

High traffic location adjacent to interstate 80 at the **Robb Drive** off-ramp

Diverse tenant mix offering product and services resistant to e-commerce competition

Demographics strong localized population growth trends



TRAFFIC COUNTS

57,500 ADT
I-80 East

9,250 ADT
Off Ramp to Robb Drive Exit 9

17,600 ADT
Robb Dr



Available For Lease

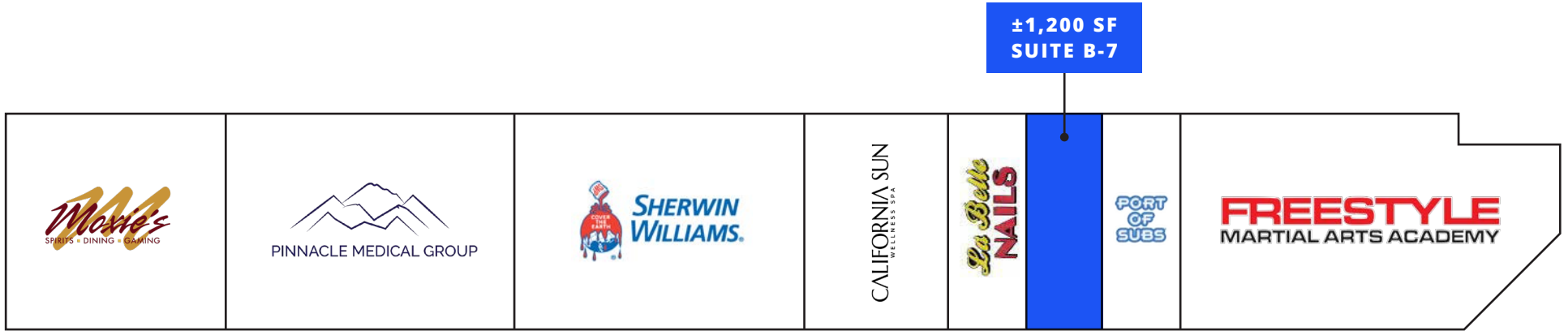


Available For Lease

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Building B



Available For Lease



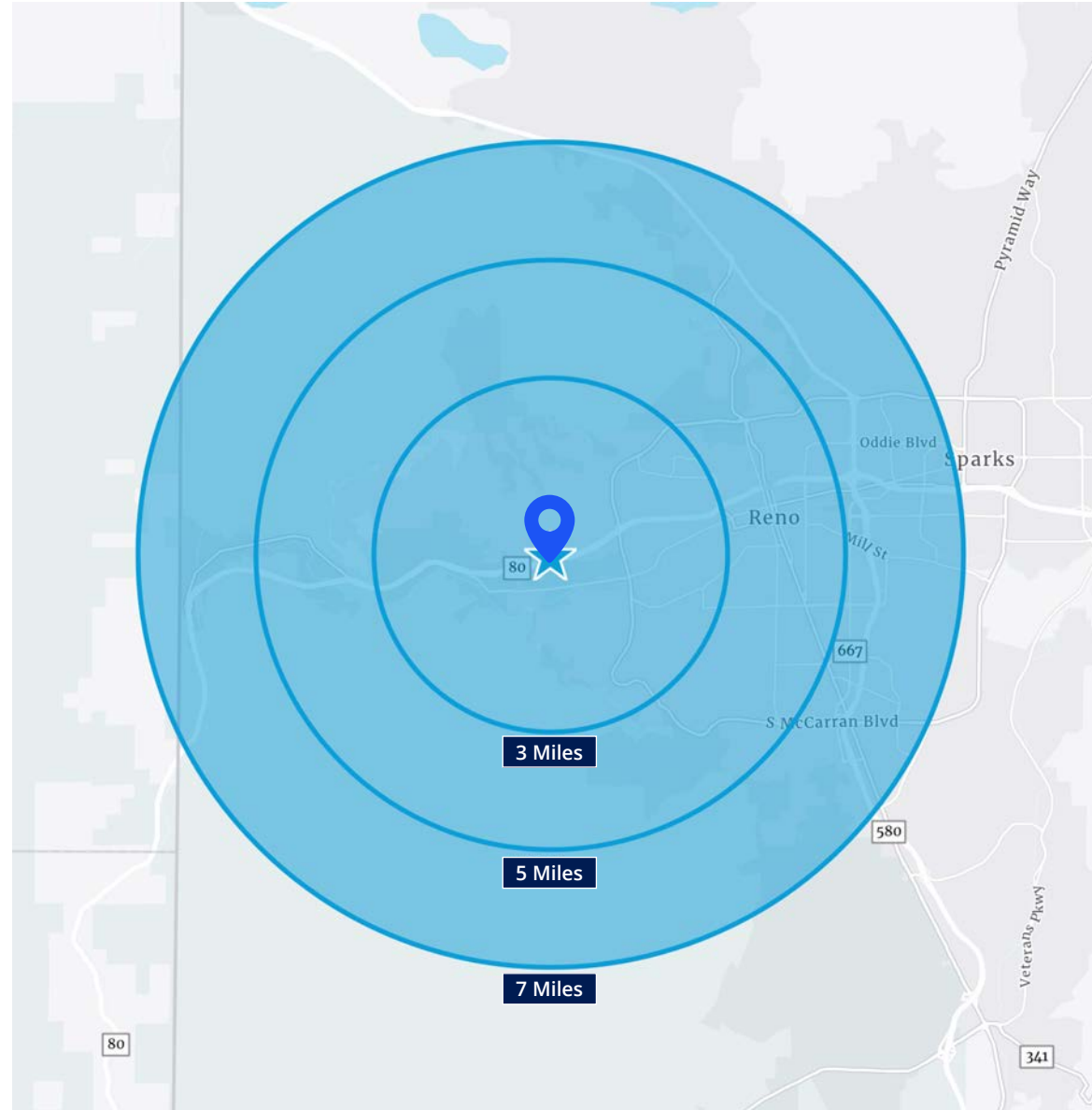
Available For Lease

Population	3 Miles	5 Miles	7 Miles
2025 Estimated Population	63,641	140,014	223,802
2030 Projected Population	64,962	145,403	233,766
2025 Median Age	39.9	39.1	37.3
2025 Daytime Population	44,437	153,245	268,077

Household Income	3 Miles	5 Miles	7 Miles
2025 Avg. HH Income	\$139,639	\$118,692	\$108,617
2030 Avg. HH Income	\$156,593	\$131,845	\$120,912
2025 Med. HH Income	\$98,667	\$79,371	\$74,396
