

2,370 SF MidTown End Cap
With Patio Available for Lease

FOR LEASE

Virginia Street Plaza

555 S Virginia Street, Reno, NV 89501

Smith Retzloff Retail Team

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Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300

Reno, NV 89511

Colliers.com/Reno

Located in MidTown Reno and within close proximity to high-density residential neighborhoods. The center offers excellent visibility on South Virginia Street, a heavily-traveled thoroughfare with over 13,800 vehicles per day.

Tenants in the center include: Great Full Gardens, Statement Barbershop, and Batch Cupcakery

Attractive tenants create a significant amount of traffic to property on a daily basis

Rare dedicated parking in high density retail corridor

The center benefits from approximately 135 feet of frontage along South Virginia Street

An average of 13,800 vehicles per day on South Virginia Street

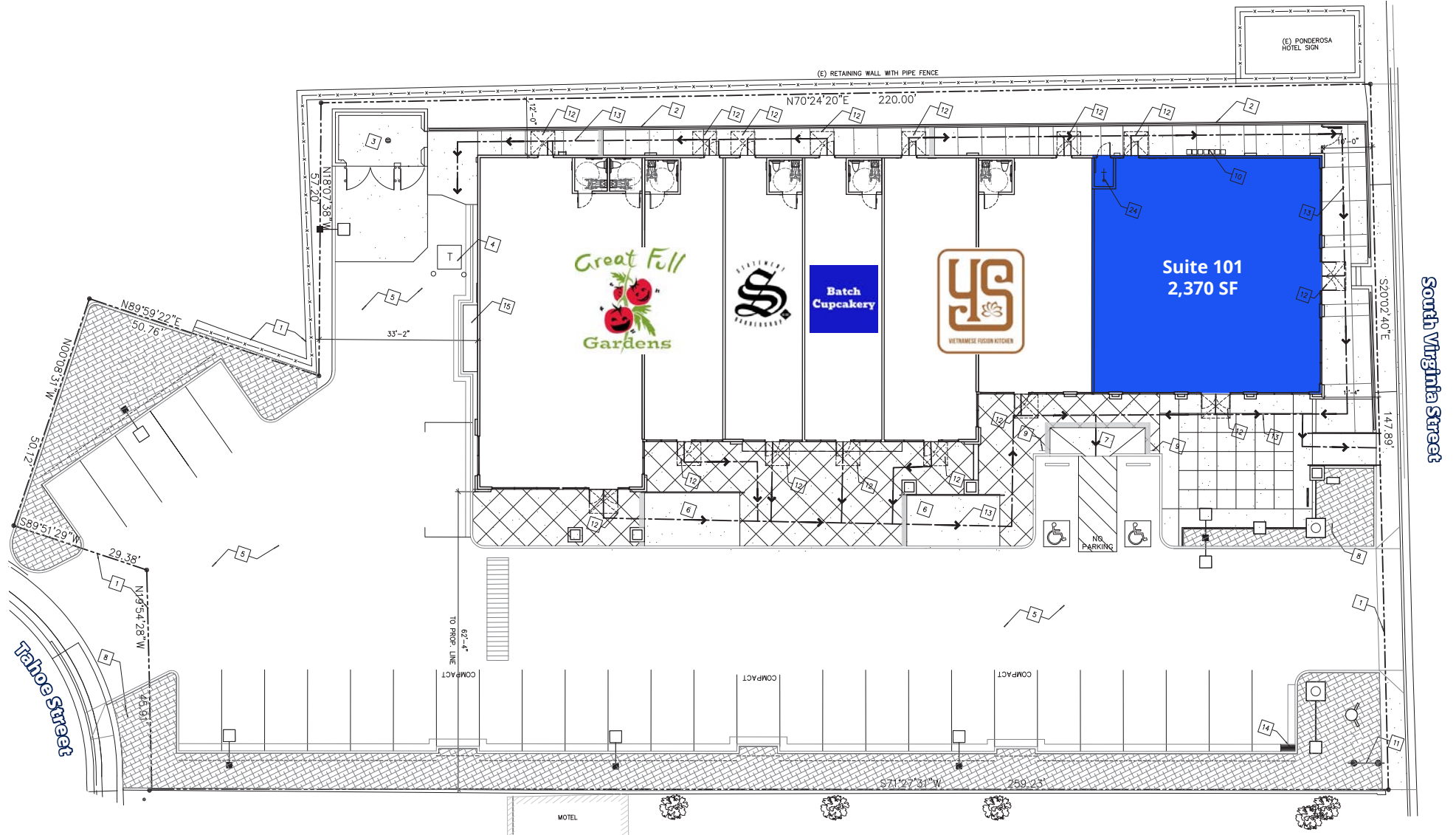
Unit Availability

Suite 101	Available - Former MoneyTree	2,370 SF
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Available for Lease

