

For Lease

# S. Virginia Retail Opportunity



4165 S. Virginia St.  
Reno, NV 89502

Point of contact

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# Listing Snapshot



**\$2.50 PSF NNN**  
Lease Rate



**± 4,386 SF**  
Available Square Footage



**\$0.50**  
NNN Expense

## Property Highlights

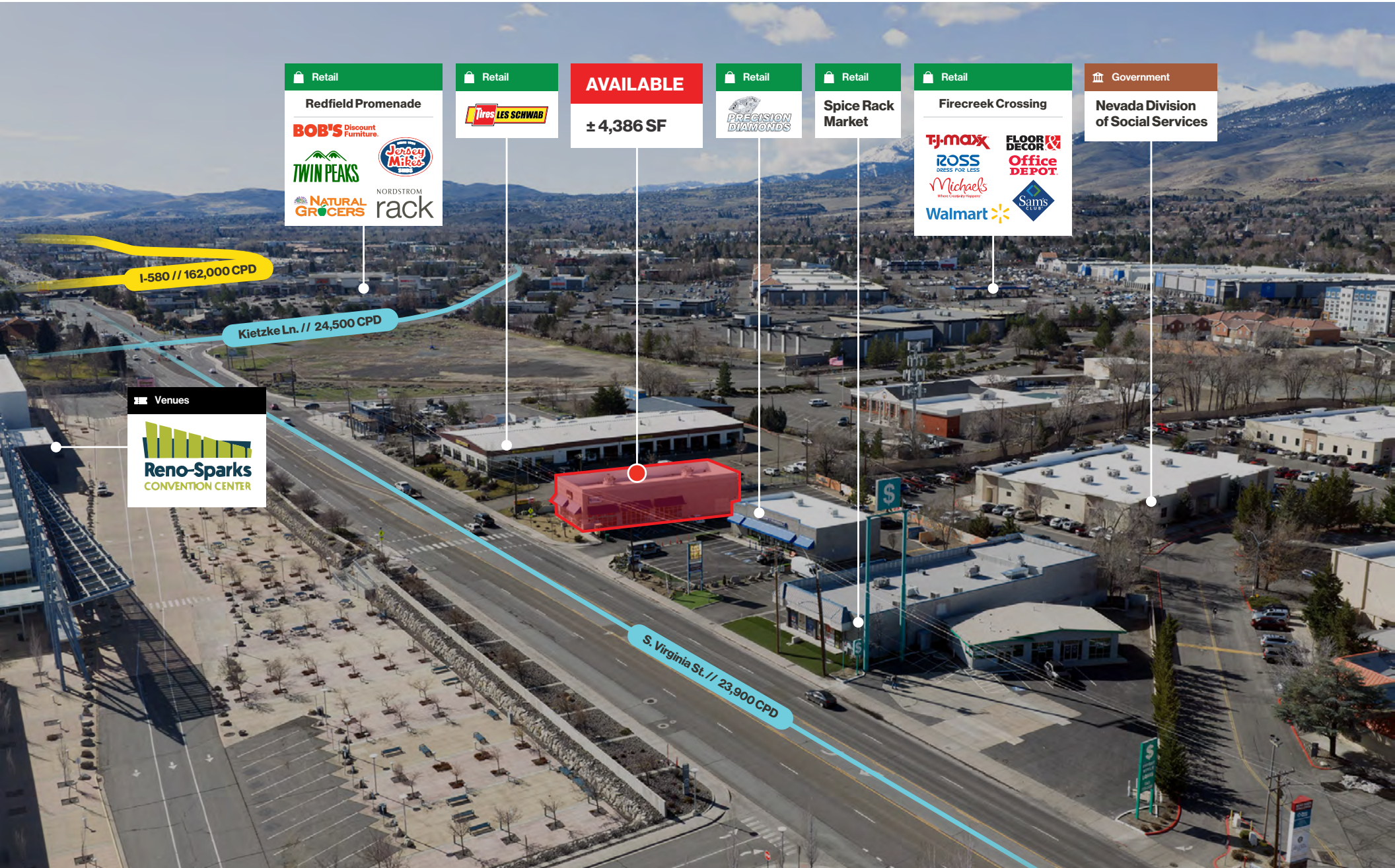
- Standalone retail space with frontage along S. Virginia St.
- Located directly across from the Reno-Sparks Convention Center
- High traffic area with over 27,300 CPD along S. Virginia St. and over 14,000 CPD along Keitzke Ln.
- Current layout consists of open showroom with rear storage and office space
- Recent improvements include new roof, new HVAC, parking lot reseal, security system, external lighting, and new awnings
- Ample parking on site with over 22 individual spaces
- Property is easily accessible from I-580 along S. Virginia St. as well as into west Reno via Moana Ln. and downtown/MidTown via S. Virginia St.
- Heavy daytime population with over 1,500 businesses within a 1-mile radius

