

1385 N Virginia St
SUITE 105
The Towers at Pink Hill

Reno, NV 89503

**RETAIL/OFFICE
SPACE
FOR LEASE**



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Property Highlights

- Located directly across the street from the University of Nevada, Reno, with over 21,000 enrolled students.
- 3 floors of student housing located above, 23 units for 53 students.
- Frontage on Virginia Street and half a mile from Interstate 80.
- Within walking distance to E.L. Wiegand Fitness Center, Lawlor Events Center, Nightingale Concert Hall, and much more!



Suite 105

LEASE RATE | NEGOTIABLE

SIZE | 1,800 SF

ZONING | MU
MIXED-USED URBAN

AREA MAP

North



DOWNTOWN RENO

Roberto's TACO SHOP

Insomnia cookies

Capriotti's SANDWICH SHOP

Jacksons

Walgreens

University of Nevada, Reno

1385 N Virginia St

N VIRGINIA ST

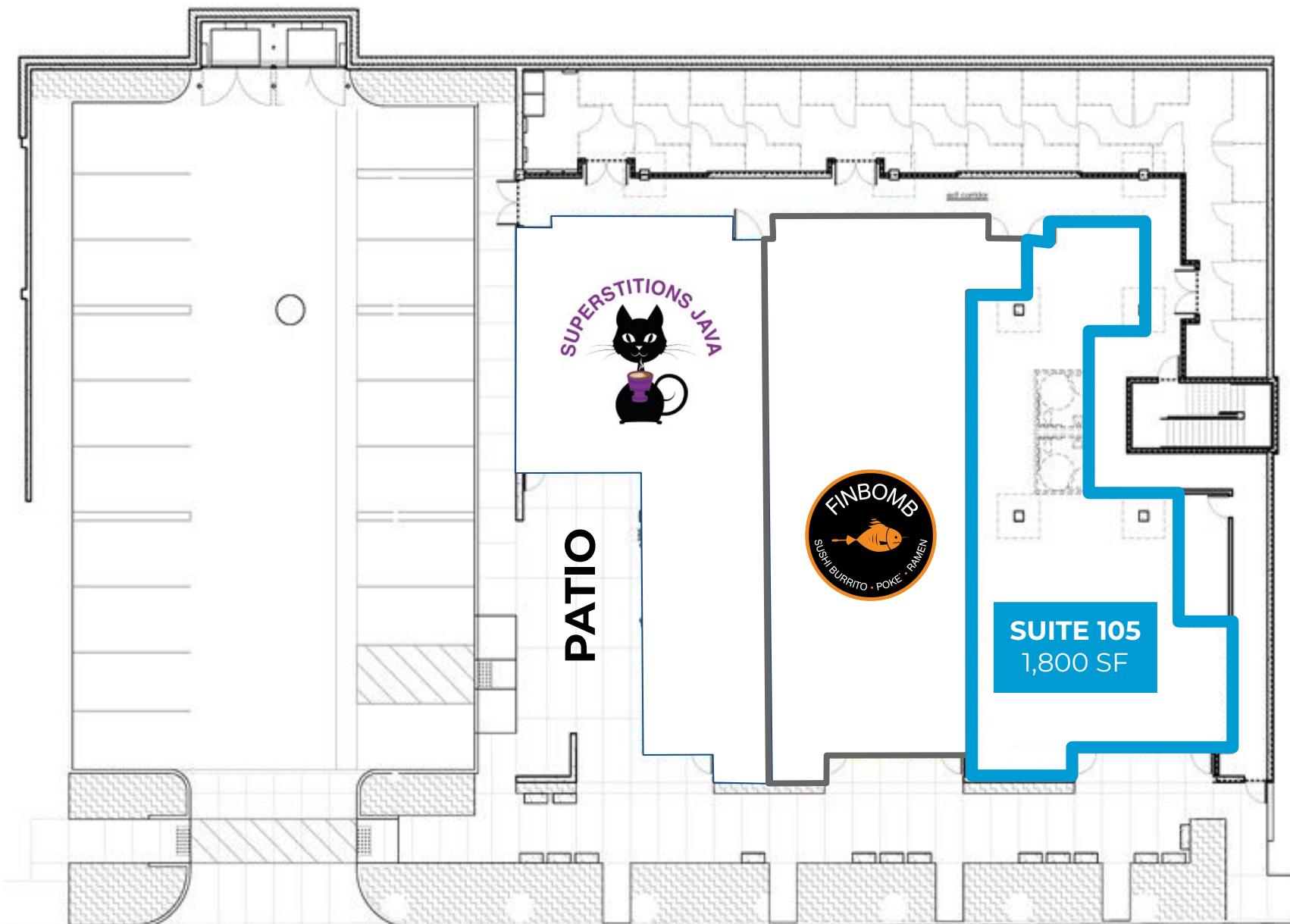
W 14TH ST

TERRANCE DR

N

	1 Mile	3 Miles	5 Miles
Population	16,285	126,761	249,682
Average Household Income	\$74,287	\$86,306	\$100,336
Households	6,277	54,013	103,128
Population Growth Rate 2023-2028	0.14%	0.89%	0.69%

FLOOR PLAN









- UNR Currently offers 145 undergraduate and 124 graduate programs
- The campus is located north of downtown Reno on approximately 200 acres—remains a central hub for education and community engagement.
- In-state undergraduate tuition (2025–26): \$10K per year. Compared to average Tier-1 R1 public universities, UNR in-state tuition is approximately \$3,000 lower, reinforcing its claim of being significantly more affordable.
- Maintains multiple engineering facilities, including Palmer, Scrugham, Harry Reid, and earthquake engineering labs, alongside ongoing investments in new infrastructure.
- The UNR College of Business stands out as a key asset, offering robust undergraduate programs—including Accounting, Business Administration, Information Systems, and Gaming Management

***Construction is underway on the John Tulloch Business Building, set to open Fall 2025—a major development rather than a new school. It will anchor the College of Business with modern amenities, including a large auditorium, trading labs, and flexible collaboration spaces.**



23K
TOTAL STUDENTS

4K

GRADUATE STUDENTS

19K

UNDERGRADUATE STUDENTS

WHY RENO?

LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES

300 Days of sun annually



87 PARKS

With over 3,800 Acres of public recreational land within the city



18 SKI RESORTS

Within 1 hour



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"

According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics

"Voted the Happiest City in America for 2023"

According to Outside Magazine

15
MINUTES
TIME

35 MINUTES
TO TRUCKEE

50 MINUTES
TO LAKE TAHOE

3 HOURS
TO BAY AREA



ANNUAL EVENTS

- Burning Man
- Hot August nights
- NV Museum of Art
- Reno Rodeo
- Rib Cook Off
- Balloon Races
- Riverfest
- Artown