

REDEVELOPMENT
OPPORTUNITY

1251

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.

180
DEALERS

1251

VIRGINIA
STREET
ANTIQUE MALL



SALE PRICE

\$3,550,000



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 – \$3,550,000
- Lease Rate Negotiable
- 17,600 SF Free Straning 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



2025 DEMOS & 2024 TRAFFIC COUNTS

1251
S VIRGINIA STREET

2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,030	131,031	244,723
HOUSEHOLDS	10,298	57,379	103,823
BUSINESSES	2,066	7,915	12,214
EMPLOYEES	16,628	105,649	163,239

Source: CBRE.com

2024 TRAFFIC COUNTS

- 1 S Virginia St, 510ft N of Plumb Ln – 13,800 Daily Traffic Count
- 2 S Virginia St, 135ft N of Vassar St – 14,300 Daily Traffic Count
- 3 Vassar St, 100ft W of Wells Ave - 3,700 Daily Traffic Count

Source: NDOT.com



AMENITY MAP





RENO

SPARKS

E 4th St

Glendale Ave

E Greg St

Mills St

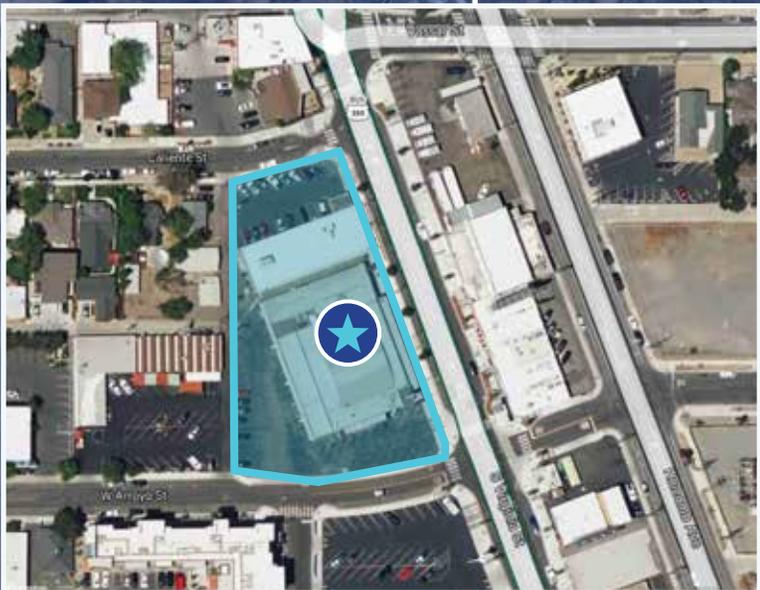
Kietzke Ln

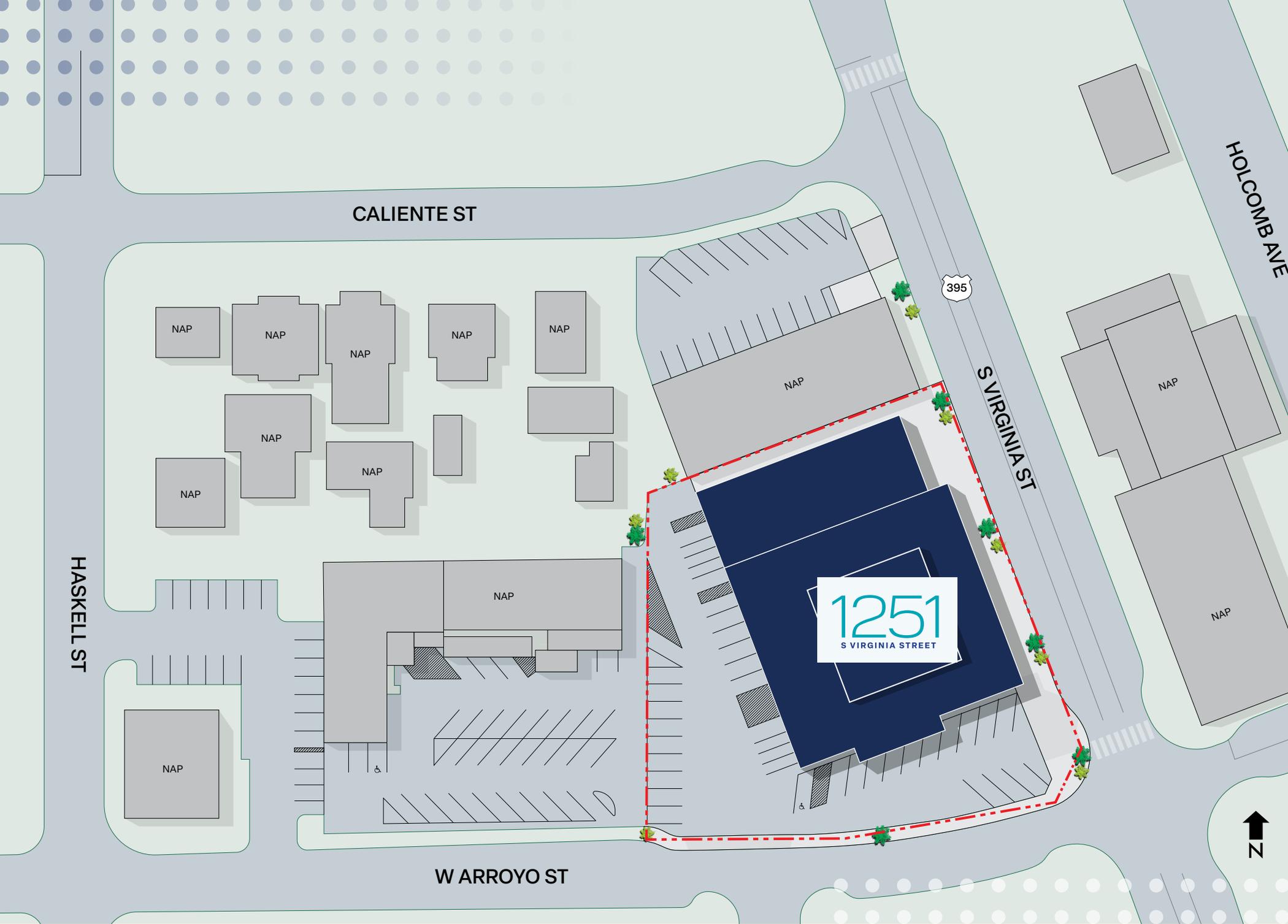
Kirman Ave



W Plumb Ln

RNO-
Reno-Tahoe
International Airport





CALIENTE ST

HASKELL ST

W ARROYO ST

S VIRGINIA ST

HOLCOMB AVE

395

1251
S VIRGINIA STREET



CONTACTS

MATT GRIMES, CCIM

Senior Vice President

+1 775 356 6290

Lic. S.0072644

matt.grimes@cbre.com

DAVID WOODS, CCIM

Senior Vice President

+1 775 321 4459

Lic. S.0072655

david.woods@cbre.com

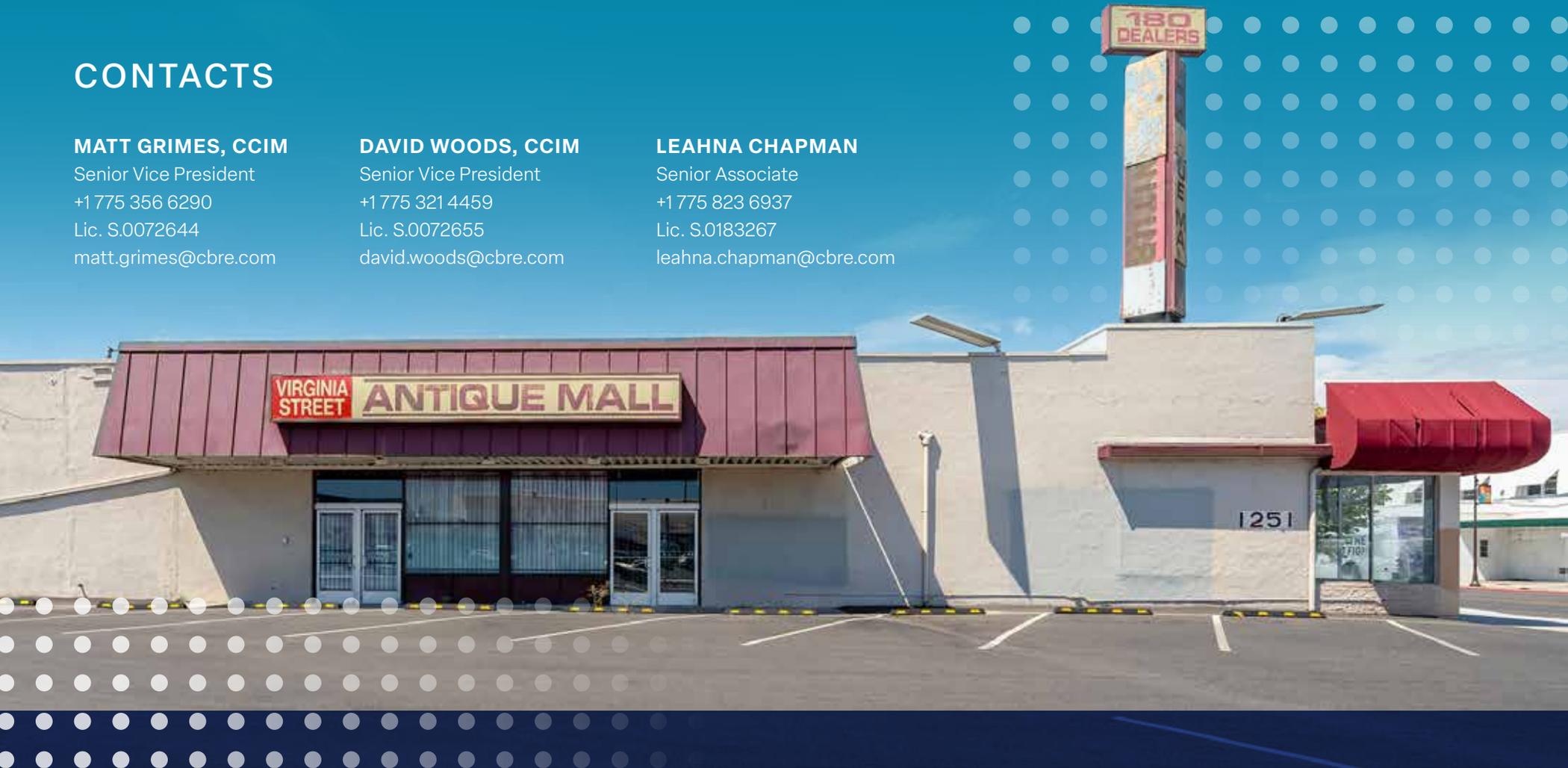
LEAHNA CHAPMAN

Senior Associate

+1 775 823 6937

Lic. S.0183267

leahna.chapman@cbre.com



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