

For Lease

RED

RENO EXPERIENCE DISTRICT



An Elevated Retail Experience
S. Virginia St. and Plumb Ln.
Reno, NV 89502

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Ashley Lawson
Senior Associate
775.409.8402
alawson@logicCRE.com
S.0201763

Listing Snapshot



Negotiable
Lease Rate



± 1,804 - 6,073 SF
Available Square Footage



\$0.75 PSF NNN
Lease Expense

Property Highlights

- Retail, office, and restaurant space available in Reno's newest mixed-use development
- Positioned within the Reno Entertainment District complete with ± 65,000 SF of retail, 898 luxury apartments, a 170-door luxury hotel, and an 83-door flex-stay corporate apartment project
- Strategically located in the heart of Reno just south of the MidTown district and Reno Public Market
- High population area with over 6,400 residents within a 0.5-mile radius and over 63,000 within a 2-mile radius
- Heavy daytime population with over 8,000 employees within a 0.5-mile radius across more than 400 businesses
- Current tenant include Hub Coffee, Heyday Barber Co., Electric Pickle Pickleball Courts, and Country Creamery

Demographics

	1-mile	3-mile	5-mile
2025 Population	27,177	121,733	238,448
2025 Average Household Income	\$78,419	\$96,023	\$101,243
2025 Total Households	12,400	53,874	101,495



Aerial







Site Plan

Available NAP

Atwood

Unit	Tenant	SF
A101	AVAILABLE	± 7,640 SF
A102	AVAILABLE	± 1,835 SF
A103	AVAILABLE	± 1,835 SF
A104	AVAILABLE	± 1,835 SF
A105	AVAILABLE	± 2,012 SF
A106	AVAILABLE	± 2,012 SF
A107	AVAILABLE	± 3,255 SF
A108	AVAILABLE	± 3,255 SF
A109	AVAILABLE	± 3,255 SF
A110	AVAILABLE	± 3,129 SF
A111	AVAILABLE	± 3,129 SF

Pickleball Courts

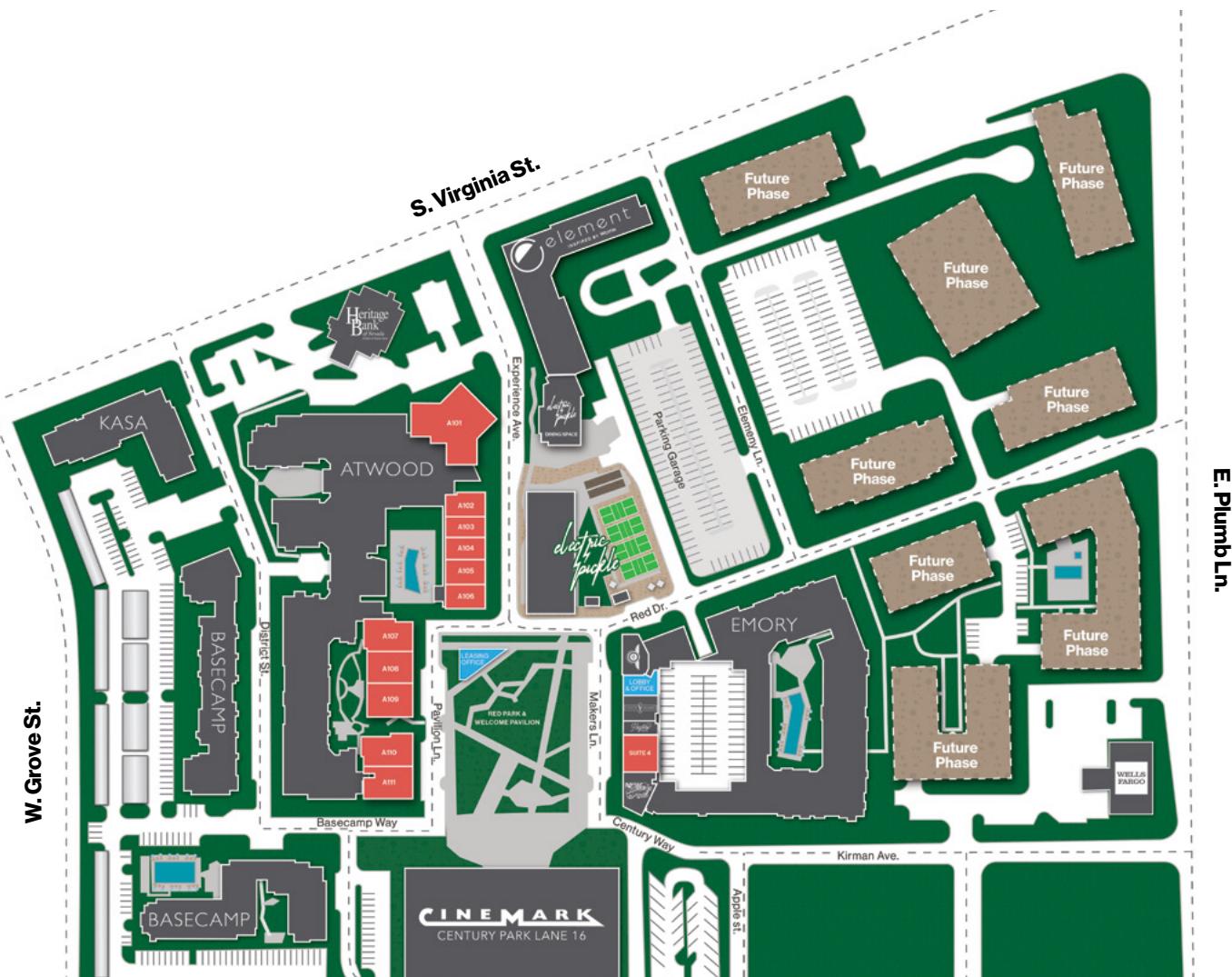
Unit	Tenant	SF
Pickleball	Electric Pickle	2 Courts

