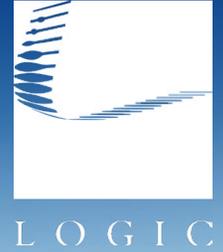


For Lease

# Sticks @ MidTown



704 - 764 S. Virginia St.  
Reno, NV 89501

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# Listing Snapshot



**\$2.50 - \$2.85 PSF NNN**  
Lease Rate



**± 1,275 - 1,365 SF**  
Available Square Footage



**\$0.53 PSF**  
Lease Expense

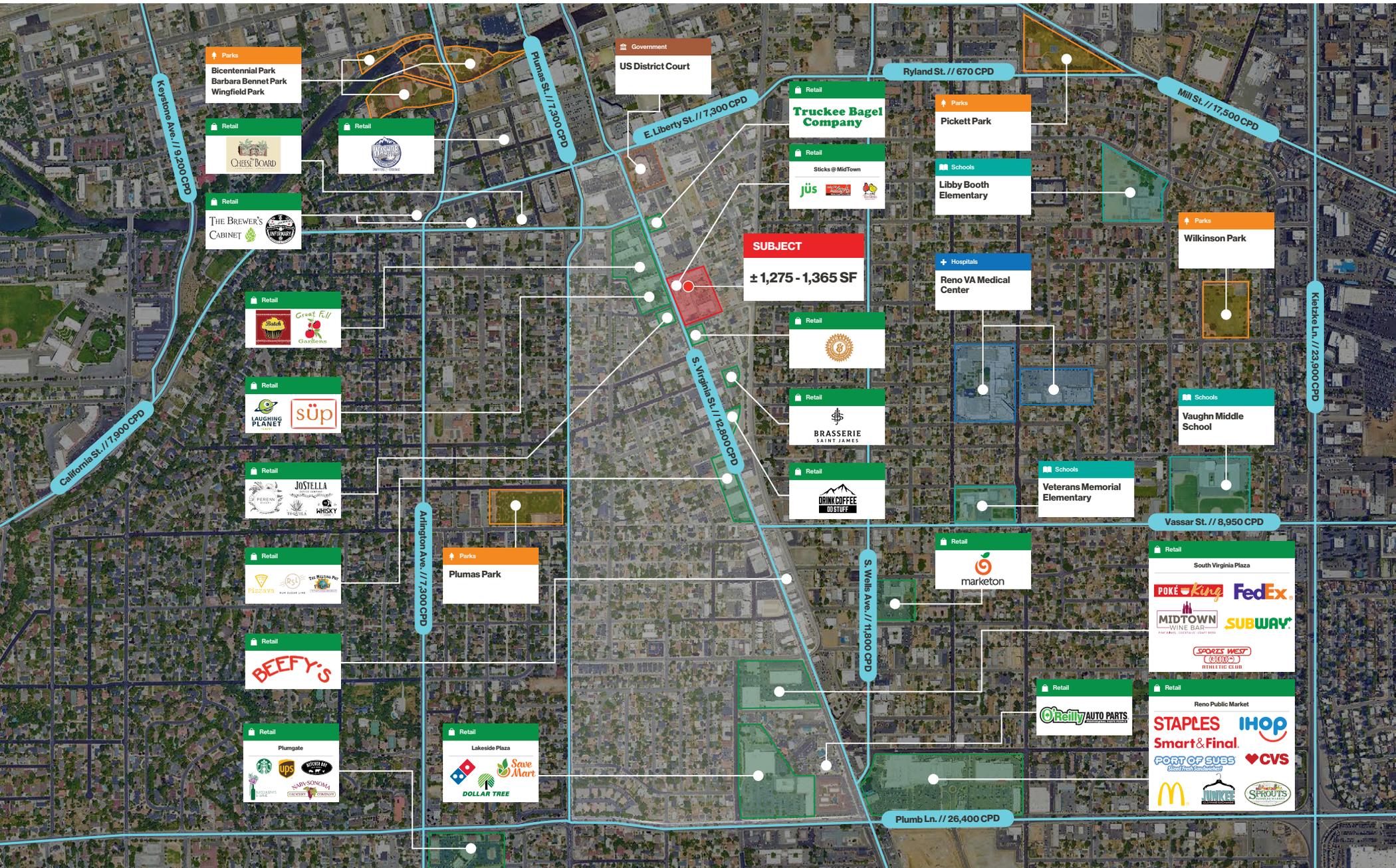
## Property Highlights

- Class-A standalone retail in the heart of MidTown
- ±1,275 SF turn-key ice cream shop with grease interceptor access — Available 10/1/2026
- ± 1,139 SF open layout retail space
- Frontage and signage along S. Virginia St
- On-site parking in place along with street parking along S. Virginia St. and S. Center St
- Class-A building completed in 2015
- ADA restrooms in place
- Heavy foot traffic area benefiting from multiple MidTown events
- Surrounding tenants include Two Chicks, Tasty Pot, Crave Cookies, Inclined Burgers, Sierra Belle, and Sugar Blvd.
- Walk Score | 96 walkers paradise

## Demographics

	1-mile	3-mile	5-mile
2025 Population	21,889	138,755	247,384
2025 Average Household Income	\$89,629	\$88,799	\$100,863
2025 Total Households	12,033	60,400	104,264