Unit Availability



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Suite 101 - 2,370 SF End Cap with Patio



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Traffic Counts

13,800
ADT | S Virginia St

6,450
ADT | Plumas St



VIRGINIA STREET PLAZA

MIDTOWN
DISTRICT | RENO

Restaurants & Bars

- sup
- MOO DANG
- My Favorite Muffin
- EMERSON
- Cherry's
- FLORIAN'S
- Pottery
- Too Cute
- JO STELLA
- Great Fall
- LAUGHING PLANET
- WHEELS & TAP
- WHEELS & TAP
- WHEELS & TAP
- WHEELS & TAP

Services

- THE ABBY KONGO
- LS
- TDC
- Sierra Nevada
- BUYER'S AGENT
- EYEZONE
- GORELICK

Shopping

- THE FRAMERY
- CRYSTAL COURT
- MY D&B & grace
- N
- THE MASSA HOUSE
- Good Deals on Wheels
- hello yoga
- RECYCLED TAP
- BLACK HOLE
- STATEWIDE LIGHTS & ACCENTS
- JANKEE
- BLACK HOLE

Health, Wellness & Beauty

- Shine dance
- RENO
- EVOLUTION TATTOO
- AU SALON
- blüm
- BLACK HOLE

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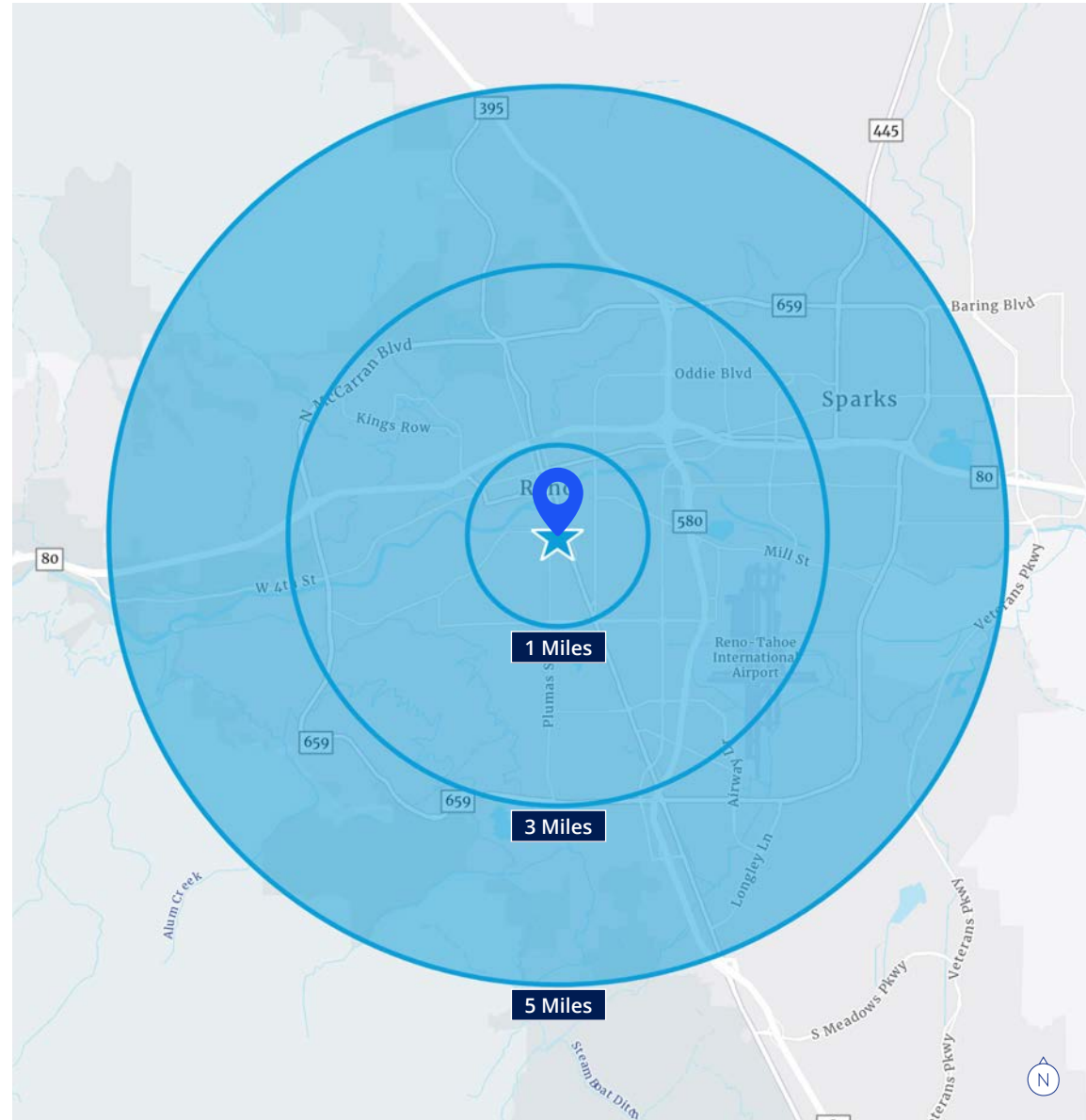


