

For Lease

RED

RENO EXPERIENCE DISTRICT



LOGIC



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

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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







CINEMARK
CENTURY PARK LANE 16

SUBJECT

Heyday
COUNTRY CREAMERY
SQUEEZE IN
TRUCKEE RENO

SUBJECT

electric pickle
Coming Soon

Hotels/Casinos

Atlantis Casino Resort Spa
± 824 Rooms

SUBJECT

element
INSPIRED BY WESTIN
± 170 Rooms

Retail

Heritage Bank
of Nevada
Division of Glacier Bank

Hotels/Casinos

Peppermill Resort Spa Casino
± 1,621 Rooms

Retail

Orchard Plaza

AMERICAN FAMILY INSURANCE
Black Bear Diner
El Pollo Loco

Future
Development
Phase

Future Development Phase



SUBJECT

electric pickle

Coming Soon

Retail

MidTown District

NOMAD
SOUTIQUE

Great Full
PIÑON
BOTTLE CO

Gardens

SUBJECT

Heyday
BARBER CO

COUNTRY CREAMERY

SOBBELEN
TRUCK & RENO

Retail

Reno Public Market

SPROUTS
FARMERS MARKET

JUNKIE
CLOTHING EXCHANGE

FIFTY FIFTY
BREWING CO

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

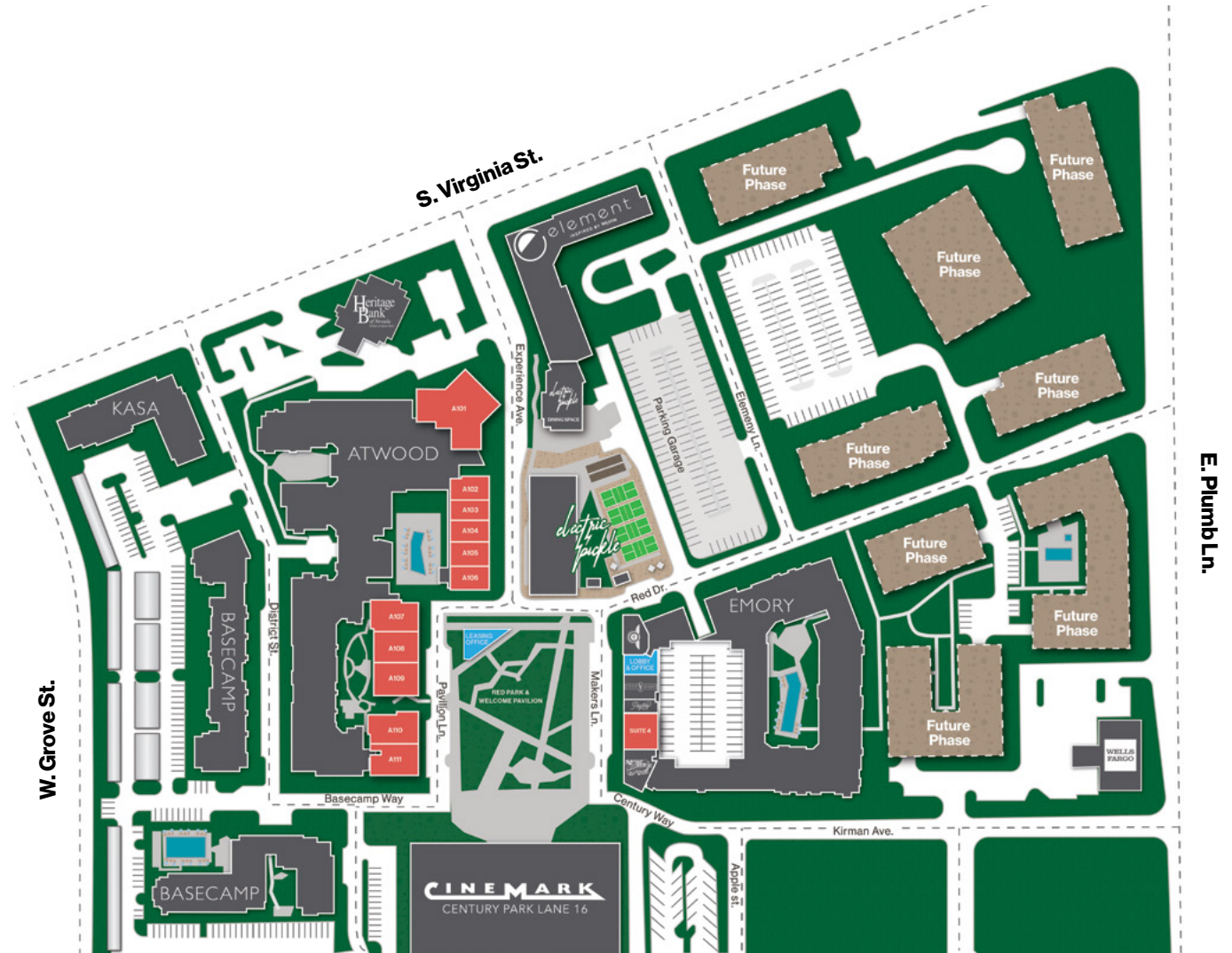
Unit	Tenant	SF
Pickleball	Electric Pickle	2 Courts

