

FOR LEASE

THE PAVILIONS SHOPPING CENTER



Retail

PRODUCT TYPE



±850 – 3,670

AVAILABLE SIZE (SF)



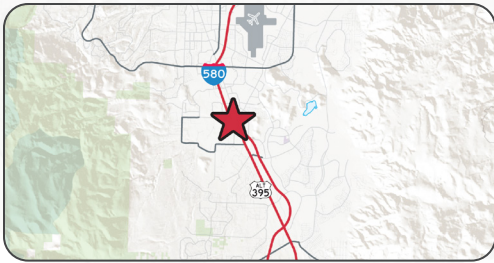
RENO

LOCATION



Amanda Lavi ccim
Director
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NRED N°: S.180915





Property Highlights

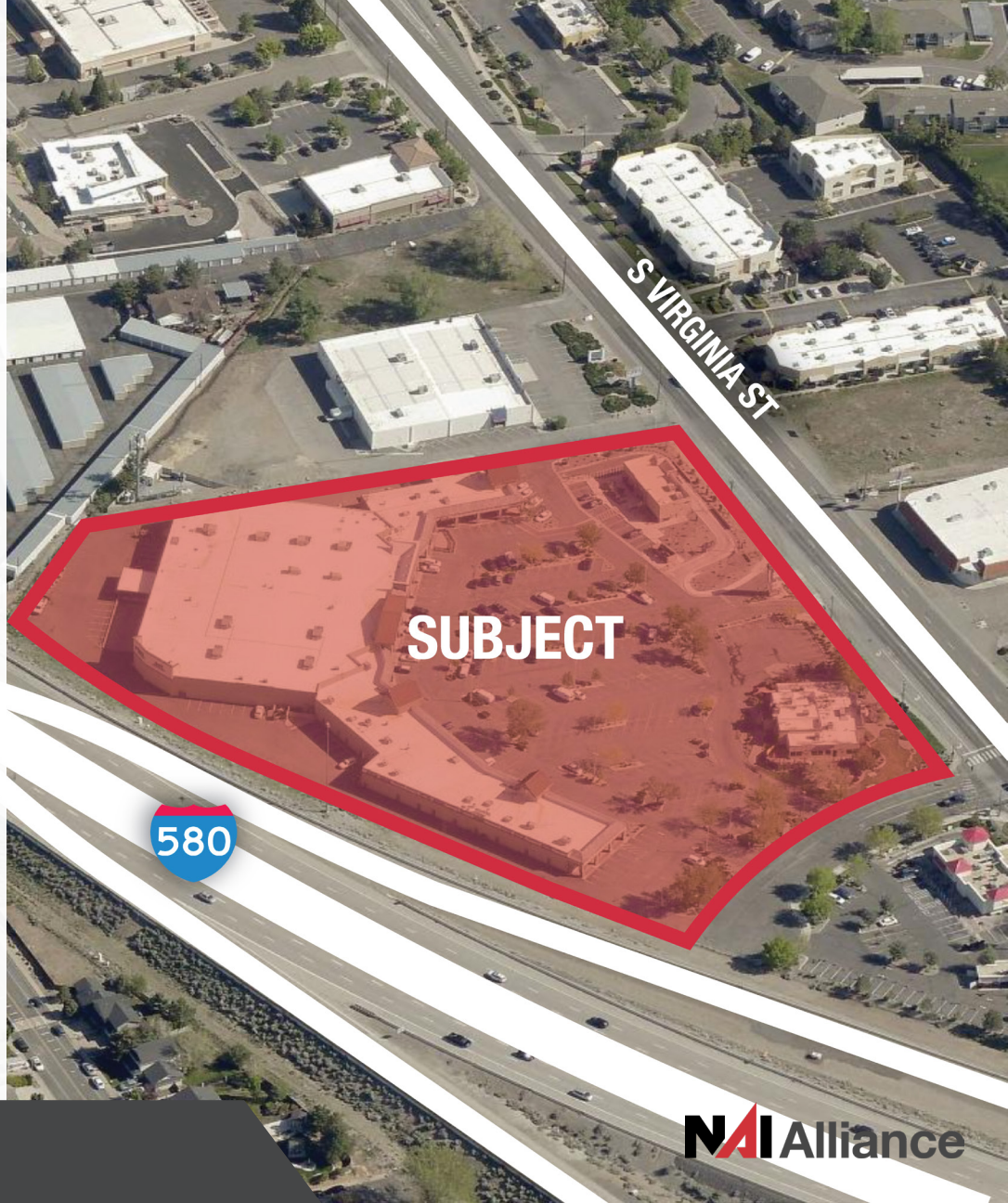
The Pavilions Shopping Center sits with expansive frontage on South Virginia Street and the I-580 on-ramp, providing unmatched visibility. Anchored by Lee's Discount Liquor and Planet Fitness, this neighborhood shopping center offers a great opportunity to join other regional and national tenants such as Stretch Zone, Papa Murphy's Pizza, Bobby Page's Cleaners, and the recently-completed drive-thru Starbucks.