Population	1 Miles	3 Miles	5 Miles
2025 Est. Population	21,714	137,997	246,647
2030 Proj. Population	23,136	142,743	255,159
2025 Med. Age	41.6	35.6	36.5
Daytime Population	45,958	183,733	306,670

Household Income	1 Miles	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$89,248	\$88,846	\$100,798
2030 Proj. Avg. HH Income	\$99,935	\$98,894	\$112,034
2025 Est. Med. HH Income	\$57,553	\$62,280	\$72,160
2030 Proj. Med. HH Income	\$65,837	\$70,752	\$81,029
2025 Est. Per Capita Income	\$49,416	\$38,811	\$42,495

Household	1 Miles	3 Miles	5 Miles
2025 Est. HH	12,063	59,989	103,911
2030 Proj. HH	13,003	62,679	108,549
Avg. HH Size	1.76	2.21	2.31

Consumer Expenditure	1 Miles	3 Miles	5 Miles
Annual HH Budget	\$78,139	\$77,805	\$87,788
Annual Retail Goods	\$24,456	\$24,487	\$27,777



Available for Lease

Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

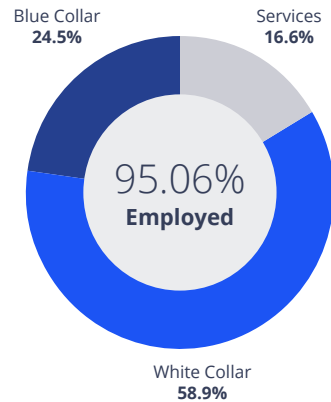
\$121,655
Avg HH Income

39.5
Median Age

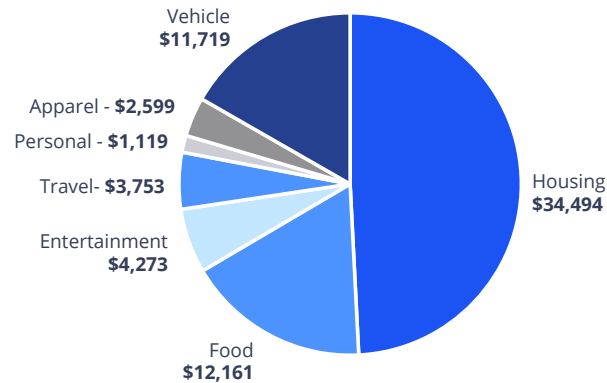
Home Ownership (2025 Housing Units)



Employment



Household Spending

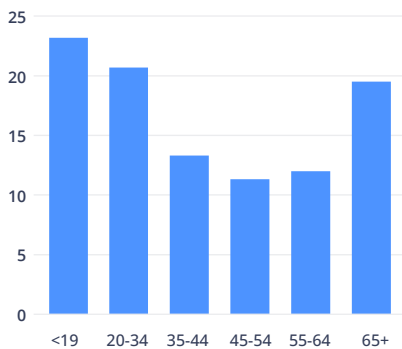


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35%
Less than 9th Grade

5.71%
9th - 12th Grade, No Diploma

20.34%
High School Graduate

4.36%
GED/Alternative Credential

21.47%
Some College, No Degree

9.77%
Associate Degree

21.12%
Bachelor's Degree

12.87%
Graduate/Professional Degree



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Accelerating success.

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