

REDEVELOPMENT OPPORTUNITY

S VIRGINIA STREET

RENO, NEVADA



SALE PRICE REDUCTION

CBRE

FOR SALE / FOR LEASE

PROPERTY OVERVIEW



ADDRESS

1251 S Virginia Street
Reno, Nevada 89502



MARKET/SUBMARKET

Midtown



SQUARE FOOTAGE

±17,600 SF



LOT SIZE

±0.851 Acres



YEAR BUILT

1939



OCCUPANCY

00%



Exciting redevelopment opportunity in the heart of the Midtown district. 1251 S Virginia Street consists of 17,600 square feet on a 0.85 acre of land on a hard corner with excellent visibility to high traffic counts on South Virginia Street. The property is surrounded by an impressive assortment of the best restaurants and bars in Reno.

Significant multifamily development in the area has and continues to add residential and commercial space to this submarket. Recent street improvements to this district have expanded sidewalks making it an ideal urban environment for walkability to restaurants and retail in the area. This 17,600 square foot building provides a unique opportunity to secure a large block of commercial space in the most sought after submarket in Northern Nevada with opportunity to redevelop the building in a multi-tenant project or build new. The MU-MC zoning allows for a wide variety of uses.



SALE PRICE
\$3,850,000



LEASE RATE
Negotiable



YEAR BUILT
1939





FOR SALE / FOR LEASE

Located in the midtown district known for its urban charm and walkable streets; funky fashions, antiques, arts, music, entertainment, fresh local eats and bars.



- Purchase Price – \$3,850,000
- Lease Rate Negotiable
- 17,600 SF Free Stranding Building
- 37,070 SF Lot Area
- MU-MC Zoning – Mixed Use Midtown Commercial
- APN 014-125-14
- Built 1939
- Situated along heavily traveled South Virginia Street



1251

S VIRGINIA STREET

2024 DEMOS & 2023 TRAFFIC COUNTS

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,639	130,808	244,584
HOUSEHOLDS	10,414	57,007	103,272
BUSINESSES	2,151	8,112	12,488
EMPLOYEES	21,669	121,057	180,100