Element Hotel

Unit	Tenant	SF
Restaurant	Electric Pickle Dining	± 6,073 SF

Emory

Unit	Tenant	Size
1	HUB	± 2,991 SF
2	Country Creamery	± 1,692 SF
3	Heyday	± 846 SF
4	AVAILABLE	± 2,359 SF
5	SqueezeIn	± 2,042 SF
5th Floor	AVAILABLE	± 1,804 SF



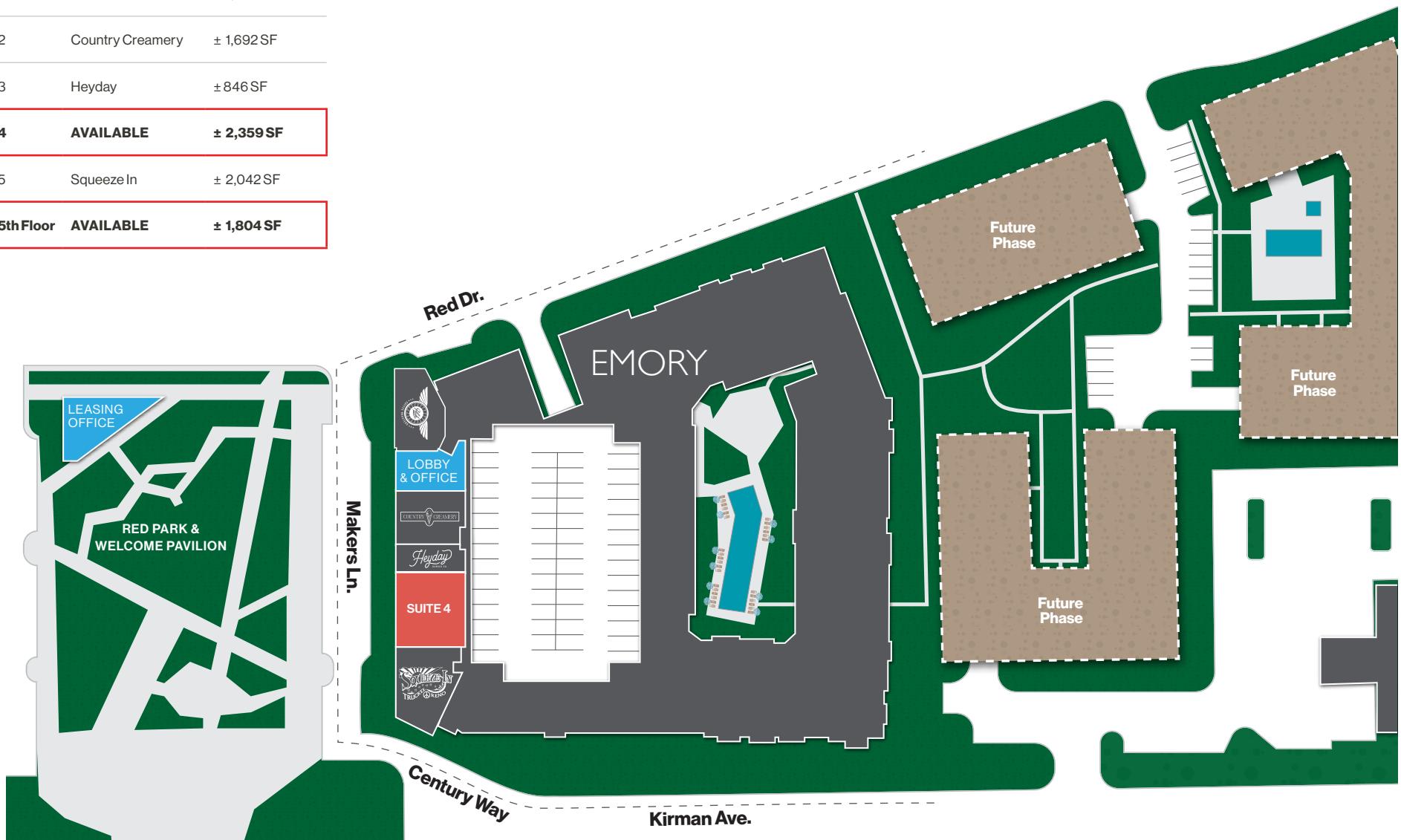