The vacancies offer a variety of layouts and configurations in varying sizes. Tenant improvement allowance available on qualified deals. Monument signage and freeway facing signage is available.

Located near the I-580 interchange with traffic counts of approximately $\pm 114,000$ vehicles per day.

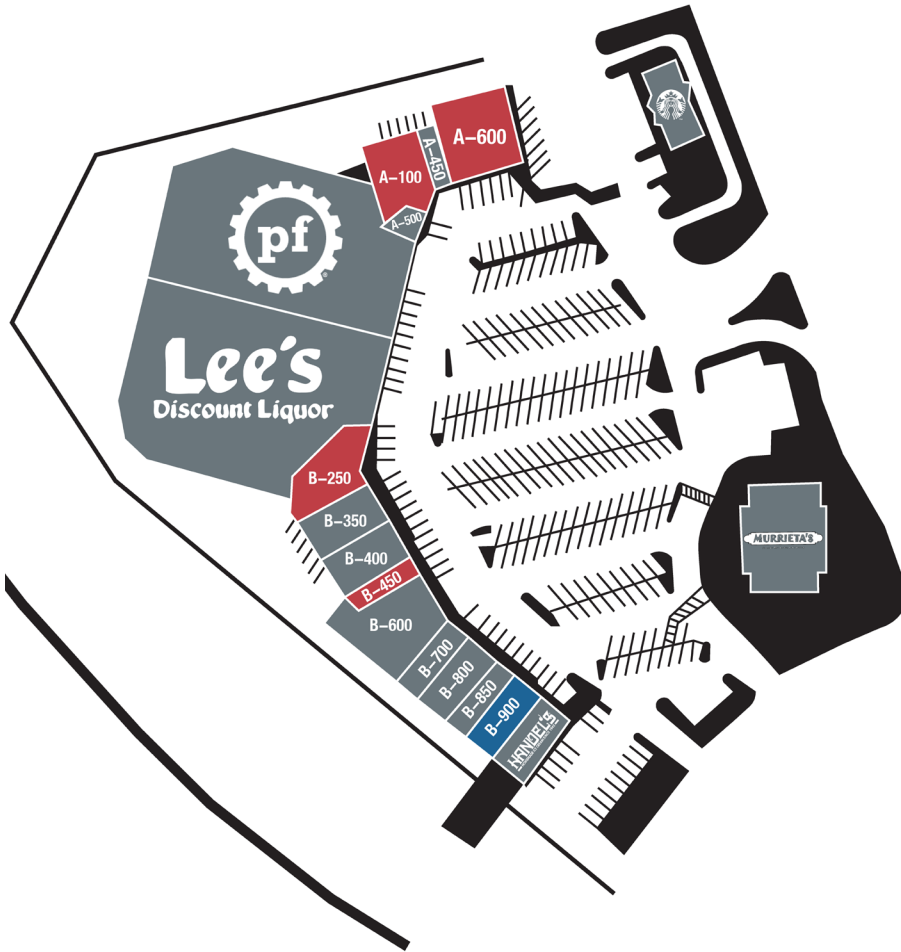
Property Details

Address	8175 S Virginia Street Reno, NV 89511
Available SF	± 850 - 3,670 SF
Lease Rate	Contact Broker
Lease Type	NNN
Year Built	1987
Zoning	MU - Mixed-Used Suburban
APNs	043-030-34



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Available Now

Suite	Size (SF)	Buildout
A-100	±2,238	Turn-key restaurant space
A-600	±3,670	End-cap, open floor plan
B-250	±2,250	Open retail space with minimal buildout
B-450	±850	Former Edward Jones with private office, restroom, break area, and work area

Available Soon

Suite	Size (SF)	Buildout
B-900	±1,653	Currently Visionary Eye Center, built out with an open lobby / reception area, work area, patient rooms, and restroom