Source: CBRE.com

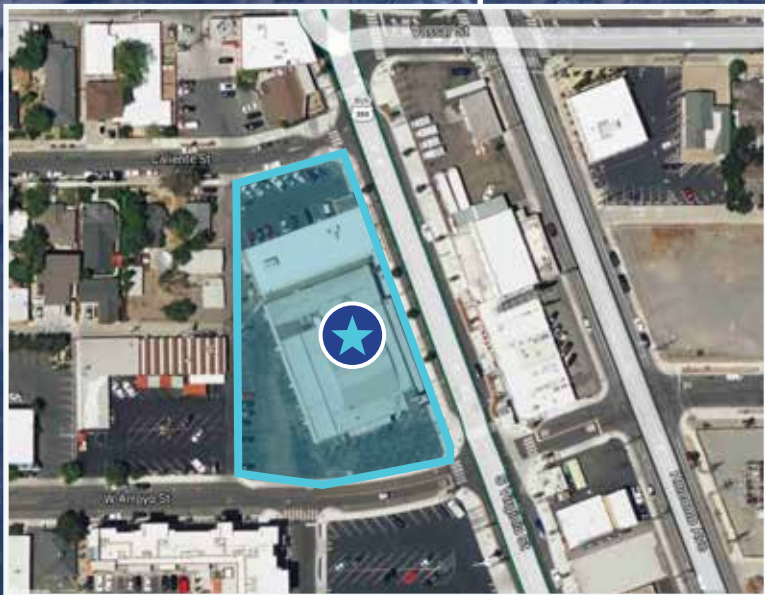
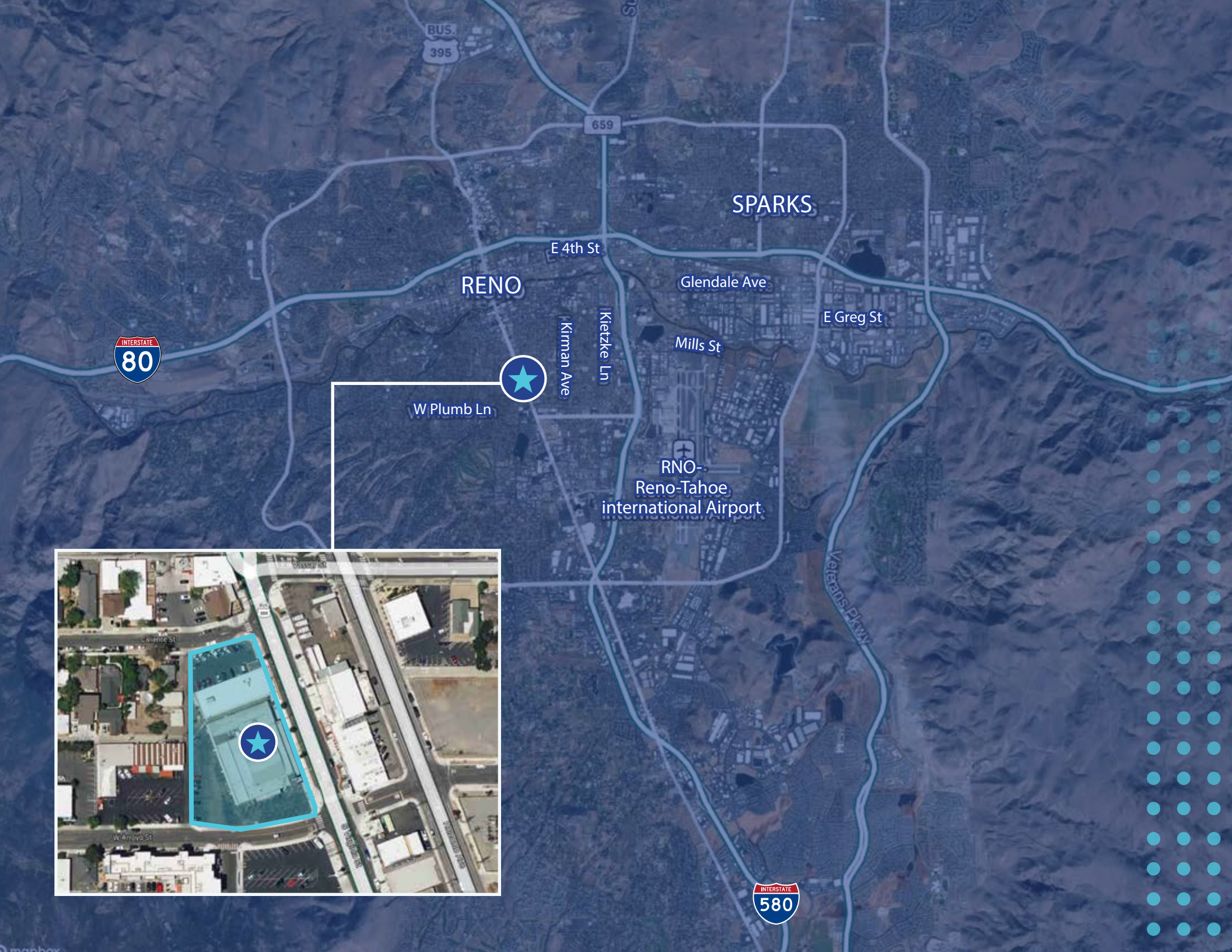
2023 TRAFFIC COUNTS

- 1 S Virginia St, 510ft N of Plumb Ln – 16,800 Daily Traffic Count
- 2 S Virginia St, 135ft N of Vassar St – 10,500 Daily Traffic Count
- 3 Vassar St, 100ft W of Wells Ave - 3,100 Daily Traffic Count

Source: NDOT.com

AMENITY MAP







CALIENTE ST

HOLCOMB AVE

395

S VIRGINIA ST

HASKELL ST

W ARROYO ST

1251
S VIRGINIA STREET



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