# Site Plan

Leased
  Available
  NAP

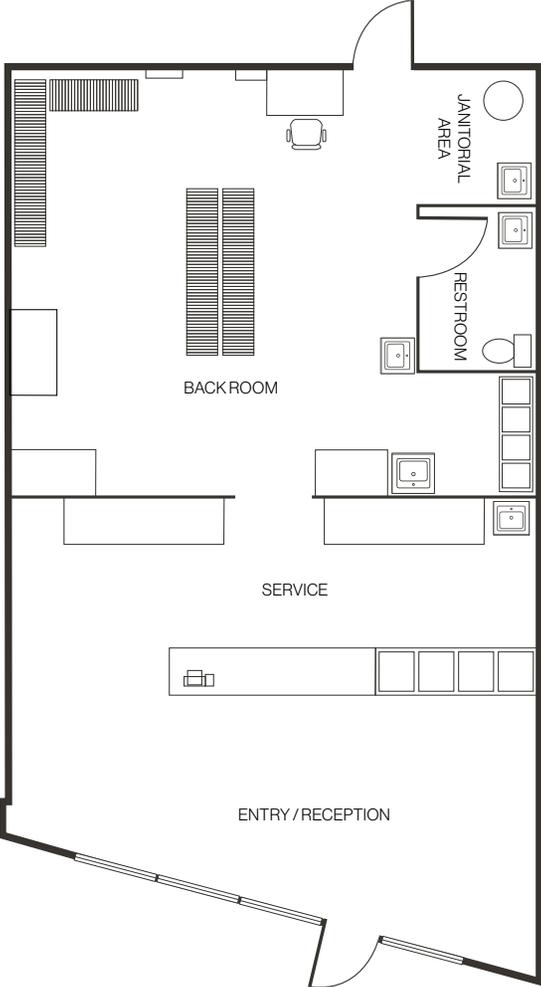
Suite	Tenant	SF(±)
<b>704A</b>	<b>VACANT*</b> <i>Former ice cream shop with grease interceptor and floor drains in place</i>	<b>1,250</b>
704B	Crave Cookie	1,275
716	TastyPot	2,518
724	Mizz Nails	1,415
726	Sierra Belle	1,350
728	Next Home	1,139
<b>732</b>	<b>AVAILABLE</b> <i>Open retail space</i>	<b>1,365</b>
736	Nomad Boutique	1,238
740	Alioto's Focciaciaria	1,218
744	Atlas	2,230
752	Two Chicks	2,482
760	Inclined Burgers	2,000
764	Mari Chuy's	2,016



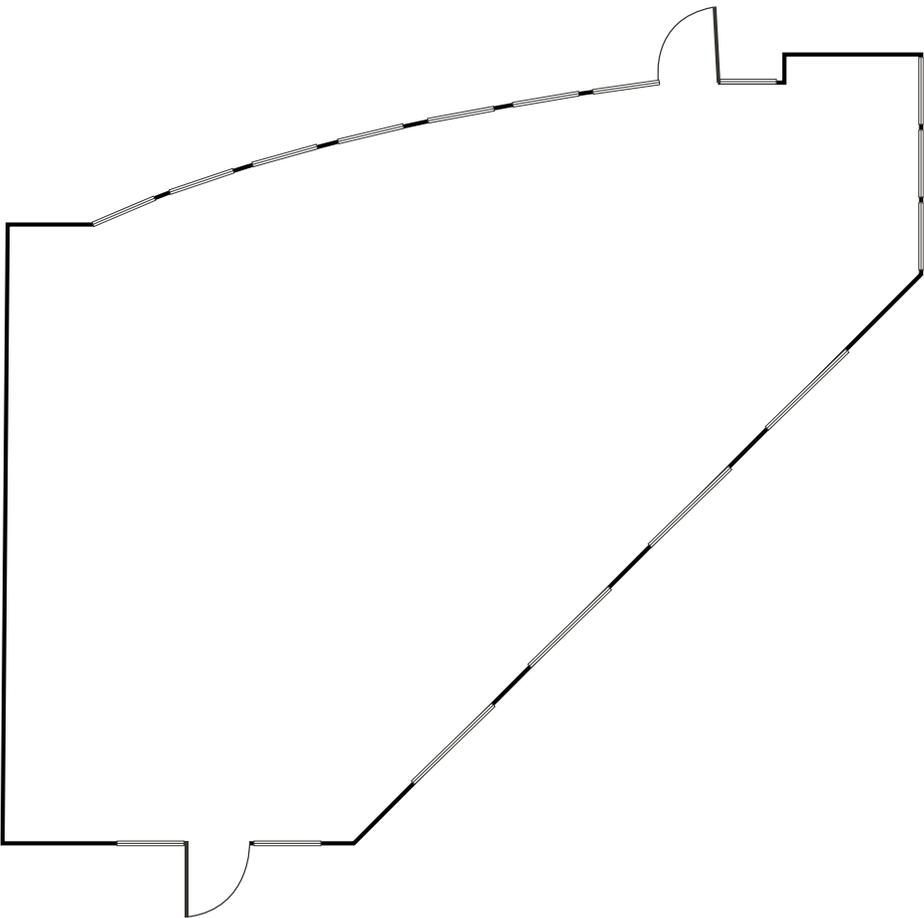
\*Available 10/1/26

Floor Plan  
Suite 704A | ± 1,275 SF\*

\*Available 10/1/2026



Floor Plan  
732 | ± 1,365 SF



Property Photos



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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