**Please do not disturb the existing Tenant.*



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LEASE RATE



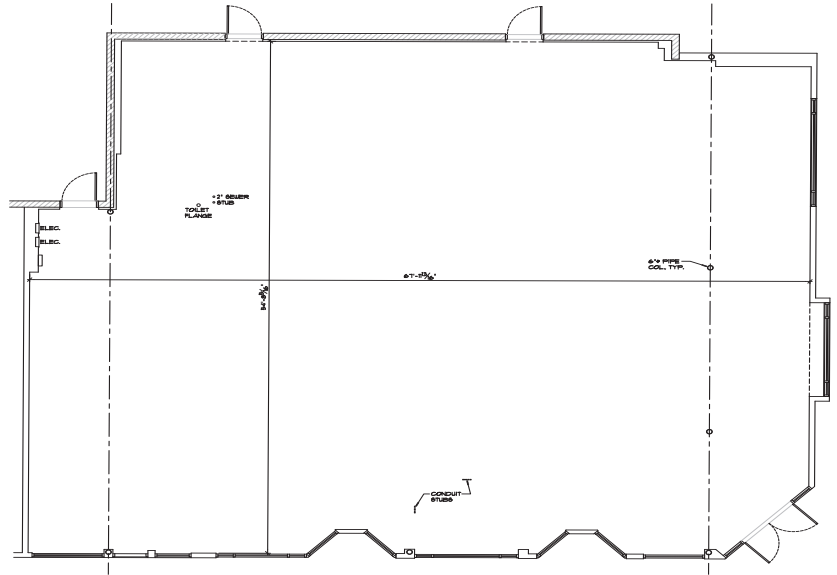
Now

AVAILABLE



Suite A-100

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Suite A-600



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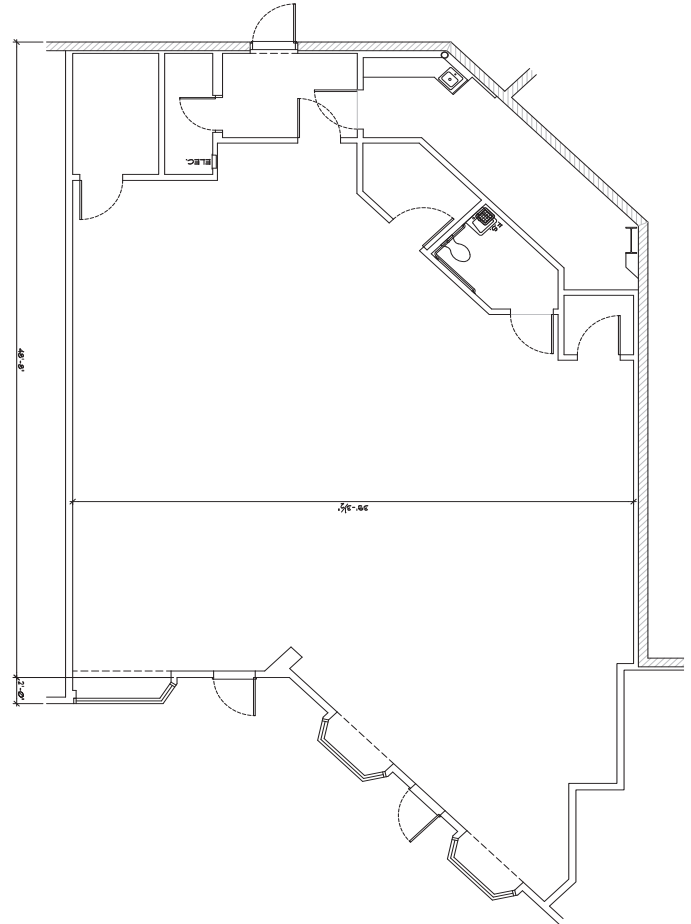
Contact Broker

LEASE RATE



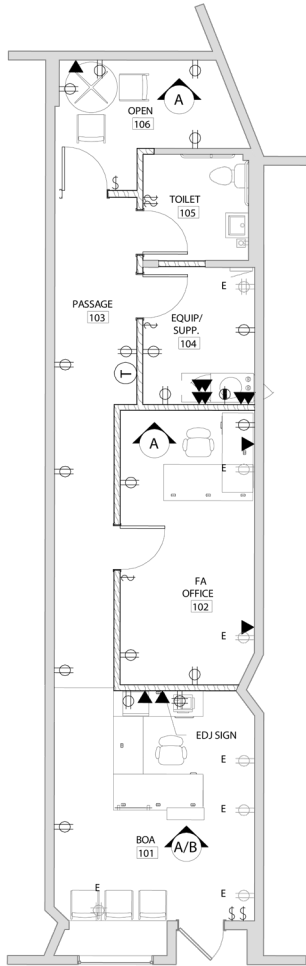
Now

AVAILABLE



Suite B-250

FOR LEASE | **THE PAVILIONS
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Suite B-450



