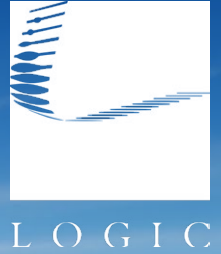


For Lease

# Retail Development Coming Soon



2062 S. Virginia St.  
Reno, NV 89502

**Emma Beauchamp**  
Senior Associate  
775.443.8655  
ebeauchamp@logicCRE.com  
S.0183112

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

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435



# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,400 - 5,500 SF**  
Available Square Footage



**NNN**  
Lease Type

## Property Highlights

- New construction retail with frontage along S. Virginia St. with traffic counts over 11,200 CPD and 18,000 CPD along E. Plumb Ln.
- Located directly across from the newly developed Reno Experience District and redeveloped Reno Public Market
- Easy access into MidTown/downtown via S. Virginia St. and to I-580 via E. Plumb Ln.
- High population with over 6,400 residents within a 0.5-mile radius
- Surrounding area sees an average of 3 million visitors per year
- Daytime population over 20,000 with 1,414 businesses within a 1-mile radius
- Building signage available with ample parking along West and North sides of the building
- Walk score of 87 with close proximity to the MidTown district

## Demographics

	1-mile	3-mile	5-mile
2023 Population	27,580	117,311	234,626
2023 Average Household Income	\$68,479	\$87,061	\$90,948
2023 Total Households	12,411	51,557	99,140









**Retail**

**Reno Public Market**

**STAPLES** **IHOP**  
**Smart & Final.**  
**PORT OF SUBS** **CVS**  
*Sliced Fresh Sandwiches*  
**McDonald's** **JUNKEE** **SPROUTS**  
**FARMERS MARKET**

**Hotels / Casinos**

**GSR**

**Hotels / Casinos**

**Nugget**

**Airports**

**Reno-Tahoe International Airport**

**E. Plumb Ln. // 18,000 CPD**



**SUBJECT**  
± 1,400 - 5,500 SF  
of New Construction

**Retail**

**RED**  
RENO EXPERIENCE DISTRICT

**S. Virginia St. // 11,200 CPD**

**Alamo Square Way**

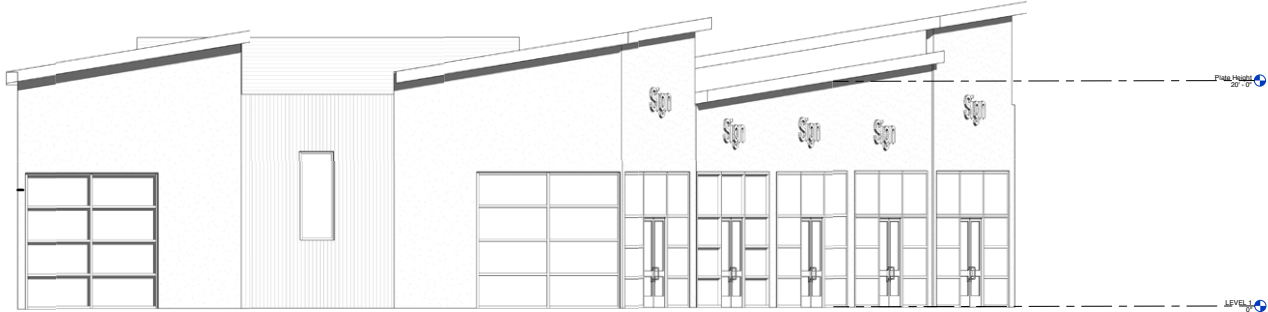
# Site Plan

Available NAP

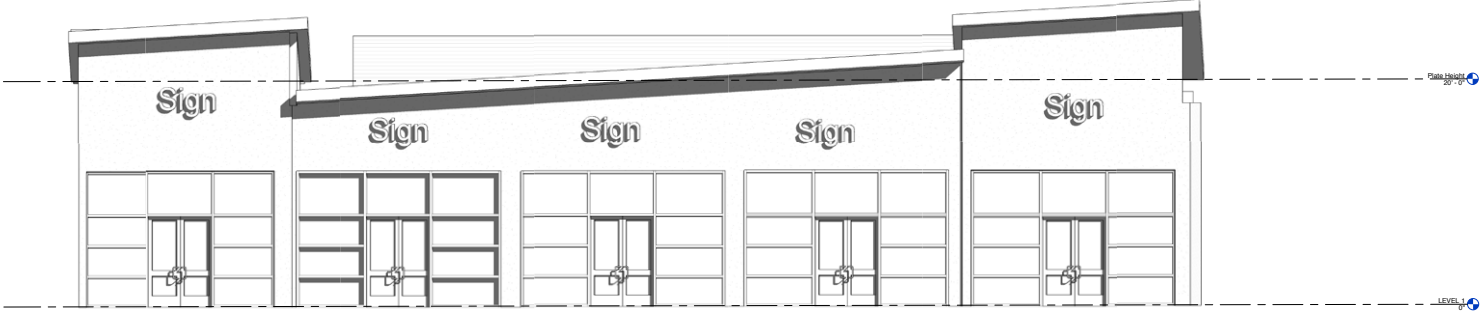




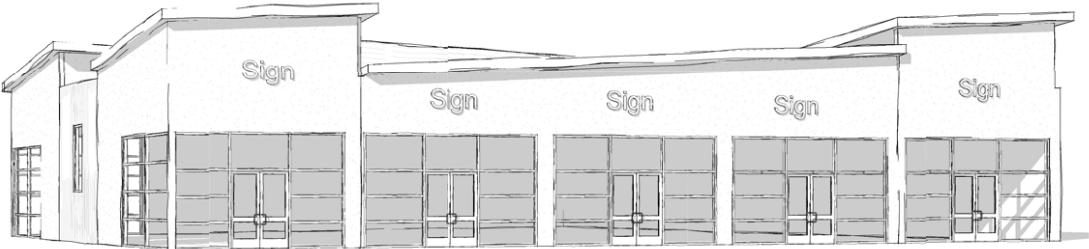
# Elevations



East | SCALE: 3/16" = 1'-0" REF: 17A011 | 3



North | SCALE: 3/16" = 1'-0" REF: 17A011 | 2





Property Photos





# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

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.

For inquiries please reach out to our team.

**Emma Beauchamp**

Senior Associate  
775.443.8655  
ebeauchamp@logicCRE.com  
S.0183112

**Ian Cochran, CCIM**

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

**Greg Ruzzine, CCIM**

Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435