Element Hotel

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

Emory

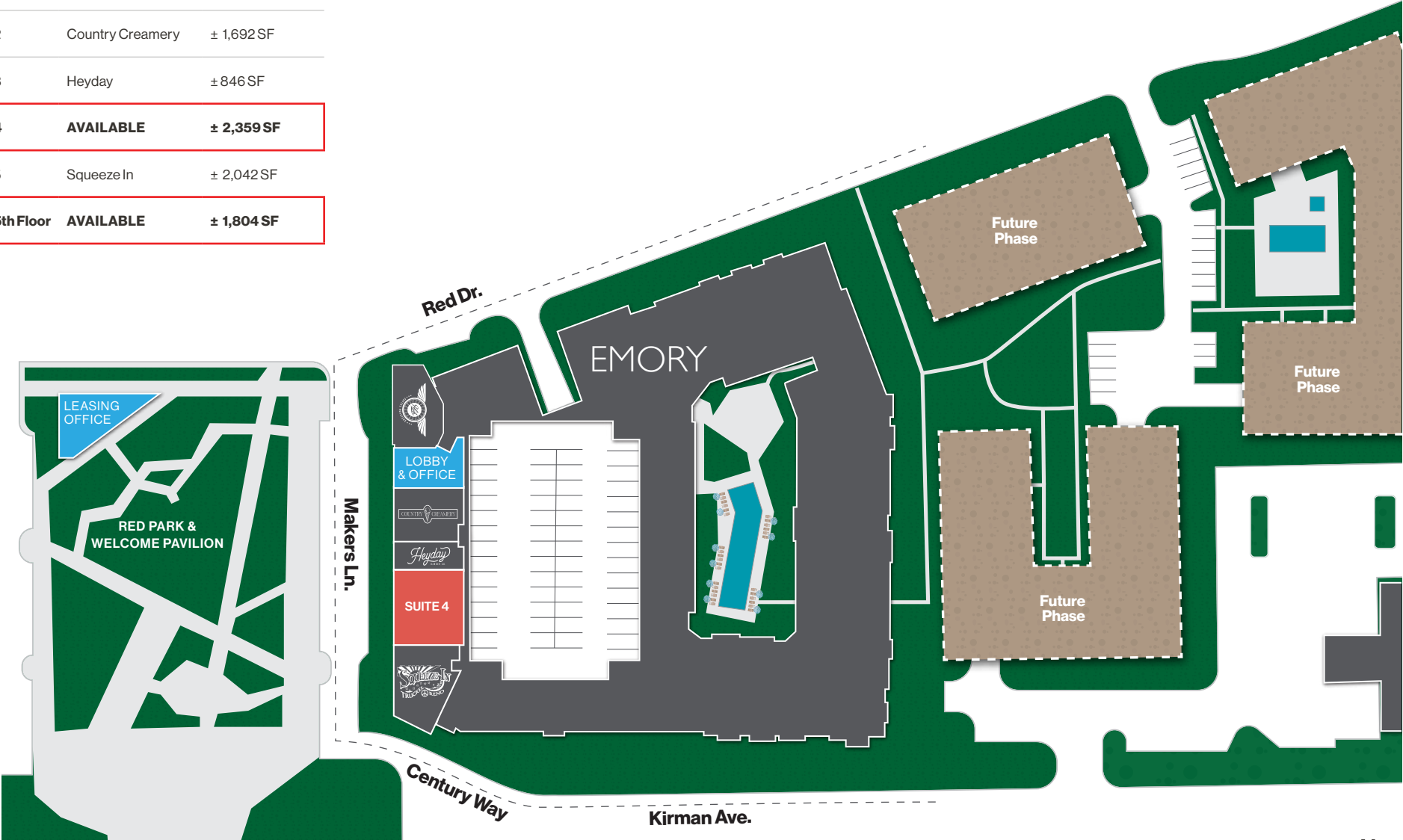
Unit	Tenant	Size
1	HUB	± 2,991 SF
2	Country Creamery	± 1,692 SF
3	Heyday	± 846 SF
4	AVAILABLE	± 2,359 SF
5	Squeeze In	± 2,042 SF
5th Floor	AVAILABLE	± 1,804 SF



