

4045
S Virginia St
RENO, NV 89502

VACANT DRIVE THRU
RETAIL / OFFICE
FOR LEASE



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Property Highlights

- Drive-through in place.
- +/- 8,200 square foot, single-story building
- Zoned (MU) Mixed-Use Urban
- Zoning provides flexibility for a variety of uses
- Estimated 42+ - parking spaces
- The subject property has frontage on South Virginia St,
- 8,200± SF freestanding retail/office building is located across from the Reno Convention Center and Atlantis Resort/Casino, next to the Reno Town Mall.
- Average daily traffic count is 25,000 vehicles per day on South Virginia St.



Lease Rate | Negotiable (NNN)

Size | ±8,200 SF

Zoning | MU
MIXED-USE URBAN

APN | 024-140-03

AREA MAP



Primary Traffic Counts (24 hrs.)
S VIRGINIA ST - 25,000



DOWNTOWN

PEPPERMILL
RENO

MIDTOWN
DISTRICT
RENO

Atlantis
CASINO RESORT • RENO

4045
S VIRGINIA ST

W PECKHAM LANE

S VIRGINIA ST



PARCEL MAP

W PECKHAM LANE

42 
PARKING SPACES

S VIRGINIA ST



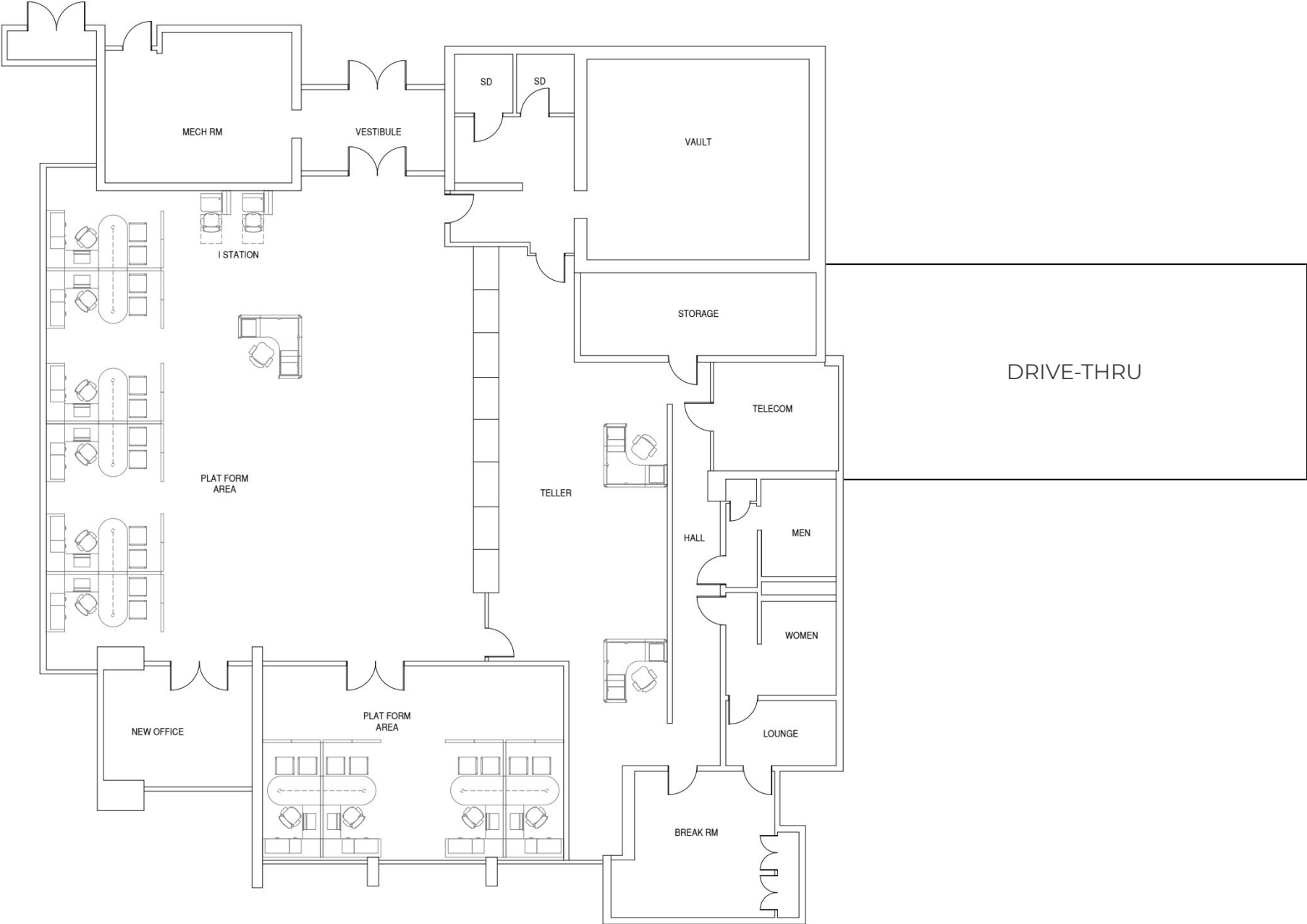
S Virginia St



3 miles
93,987

5 miles
218,039

FLOOR PLAN



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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