

For Lease Village at Double Diamond

Colliers

2,075 SF of Retail Space Available



Woof Gang Bakery Opening Soon!

**Lead Contact
Sam Meredith**

Vice President
+1 775 737 2939
Sam.Meredith@colliers.com
NV Lic. S.0189257

Roxanne Stevenson

Senior Vice President
+1 775 823 4661
Roxanne.Stevenson@colliers.com
NV Lic S.0015517

Colliers



Property Overview

SEC Double R Boulevard & South Meadows Parkway, Reno, Nevada

This dominant retail center is located at a highly traveled intersection within a large office and medical market, resulting in a high daytime population of over 40,973 employees within 3 miles.

Average Household Income

\$124,669

1-Mile Radius

\$142,618

3-Mile Radius

\$128,776

5-Mile Radius

South Meadows Parkway
13,400 ADT

Double R Boulevard

11,000 ADT



Property Features

- **One Space remaining – Call for lease rate**
 - 2,075 Square Feet
- Dominant necessity-based and grocery anchored retail center with a synergistic tenant mix, national brands and local favorites
- As of January 2024, the center was rated 2nd in the state of Nevada (for its size) for total number of customer visits, approximately 325k monthly visits and over 3.9M total yearly visits - Source: Creditintell
- Located within a large employment submarket, adjacent to Renown South Meadows Medical Center and surrounded by higher density residential
- 40,973 daytime employees within three mile area
- Hospitality, multi-family, and industrial developments underway in the immediate area with up to 3,283 residential units planned to be delivered in the short to mid-term