N



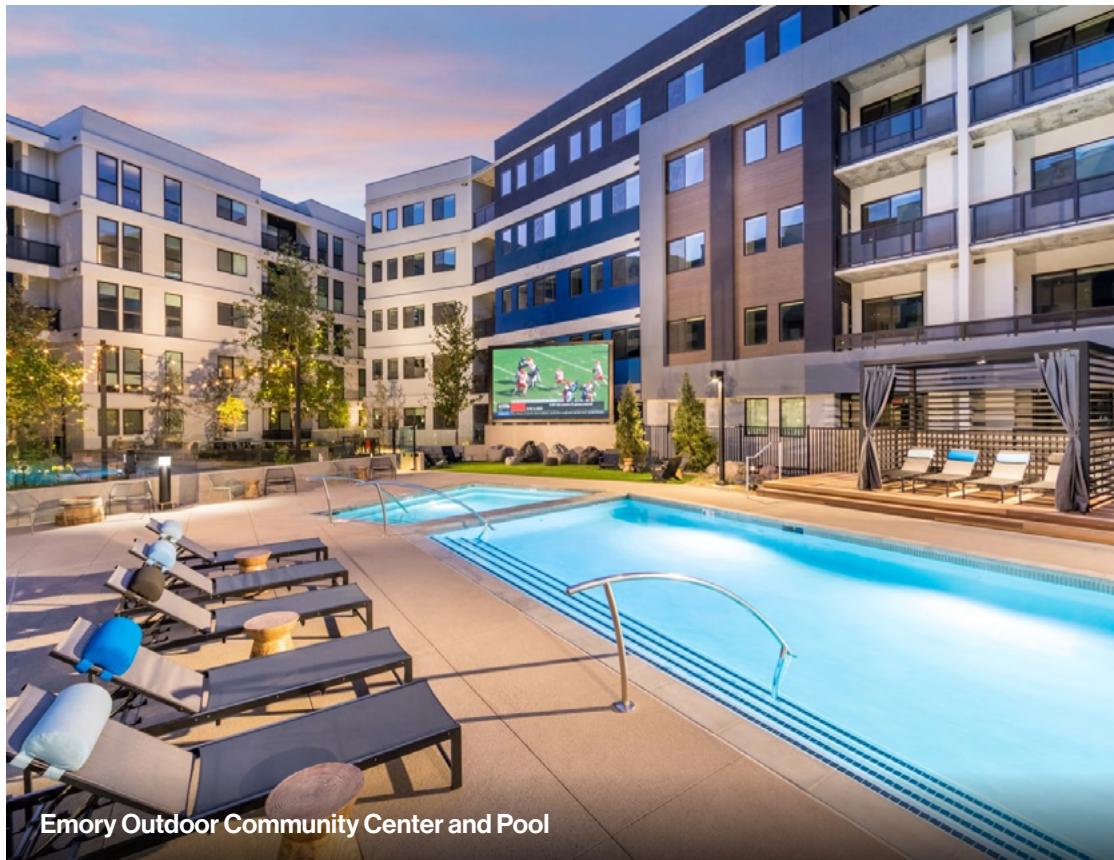
Site Plan | Emory

■ Available ■ NAP

Unit	Tenant	Size
1	HUB	$\pm 2,991$ SF
2	Country Creamery	$\pm 1,692$ SF
3	Heyday	± 846 SF
4	AVAILABLE	$\pm 2,359$ SF
5	SqueezeIn	$\pm 2,042$ SF
5th Floor	AVAILABLE	$\pm 1,804$ SF



