

TAVERN FOR LEASE

3350

S. VIRGINIA ST.  
RENO, NV 89502



LOGIC



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3350 S. Virginia St.  
Reno, NV 89502



## Property Highlights

- Rare restaurant/bar/tavern opportunity with restricted gaming license, full bar, and kitchen
- Free-standing +/- 5,163 SF building constructed in 2000
- Superior location with potential for 24-hour food, beverage, or gaming user in close proximity to Atlantis and Peppermill Casinos
- Path of growth near the Reno Entertainment District (RED) and Reno Public Market
- Significant frontage & visibility along S. Virginia St. with +/- 27,000 CPD
- Easy access to central Reno and downtown via S. Virginia St.
- High population area with just under 100,000 residents within a 3-mile radius
- Strong average household income of \$95,510 within a 5-mile radius

## Listing Snapshot



**Contact Broker**  
Lease Rate



**+/- 5,163 SF**  
Available Square Footage



**+/- 0.53 AC**  
Land Size

## Demographics

Population	1-mile	3-mile	5-mile
2022 Population	24,465	95,802	224,674
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$62,888	\$89,849	\$91,397
Households	1-mile	3-mile	5-mile
2022 Total Households	10,740	43,299	95,510

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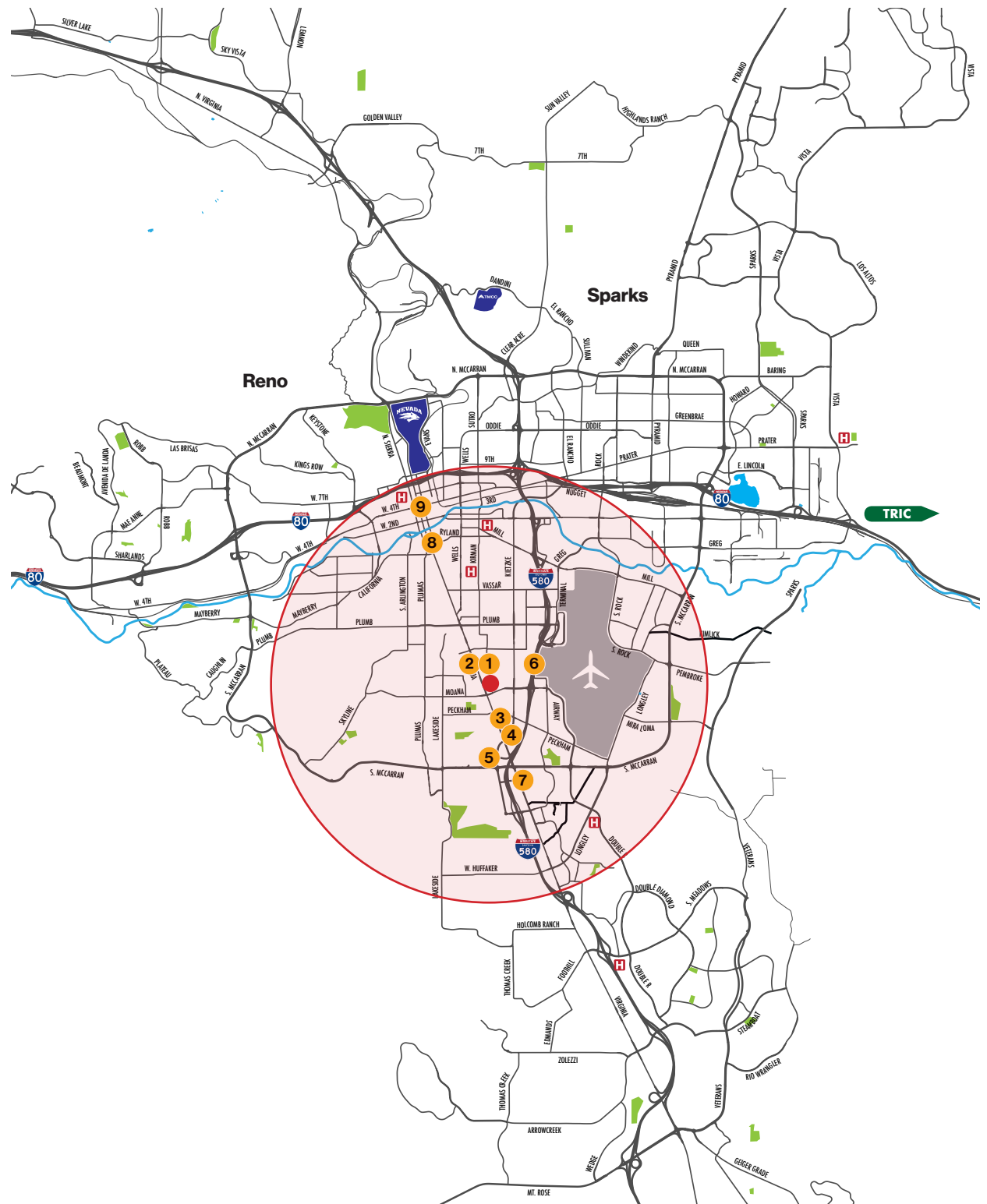
# Vicinity Map