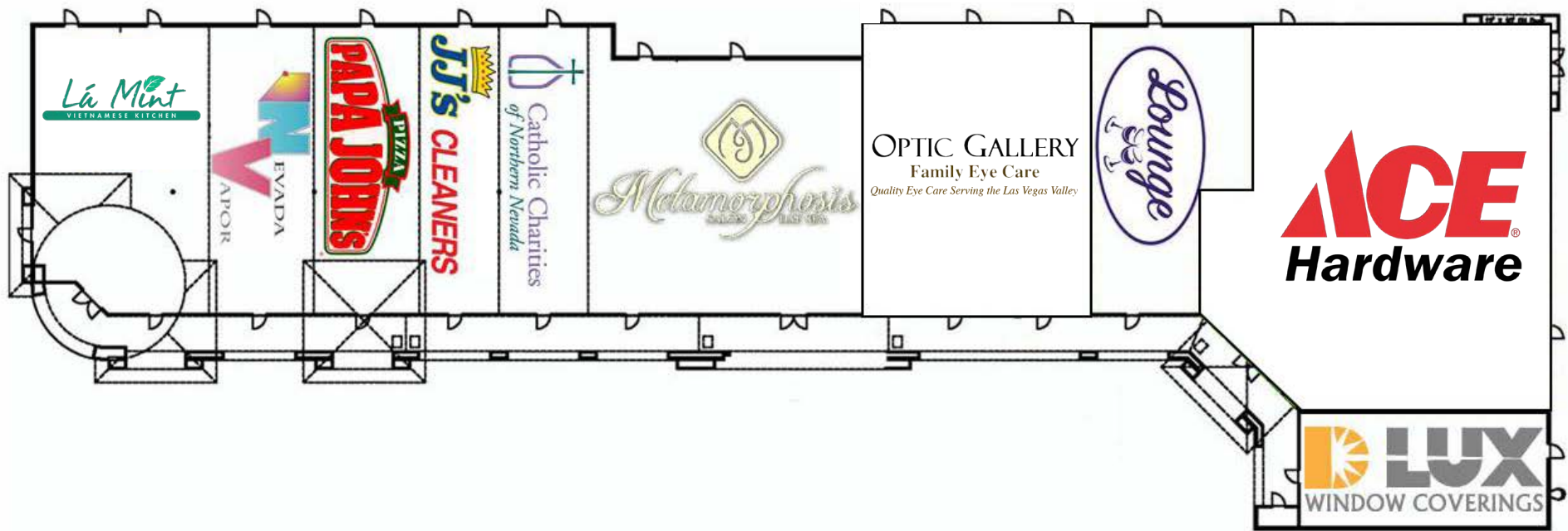


Site Plan

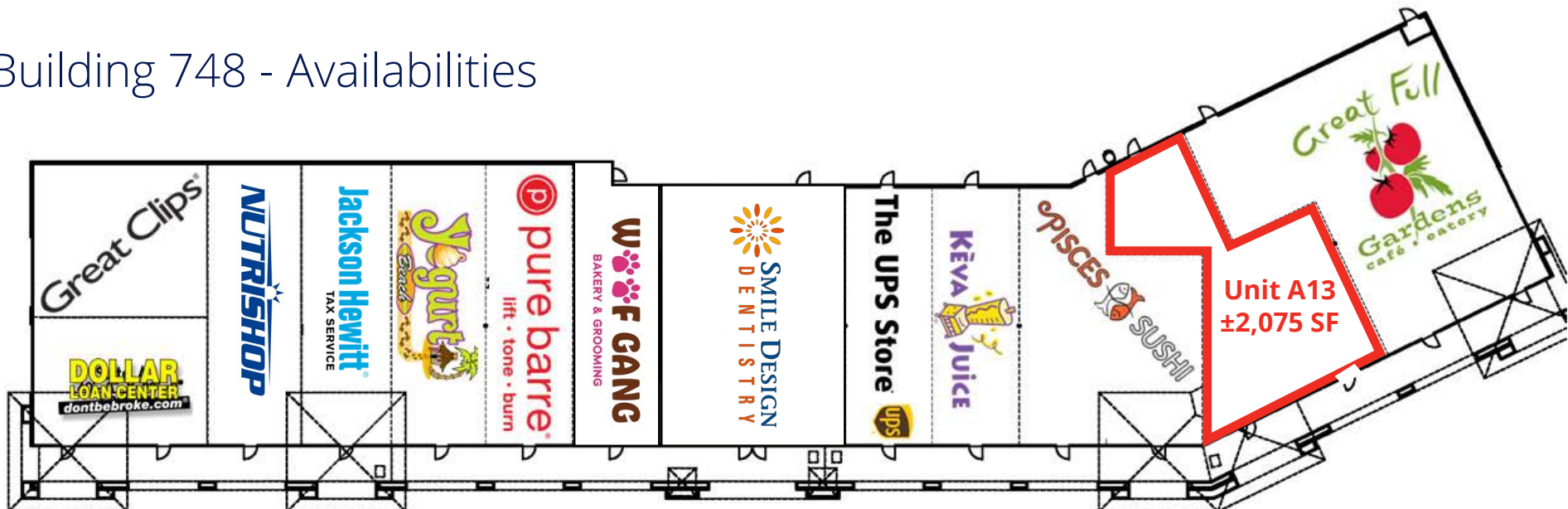


Bldg-Unit	Tenant	SF
720-C1	WingStop	1,255
720-C2 & 3	Peg's Glorified Ham & Eggs	2,800
720-C4	Port of Subs, Inc.	1,523
720-C5	Wild Garlic Pizza & Pub	1,447
736	Taco Bell	4,000
748-A1	Great Clips	1,450
748-A2	Dollar Loan Center	1,206
748-A3	Nutrishop	1,416
748-A4	Jackson Hewitt	1,350
748-A5	Yogurt Beach	1,415
748-A6	Pure Barre	1,307
748-A7	Woof Gang Bakery	1,250
748-A8	Smile Design Implants	2,560
748-A9	The UPS Store	1,200
748-A10	Keva Juice	1,200
748-A11	Pisces Sushi	2,194
748-A13	Available	2,075
748-A14	Great Full Gardens	3,465
770-101	La Mint	2,515
770-102	Nevada Vapor	1,546
770-103	Papa John's	1,551
770-104	JJ's Cleaners	1,171
770-105	Catholic Charities of Northern Nevada	1,307
770-106 & 107	Metamorphosis Salon and Day Spa	3,640
770-108 & 109	Optic Gallery	3,348
770-110	Lounge Wine Bar	2,134
770-111	Ace Hardware	6,101
770-112	D-Lux Window Coverings Reno	1,557