Property Photos

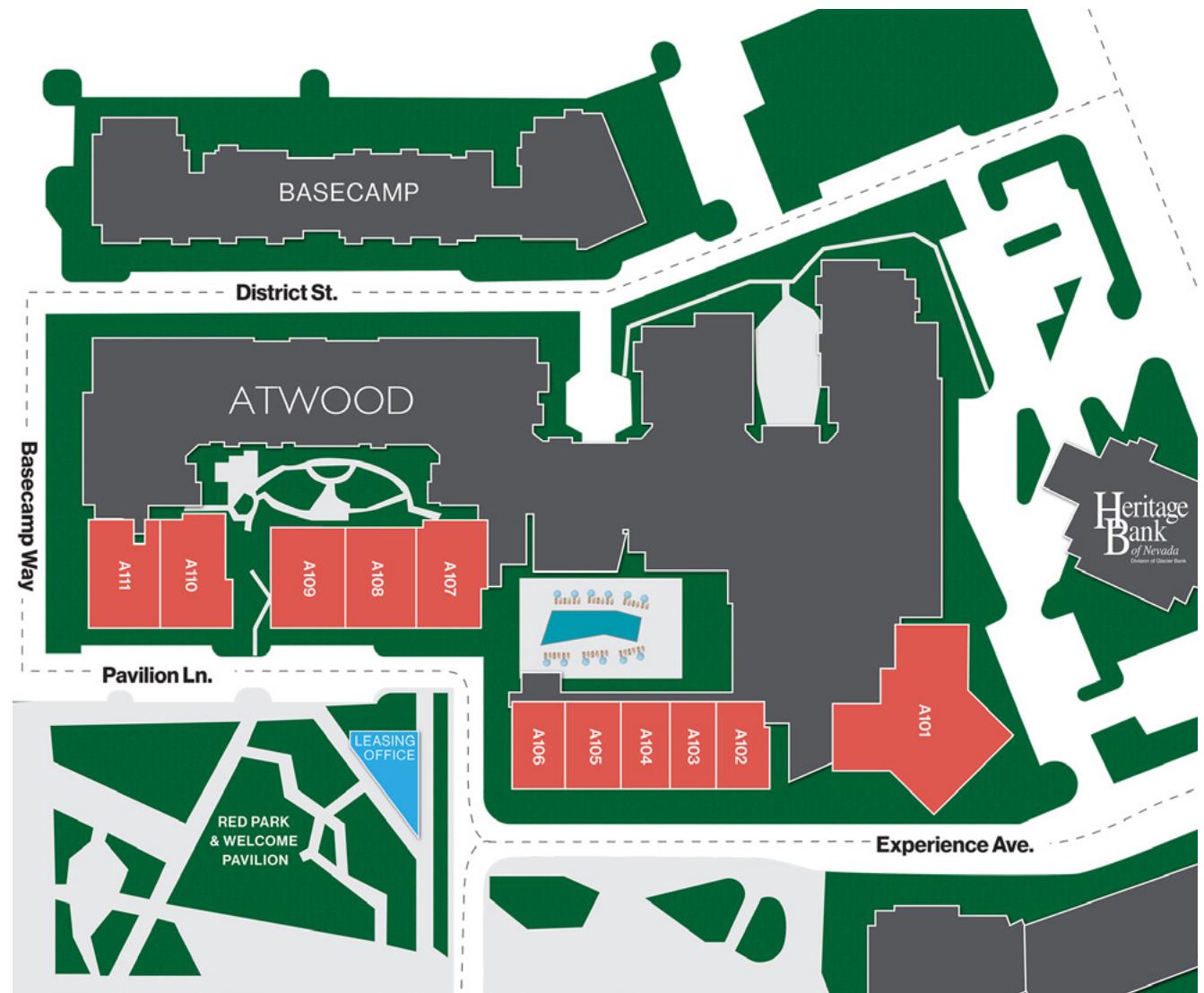


Site Plan | Atwood

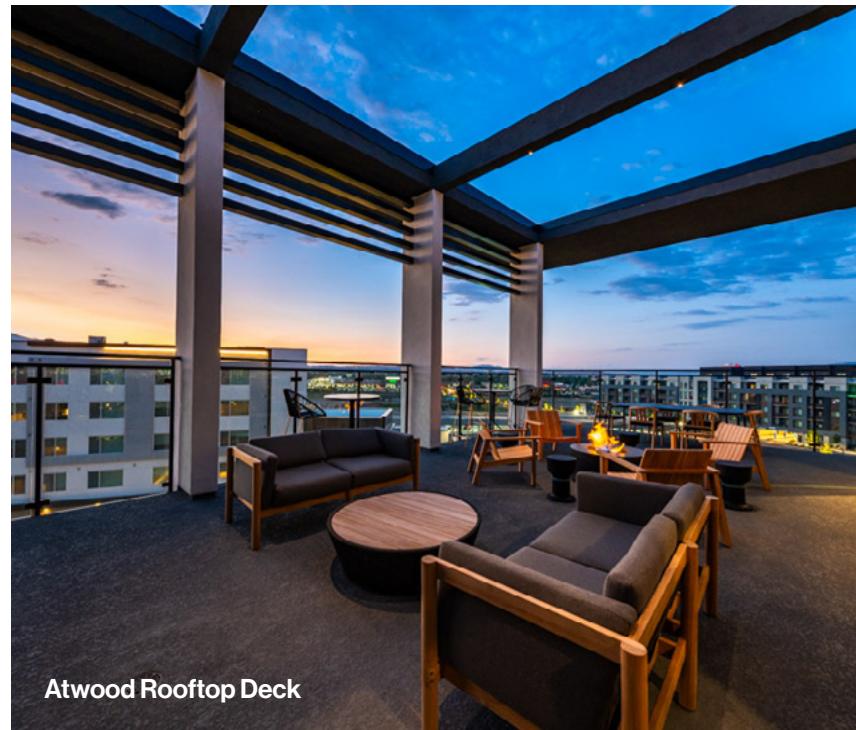
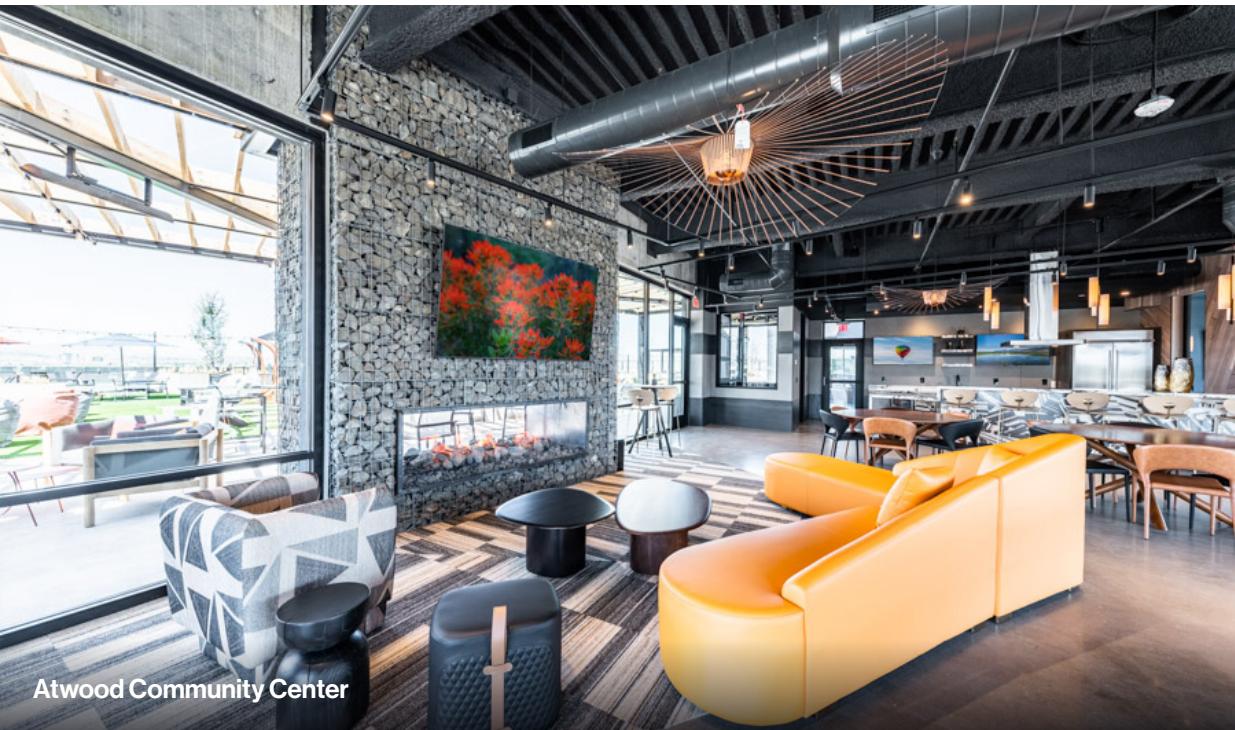
■ Available ■ NAP

Unit Tenant SF

A101	AVAILABLE	± 7,640 SF
A102	AVAILABLE	± 1,835 SF
A103	AVAILABLE	± 1,835 SF
A104	AVAILABLE	± 1,835 SF
A105	AVAILABLE	± 2,012 SF
A106	AVAILABLE	± 2,012 SF
A107	AVAILABLE	± 3,255 SF
A108	AVAILABLE	± 3,255 SF
A109	AVAILABLE	± 3,255 SF
A110	AVAILABLE	± 3,129 SF
A111	AVAILABLE	± 3,129 SF