3350 S. Virginia St. is located along S. Virginia St. just north of E. Moana Ln. This high-traffic intersection sees +/- 27,000 CPD along S. Virginia St. as a major thoroughfare into the downtown/MidTown districts. This property is located directly between Peppermill Resort and Casino and Atlantis Resort and Casino and just south of Reno's newest development project Reno Entertainment District (RED).

## Amenities within 3-miles of Radius

- 1** RED - 0.19 miles
- 2** Atlantis Resort and Casino - 0.23 miles
- 3** Peppermill Resort and Casino - 0.34 miles
- 4** Reno-Sparks Convention Center - 0.58 miles
- 5** Firecreek Crossing - 0.90 miles
- 6** Reno-Tahoe International Airport - 1.37 miles
- 7** Meadowood Mall - 1.52 miles
- 8** MidTown Reno - 1.99 miles
- 9** Downtown Reno - 2.79 miles

- Major Landmark
- Major Park
- H Hospital
- Airport
- RTC Bus Route
- RTC Bus Route
- RTC Bus Route



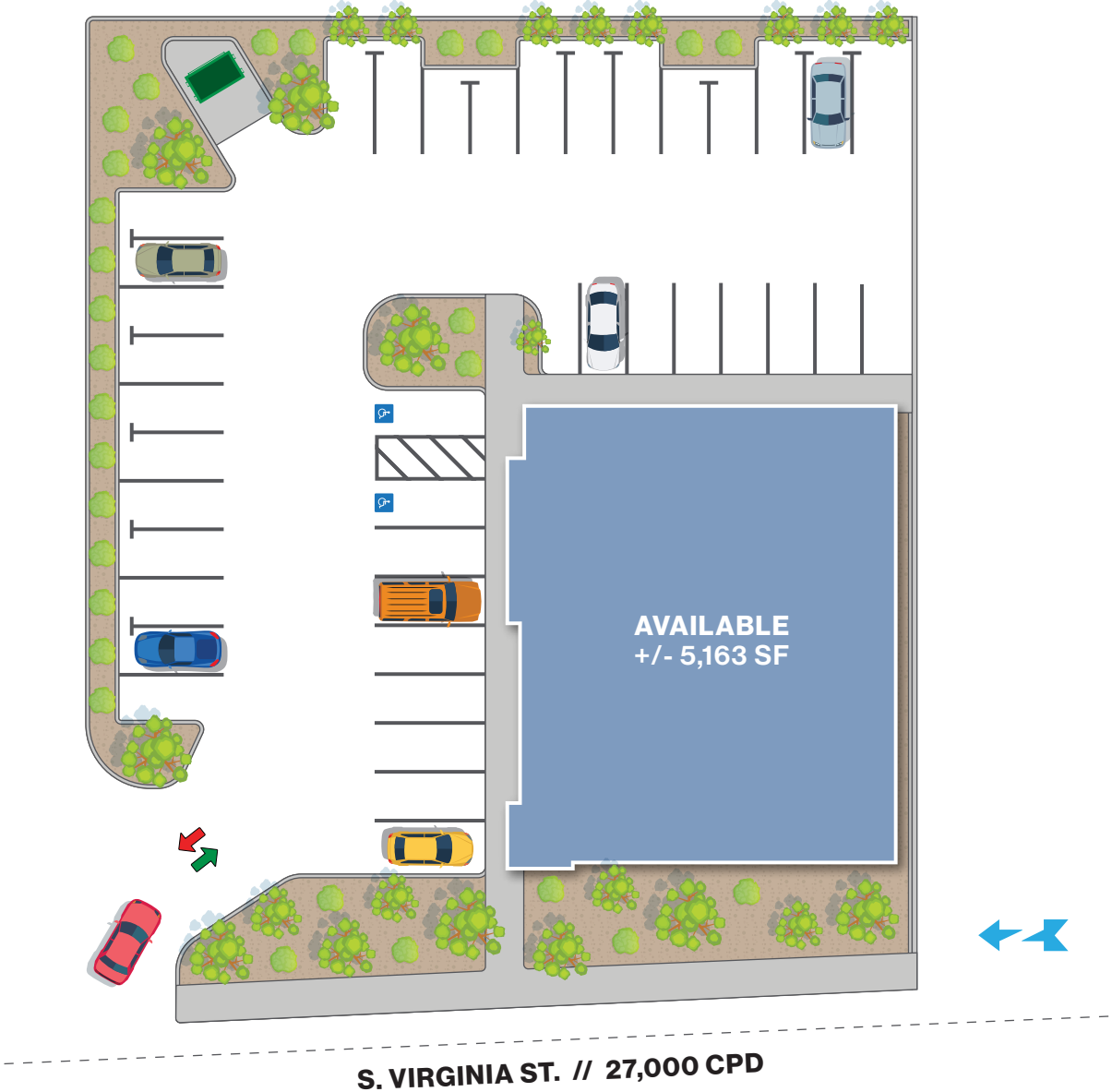
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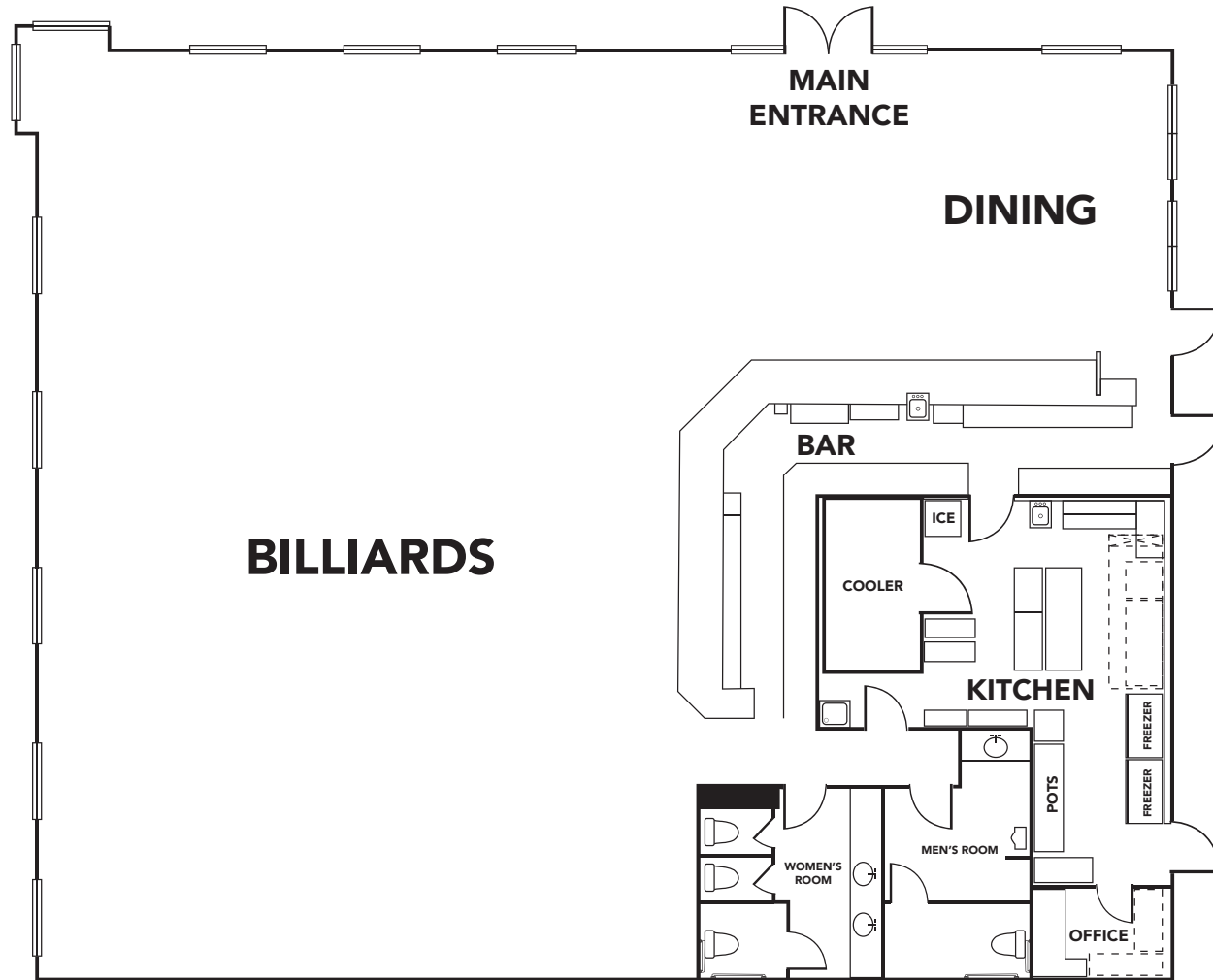