Building 770 - Tenants

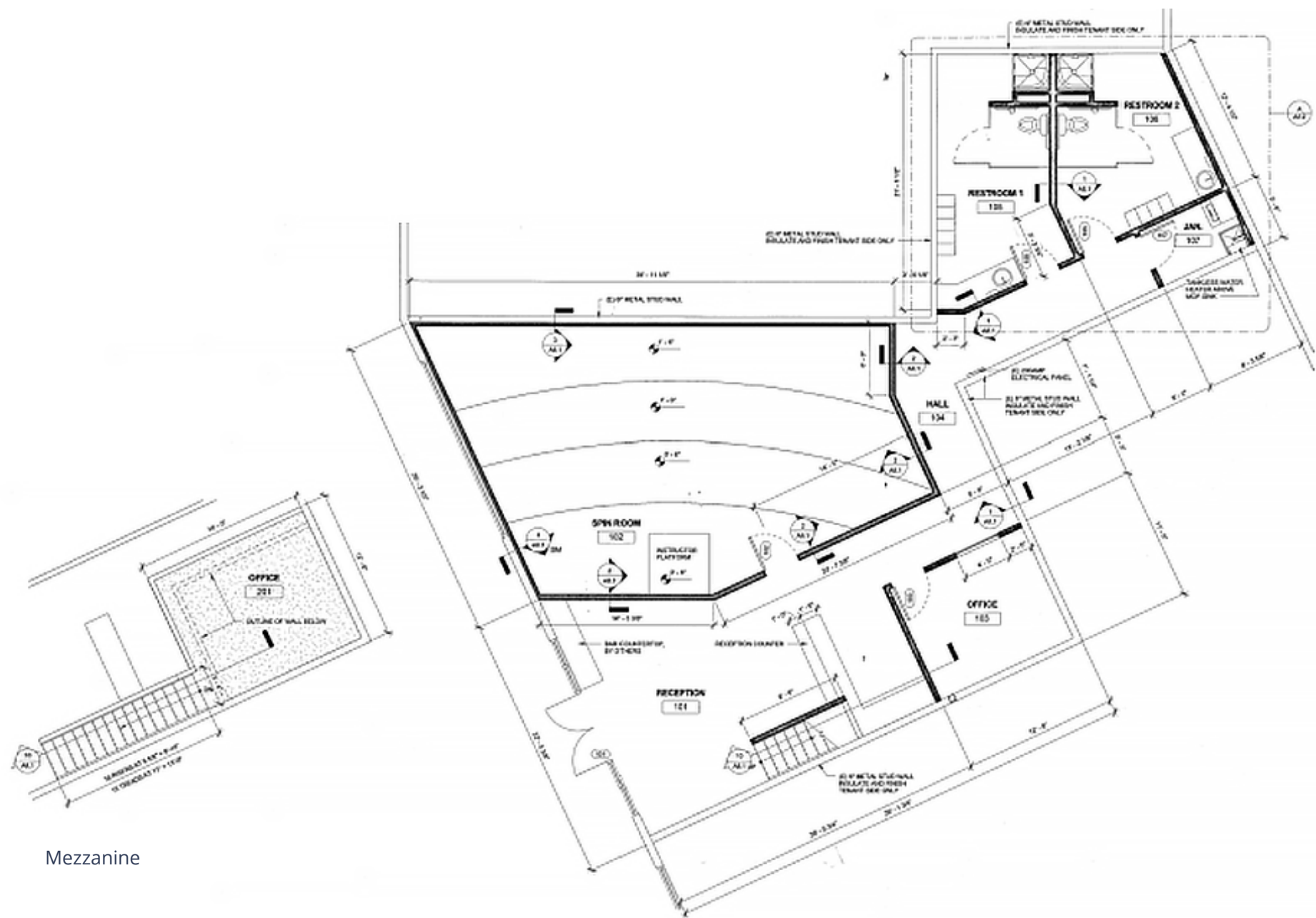


Building 748 - Availabilities



Building 748

Suite A13 - Floor Plan



Mezzanine

Village at Double Diamond Shopping Center



South Meadows Business Park & Surrounding Areas



New Residential Construction Activity

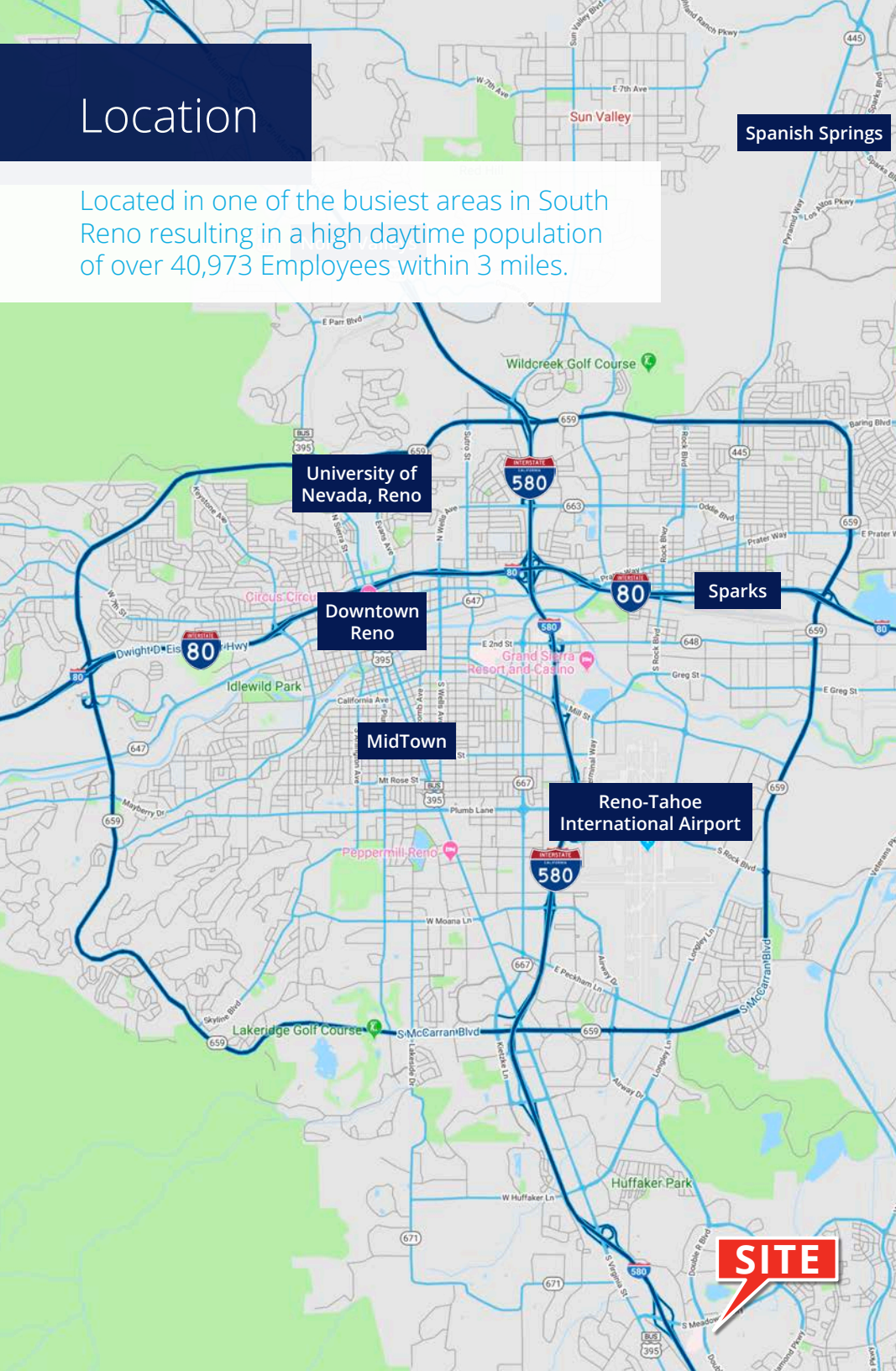


New Residential Construction Activity

No.	Project Name	Unit Type	# of Units	Developer	Location	Price Range
UNDER CONSTRUCTION						
235	Double R Apartments	MF	440	Oakmont Properties	9252 Double R Blvd	Asking Rent: \$1,475 - \$2,200
239	Bella Vista Ranch C&D	SF	204	Toll Brothers	SEC S Meadows & Veterans Pkwy	\$756,995 - \$913,995
241	Damonte Ranch Phase 5	SF	134	Lennar Homes	NWC Rio Wrangler / Steamboat	\$558,950 - \$632,950
244	Palisades	SF	91	Lennar Homes	McCauley Ranch & Gold Mine Dr	\$659,950 - \$879,950
245	Integra Peaks	MF	300	Roger Norman	Damonte Ranch & Double R	TBD
APPROVED						
231	Talus Valley Planning Area 23	SF	160	Newport Pacific Land	Veterans Pkwy & S Meadows Pkwy	TBD
237	Pecetti Place	MF	179	North Summit Co.	9300 Gateway Dr	TBD
246	Revel Damonte Ranch	Senior	156	Wolff Company	SEC Steamboat & Damonte Ranch	TBD
250	Damonte Ranch Village 26	SF	95	Nevada Tri Partners	Rio Wrangler Pkwy	TBD
251	Merida at Caramella Ranch	SF	20	Toll Brothers	Western Skies Dr	\$441,995 - \$501,995