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LEASE RATE



Now

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Suite B-900

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Chihuahua's
Bistro 7

LEXUS

580

Sierra Town Center
target
GREATER NEVADA
Credit Union
FAMOUS
footwear

DISCOUNT
TIRE

WINNERS CROSSING
the PARLOR
PORT OF EVES
NUM NUM BOBA
PAPASONORA
COCOA BEAN

BUS
395

LONGLEY LN

WILD WILLY
WASH

Auto Zone

Auto Zone

CVS
Pharmacy

GO
Candy Center

FAVORY FRUIT
HUMAN BEAN

AMPE
STORAGE

Sierra Sewing
Sierra Sewing

Lee's
Discount Liquor
absolutemusic
PAPA MURPHY'S
NANDE'S
Starbucks

PICBOX
jiffy lube

THE PAVILIONS

BURGER KING

IN-N-OUT

COMMERCIAL
WELLS FARGO

580

LARRY
Bassett
ETHAN
ALLEN

LAND
ROVER
Audi

KIA
MAZDA

Custom
Auto Wash

Jiffy Lube

TIRE
PLUS

Tires
LES SCHWAR

5-MILE KEY FACTS



149,384
POPULATION



4.6%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



41
MEDIAN
AGE

5-MILE INCOME FACTS



\$94,911

MEDIAN
HOUSEHOLD
INCOME



\$58,725

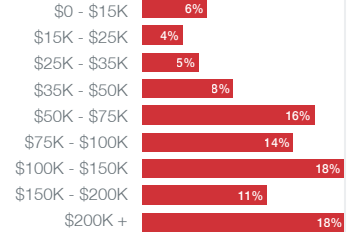
PER CAPITA
INCOME



\$245,408

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



8,205
BUSINESSES



102,983
EMPLOYEES

5- MILE EDUCATION FACTS



8%
NO HIGH
SCHOOL
DIPLOMA



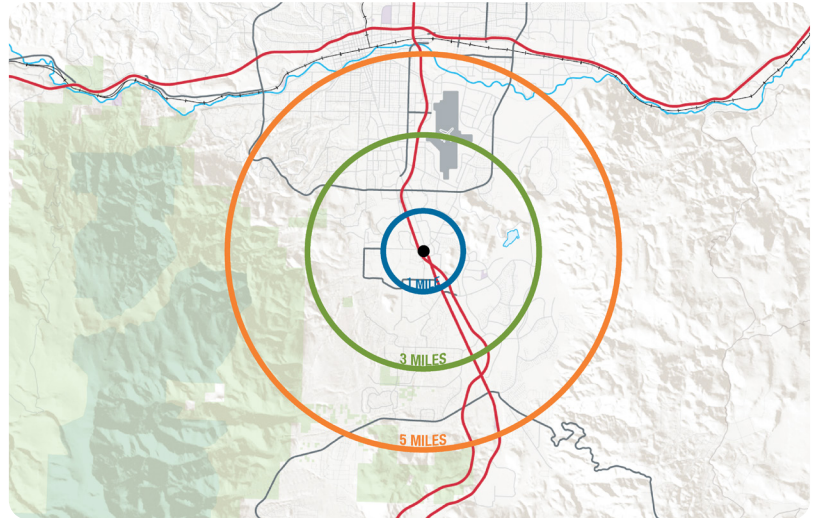
21%
HIGH
SCHOOL
GRADUATE



27%
SOME
COLLEGE



44%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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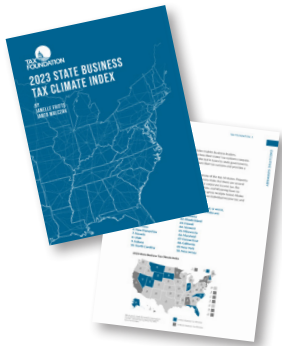
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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

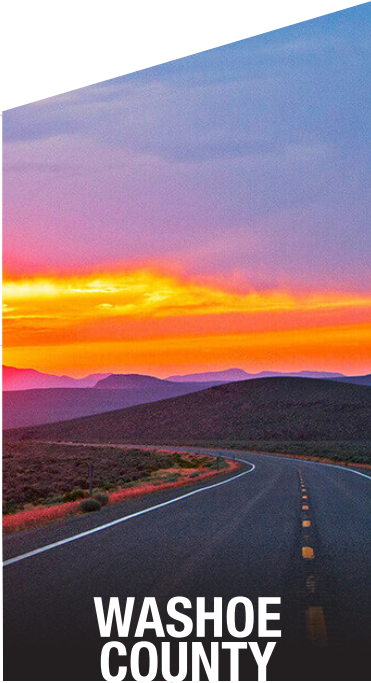
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

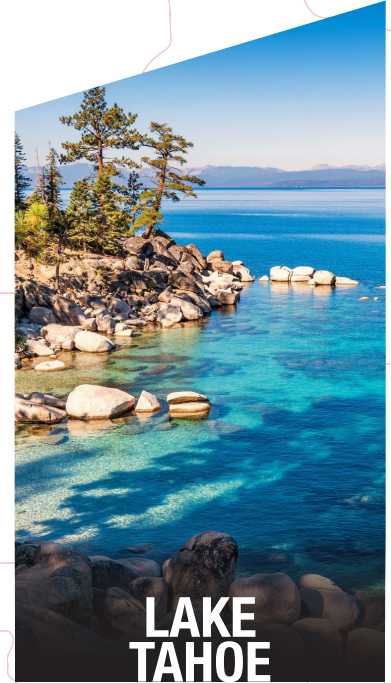
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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