# Site Plan



# Floor Plan | +/- 5,163 SF



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## Key Facts: 3-Mile Radius



**95,802**

Total Population



**162,471**

Daytime Population



**8,494**

# of Businesses



**118,749**

Total Employees



**0.59%**

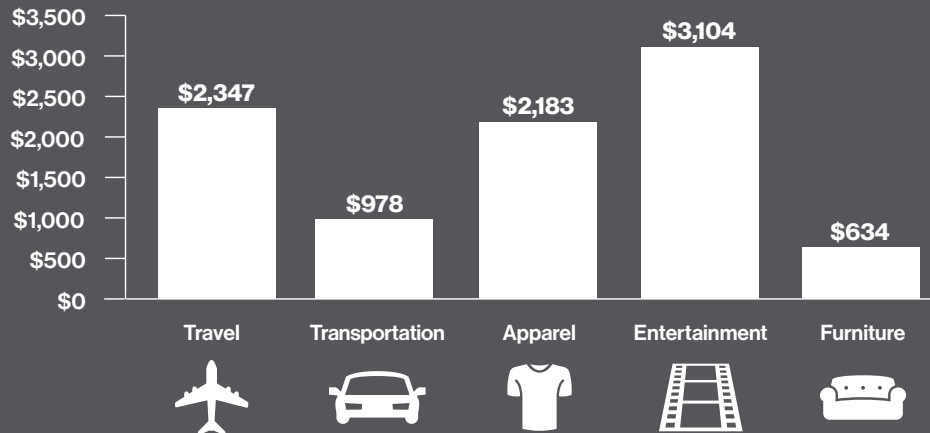
2020-2022 Population Growth



**\$428,432**

Median Home Value

## Key Spending Facts: 3-Mile Radius



Spending facts are average annual dollars per household

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## Full Demographic Report

Population	1-mile	3-mile	5-mile
2010 Population	23,340	88,226	200,891
2020 Population	24,983	94,547	221,660
2022 Population	25,465	95,802	224,674
2027 Population	27,673	101,008	234,057
Annual Growth 2020 - 2022	0.85%	0.59%	0.60%
Annual Growth 2022 - 2027	1.68%	1.06%	0.82%

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$62,888	\$89,849	\$91,397
2027 Average Household Income	\$77,759	\$104,934	\$107,671
2022 Per Capita Income	\$26,287	\$40,689	\$38,960
2027 Per Capita Income	\$32,901	\$47,669	\$46,167

Households	1-mile	3-mile	5-mile
2010 Total Households	9,169	38,891	83,716
2020 Total Households	10,549	42,835	93,886
2022 Total Households	10,740	43,299	95,510
2027 Total Households	11,801	45,836	100,169

Housing	1-mile	3-mile	5-mile
2022 Total Housing Units	11,547	46,888	102,710
2022 Owner Occupied Housing Units	2,414	16,867	40,979
2022 Renter Occupied Housing Units	8,326	26,432	54,531
2022 Vacant Housing Units	807	3,589	7,200
2027 Total Housing Units	12,658	49,690	107,937
2027 Owner Occupied Housing Units	2,634	18,086	43,513
2027 Renter Occupied Housing Units	9,167	27,751	56,656
2027 Vacant Housing Units	857	3,854	7,768



# Property Photos



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# Interior Photos



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