PENDING APPROVAL						
230	Talus Valley	SF	3537	Newport Pacific Land	Veterans Pkwy	TBD
233	Talus Valley Planning Area 24 & 25	SF	163	Newport Pacific Land	Veterans Pkwy & S Meadows Pkwy	TBD
236	Talus Valley Planning Area 26	SF	135	Newport Pacific Land	Veterans Pkwy & S Meadows Pkwy	TBD
238	Bella Vista Ranch Phase II	SF	575	Corona Real Estate LLC	S Meadows & Rio Wrangler Pkwy	\$756,995 - \$913,995
242	The Canyons	SF	71	John Dolan	East of McCauley Ranch Blvd	TBD
243	Canyon's Edge	SF	8	John Dolan	East of McCauley Ranch Blvd	TBD

Location

Located in one of the busiest areas in South Reno resulting in a high daytime population of over 40,973 Employees within 3 miles.



Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2023 Population	9,126	59,116	117,092
Daytime Population	18,487	70,891	144,755
Average Household Income	\$122,310	\$139,252	\$125,085
Total Households	4,518	26,523	51,922

2022 Traffic Counts - NDOT

Double R Boulevard, 495ft N of Double Diamond Parkway: 11,900 ADT

South Meadows Parkway, 100ft E of Truckee Meadows Place: 13,400 ADT

I-580, S Virginia Street Interchange 'Exit 61': 91,000 ADT

3 Mile Household & Population

Household & population characteristics



\$108,431

Median household income



\$537,429

Median home value



62.3%

Owner occupied housing units



38.8

Median age



50.6%