## Demographics

	1-mile	3-mile	5-mile
2025 Population	20,342	89,803	212,939
2025 Average Household Income	\$78,447	\$105,836	\$107,897
2025 Total Households	8,162	39,869	92,453







**Retail**

**Redfield Promenade**

BOB'S Discount Furniture  
TWIN PEAKS  
NATURAL GROCERS  
Jersey Mike's  
NORDSTROM rack

**Retail**

Tires LES SCHWAB

**AVAILABLE**

± 4,386 SF

**Retail**

PRECISION DIAMONDS

**Retail**

Spice Rack Market

**Retail**

**Firecreek Crossing**

TJ-maxx  
ROSS DRESS FOR LESS  
Office DEPOT  
Walmart  
Sams CLUB  
Michaels

**Government**

Nevada Division of Social Services

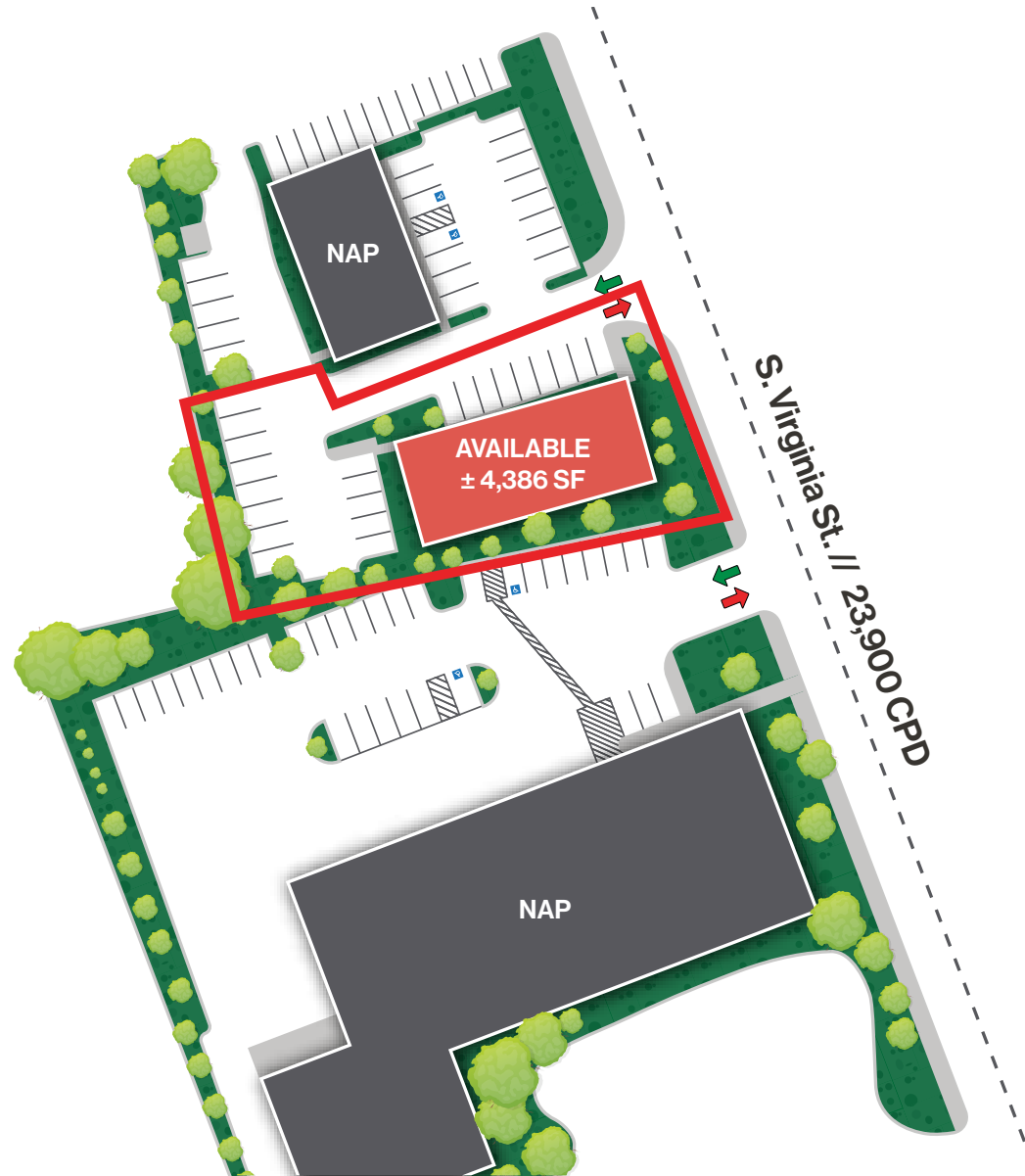
I-580 // 162,000 CPD

Kietzke Ln. // 24,500 CPD

**Venues**

Reno-Sparks CONVENTION CENTER

S. Virginia St. // 23,900 CPD



Property Photos



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