2030 Med. HH Income	\$113,563	\$90,613	\$83,676
2025 Per Capita Income	\$59,290	\$53,064	\$46,109

Household	3 Miles	5 Miles	7 Miles
2025 Estimated Households	27,003	62,465	94,835
2030 Projected Households	27,799	65,532	100,025
Avg. HH Size	2.35	2.17	2.29

Consumer Expenditures (Avg. HH)	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$119,913	\$102,799	\$94,445
Annual Retail Expenditure	\$38,297	\$32,631	\$29,955



Available For Lease

Reno-Sparks MSA Facts & Demographics

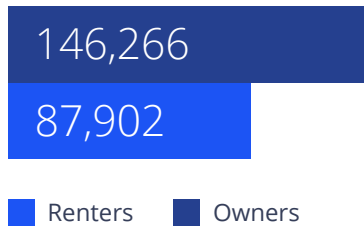
588,069
Population

2.48
Avg HH Size

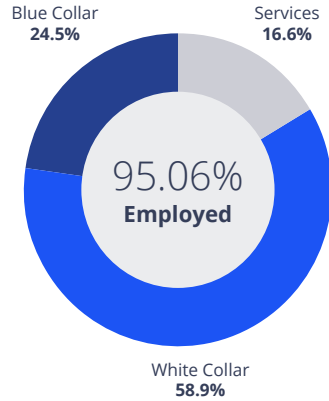
\$121,655
Avg HH Income

39.5
Median Age

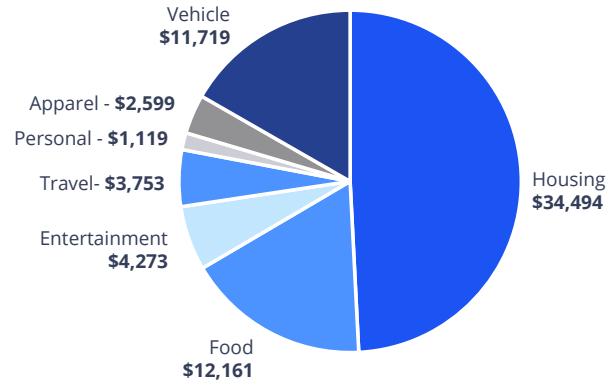
Home Ownership (2025 Housing Units)



Employment



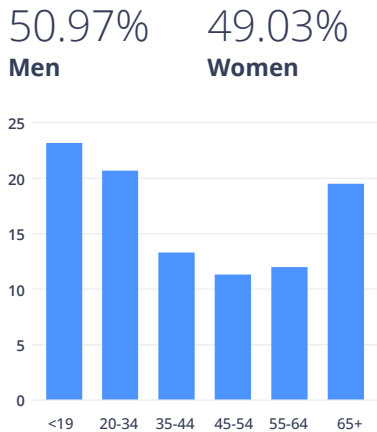
Household Spending



Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree





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Accelerating success.

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