Site Plan | Emory

Available NAP

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2	Country Creamery	± 1,692SF
3	Heyday	± 846 SF
4	AVAILABLE	± 2,359 SF
5	Squeeze In	± 2,042 SF
5th Floor	AVAILABLE	± 1,804 SF



Property Photos



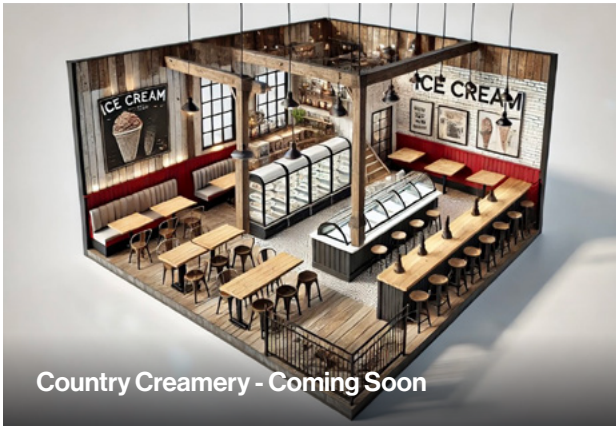
Hub Coffee Roasters - Now Open



Emory Outdoor Community Center and Pool



Emory Community Fitness Center

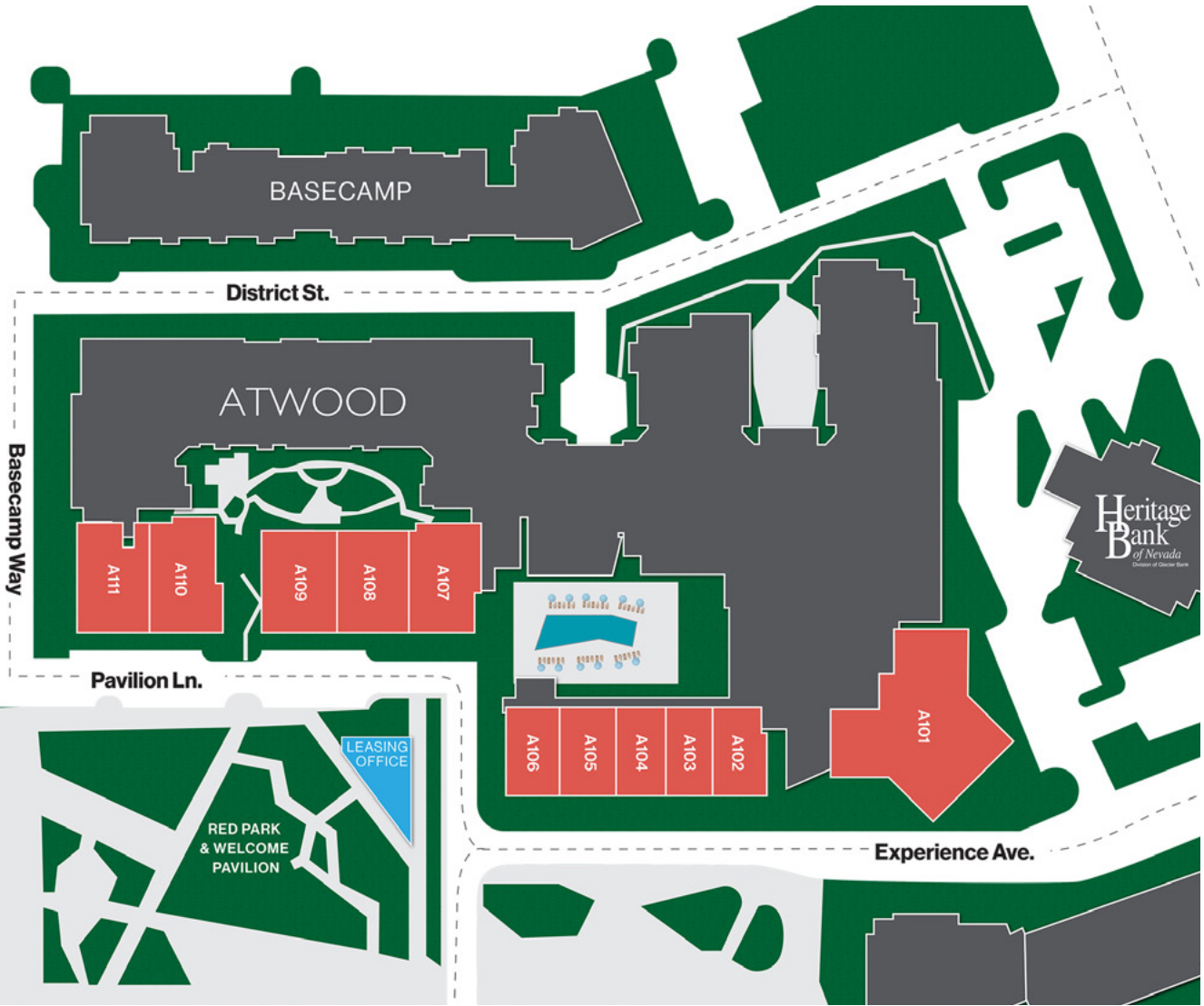


Country Creamery - Coming Soon

Site Plan | Atwood