Property Photos

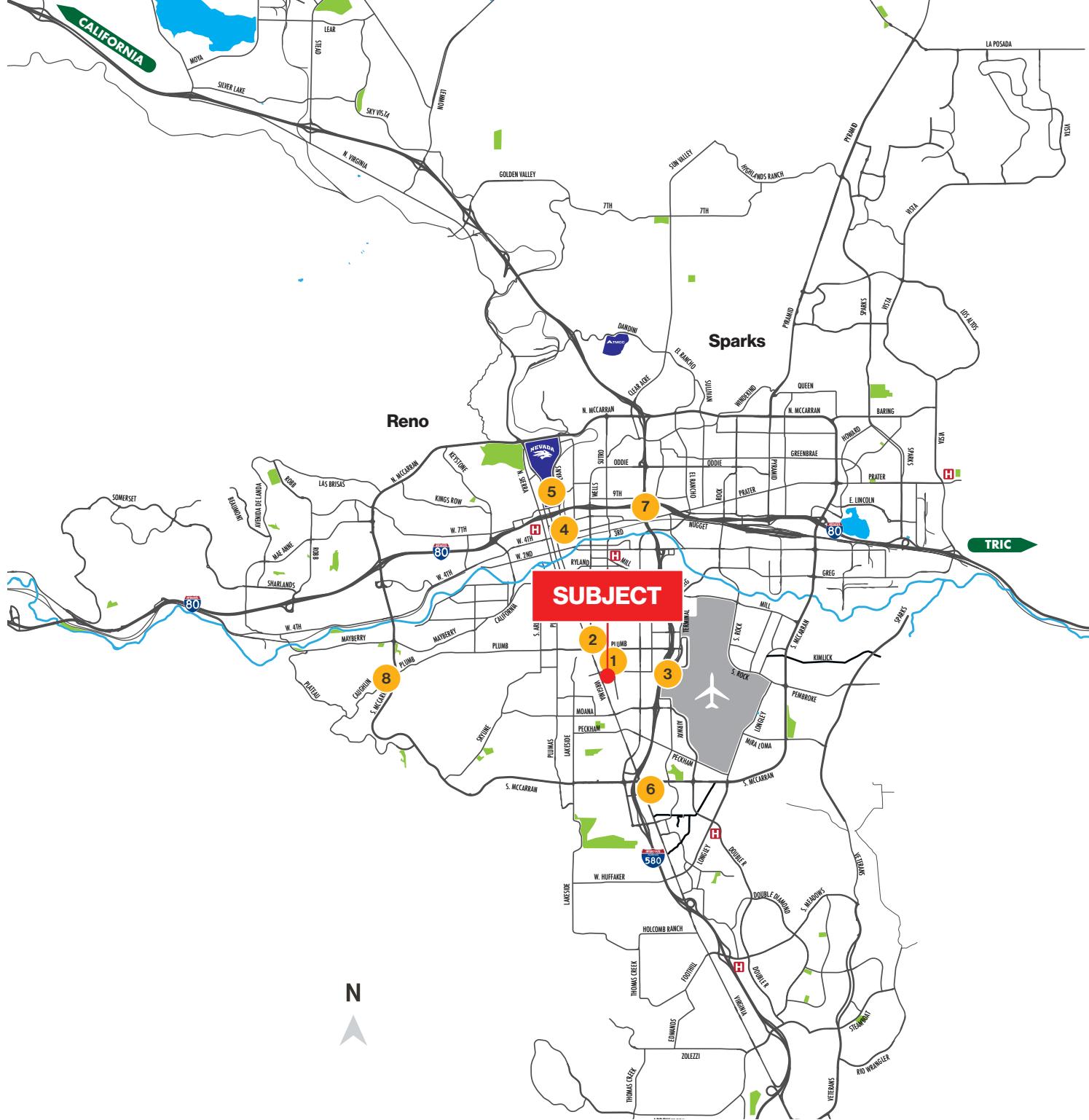


Vicinity Map

Reno Entertainment District (RED) is centrally located in the heart of Reno with immediate access to MidTown/downtown Reno via S. Virginia St., into west Reno via E. Plumb Ln., and to north and south Reno via I-580. This area has a high residential population focused primarily on rental units with more than 73% of total housing units utilized as rentals within a 0.5-mile radius.