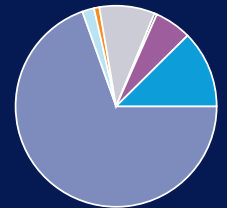
Female population



54.7%

% Married (age 15 or older)

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Why Reno/Sparks

Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

#4 Ranked in Growth Entrepreneurship

#1 Startup Activity

#6 Job Growth

#7 Best Business Tax Climate

Best Named America's Best Small City

Largest Per-Capita Industrial Space in the Country

#16 Best Performing Cities

#4 State for Economic Growth

Ranked One of the 12 Best Places to Live

Top 25 Largest Gen Z Workforce

#26 Best Cities for Outdoor Activities

#41 in Entertainment and Recreation

#4 Amongst America's "Top 10 Leading Metros"

#9 of 100 Best Places to Live

#33 Best Places to Live in America

#39 2019's Best Large Cities to Start a Business

#8 State for Energy and Internet Access

#3 State for Short-Term Fiscal Stability

#8 State for Overall Economy

#6 State for Business Environment

Area Growth Generators



Colliers

Colliers
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
+1 775 823 9666
colliers.com/reno



**Lead Contact
Sam Meredith**

Vice President
+1 775 737 2939
Sam.Meredith@colliers.com
NV Lic. S.0189257

Roxanne Stevenson

Senior Vice President

+1 775 823 4661
Roxanne.Stevenson@colliers.com
NV Lic S.0015517

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.