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Property Photos



Atwood Community Center



Atwood Rooftop Deck



Atwood Luxury Apartment Finishes



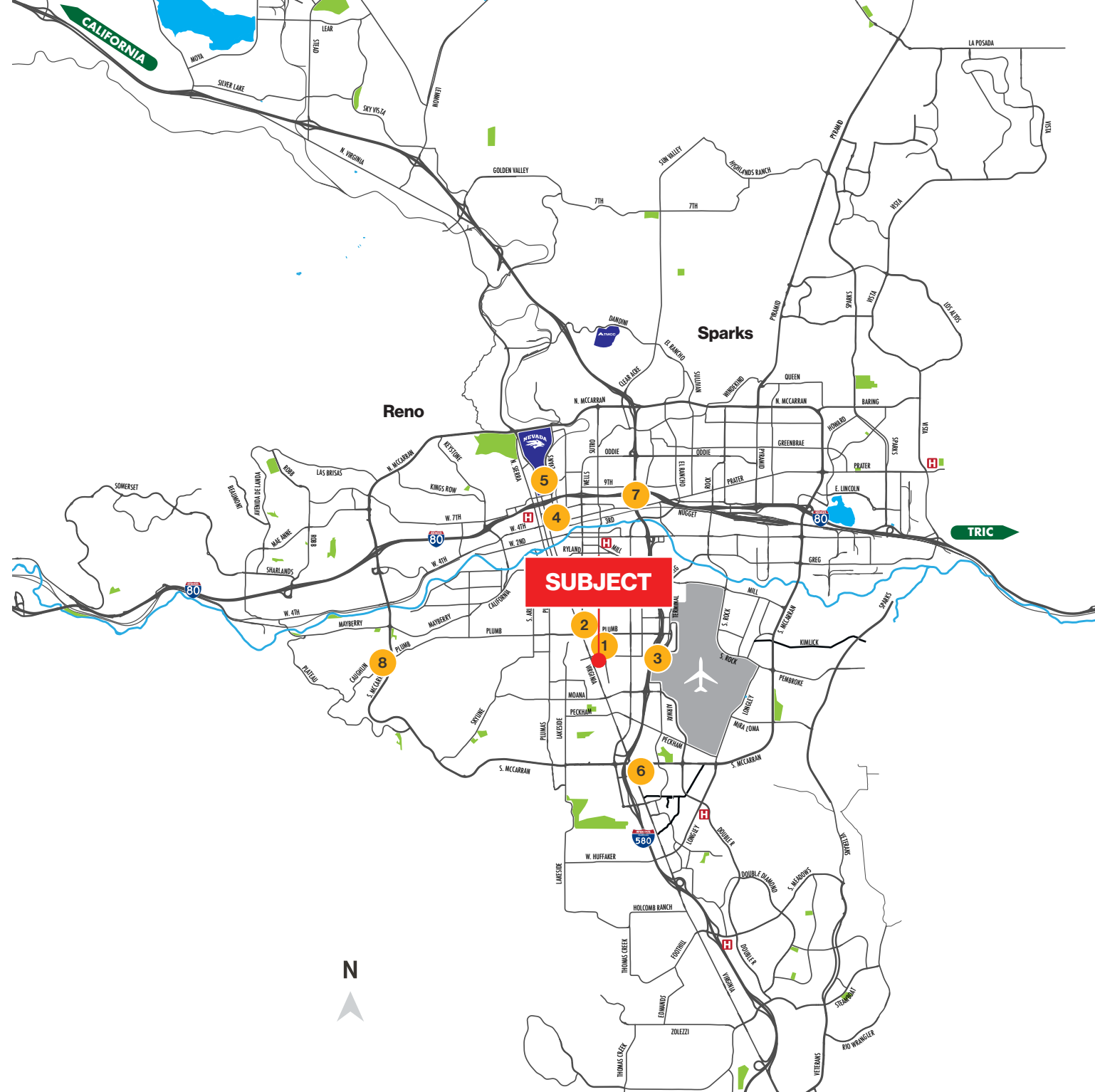
Atwood at Reno Entertainment District

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



MU Zoning
Mixed-Use for a Variety of Users



Over 3,000
Housing Units
within a Half-Mile Radius



Property Photos



Property Photos



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