Amenities within a 5-mile radius

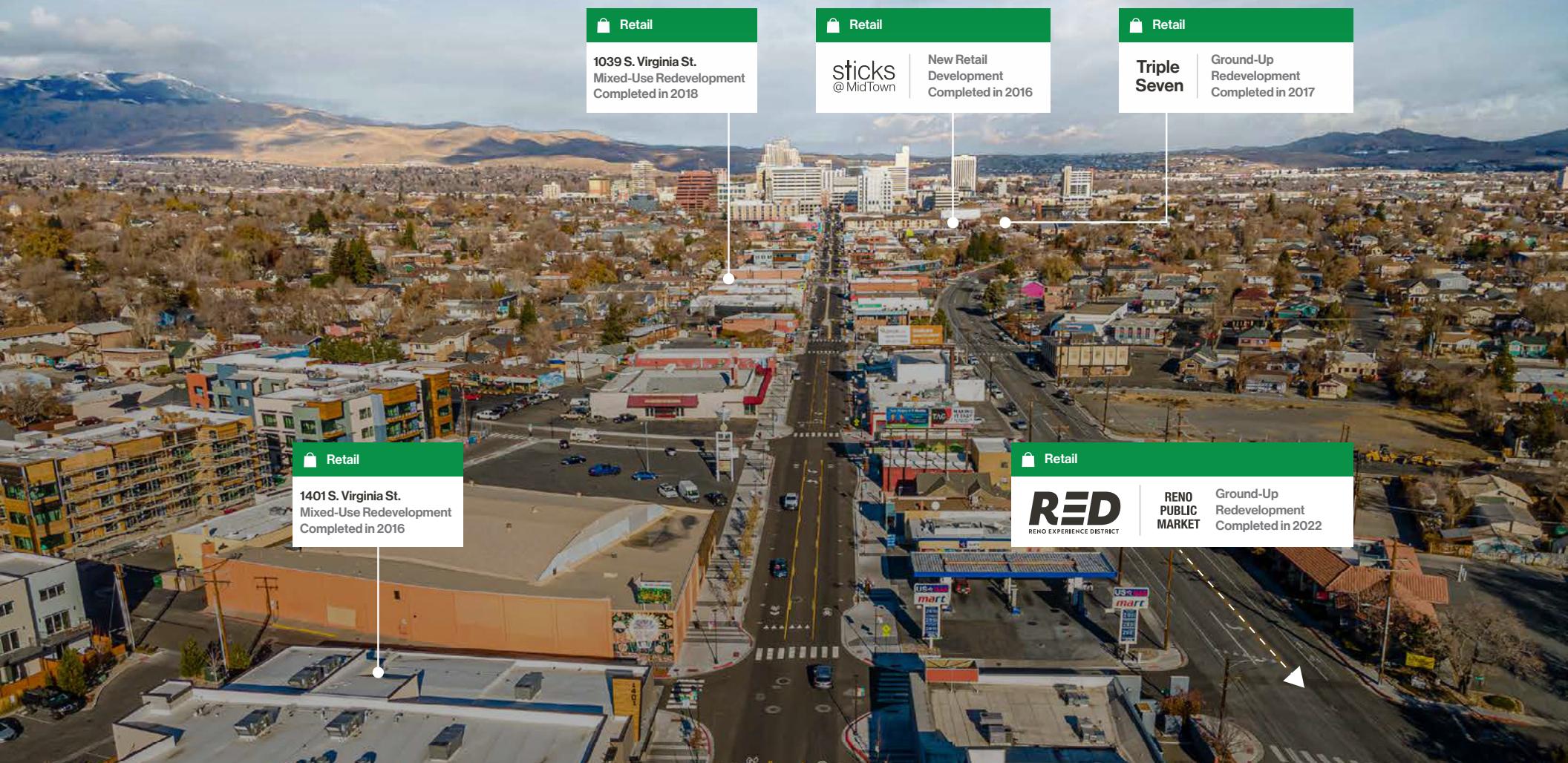
- 1 Reno Public Market –0.4 miles
- 2 MidTown –0.9 miles
- 3 Reno-Tahoe International Airport –1.8 miles
- 4 Downtown Reno –2.1 miles
- 5 University of Nevada, Reno –2.4 miles
- 6 Meadowood Mall –2.4 miles
- 7 I-580/I-80 Interchange –3.2 miles
- 8 Caughlin Ranch –3.9 miles



MIDTOWN RENO

The heart of Reno and home to
over **250 businesses**

The MidTown District in Reno has transformed the area south of Downtown into a vibrant hub for retail, office, and residential spaces. With numerous redevelopments, a revitalized South Virginia Street, and an influx of new businesses, it's become a sought-after location, setting record rents and cap rates, attracting tenants, investors, and developers alike.



THE SHOPS AT

RED

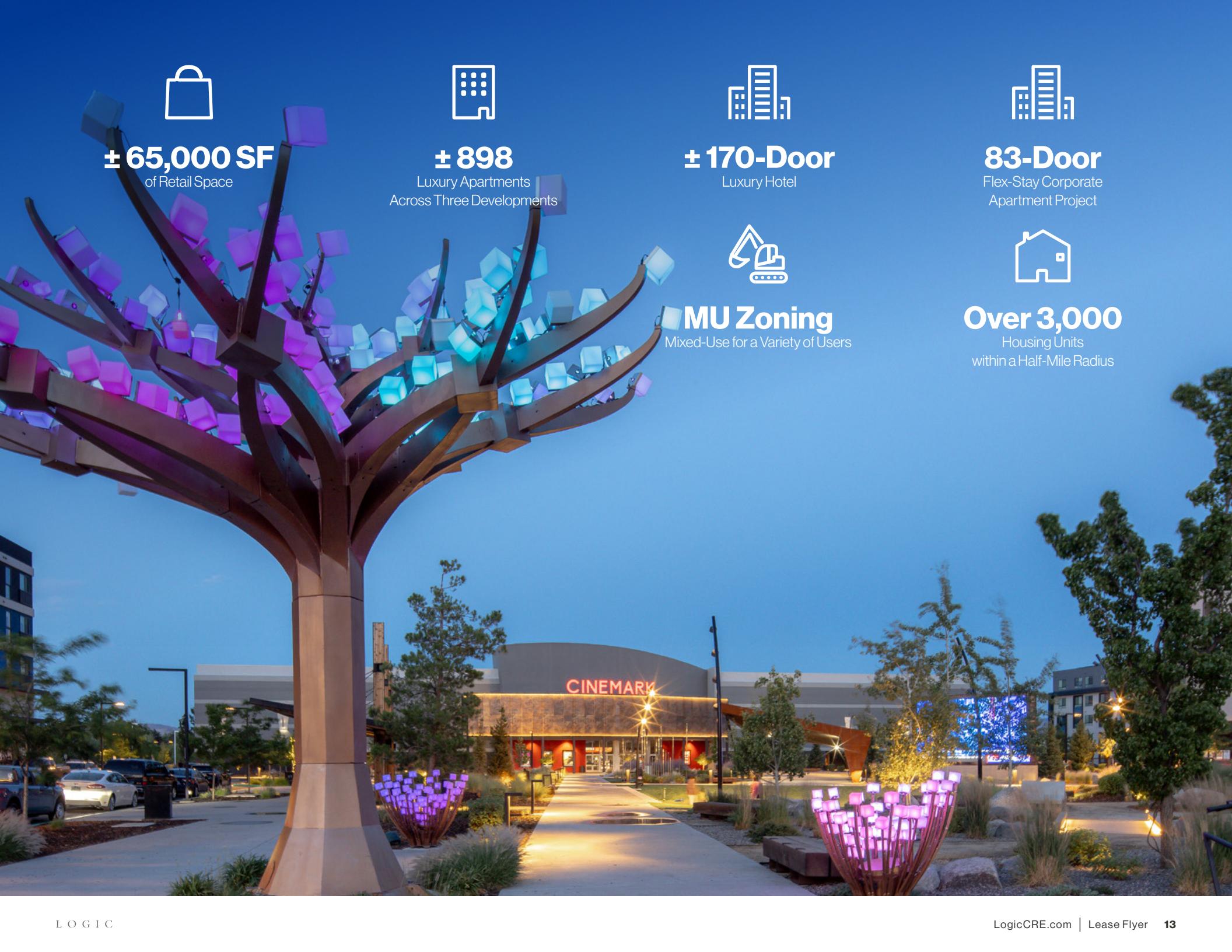
RENO EXPERIENCE DISTRICT

AN ELEVATED RETAIL EXPERIENCE

The Reno Entertainment District, situated in the heart of Reno, Nevada, is a bustling and vibrant community center that offers a rich array of entertainment options for residents and visitors. Construction on the center began in 2020 with the project nearing completion in 2023. Plans for the development have been designed around a live, work, play mentality including restaurant and retail users, office/service-based users, and community areas including The Outpost outdoor entertainment area and Skydeck rooftop bar.

Highest occupancy within the development currently derives from the 83-door flex-stay corporate apartment complex as a destination for traveling professionals. The center is located just south of the MidTown and downtown Reno districts with heavy visitation and foot traffic. These areas provide a vibrant nightlife destination, complete with bars, clubs, and music venues. It's a place where visitors can revel in live music, dance to DJ sets, or simply unwind with a drink, providing a lively and entertaining atmosphere.





± 65,000 SF

of Retail Space



± 898

Luxury Apartments
Across Three Developments



± 170-Door

Luxury Hotel



83-Door

Flex-Stay Corporate
Apartment Project



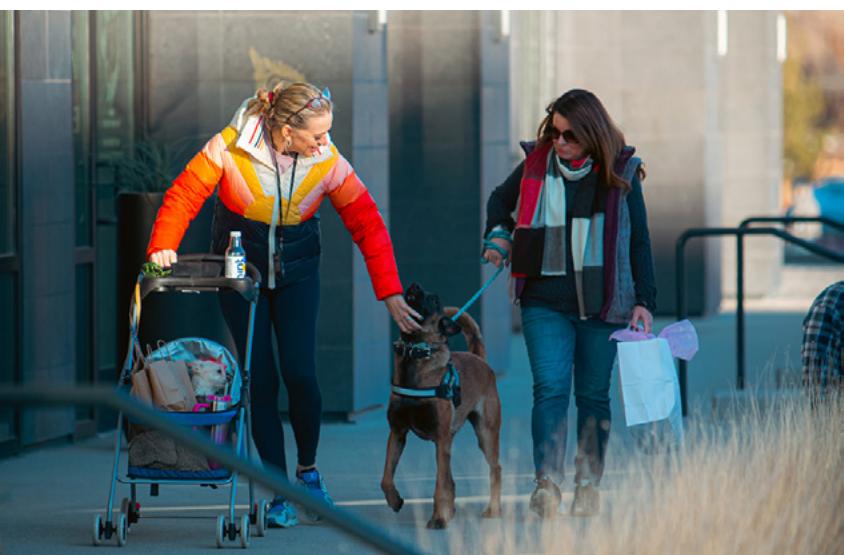
Over 3,000

Housing Units
within a Half-Mile Radius

MU Zoning

Mixed-Use for a Variety of Users

Property Photos



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

For inquiries please reach out to our team.

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Ashley Lawson

Senior Associate
775.409.8402
alawson@logicCRE.com
S.0201763

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.