

For Lease

# Retail Development Coming Soon



2027 S. Virginia St.  
Reno, NV 89502

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# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,400 - 5,500 SF**  
Available Square Footage



**NNN**  
Lease Type

## Property Highlights

- New construction retail with estimated completion Q1 2026
- Located directly across from the newly developed Reno Experience District and redeveloped Reno Public Market
- Easy access into MidTown/downtown via S. Virginia St. and to I-580 via E. Plumb Ln.
- High population with over 6,400 residents within a 0.5-mile radius
- Surrounding area sees an average of 3 million visitors per year
- Daytime population over 20,000 with 1,414 businesses within a 1-mile radius
- Building signage available with ample parking along West and North sides of the building
- Frontage along S. Virginia St. with traffic counts over 11,200 CPD and 18,000 CPD along E. Plumb Ln.

## Demographics

	1-mile	3-mile	5-mile
2023 Population	27,580	117,311	234,626
2023 Average Household Income	\$68,479	\$87,061	\$90,948
2023 Total Households	12,411	51,557	99,140









Retail

Reno Public Market

STAPLES

Smart&Final.

PORT OF SUBS

McDonald's

JUNKEE

SPROUTS FARMERS MARKET

IHOP

CVS

Hotels / Casinos

GSR

Hotels / Casinos

Nugget

Airports

Reno-Tahoe International Airport

Shell

SUBJECT

± 1,400 - 5,500 SF of New Construction

Retail

RED

RENO EXPERIENCE DISTRICT

E. Plumb Ln. // 18,000 CPD

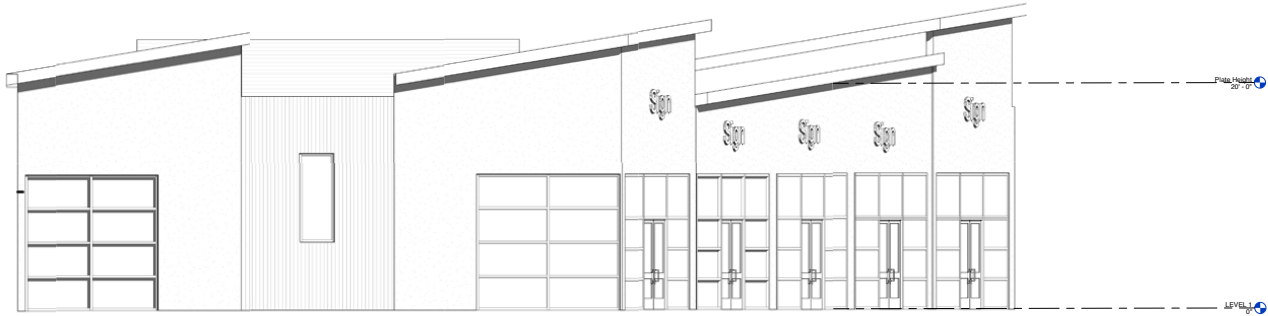
S. Virginia St. // 11,200 CPD

Alamo Square Way

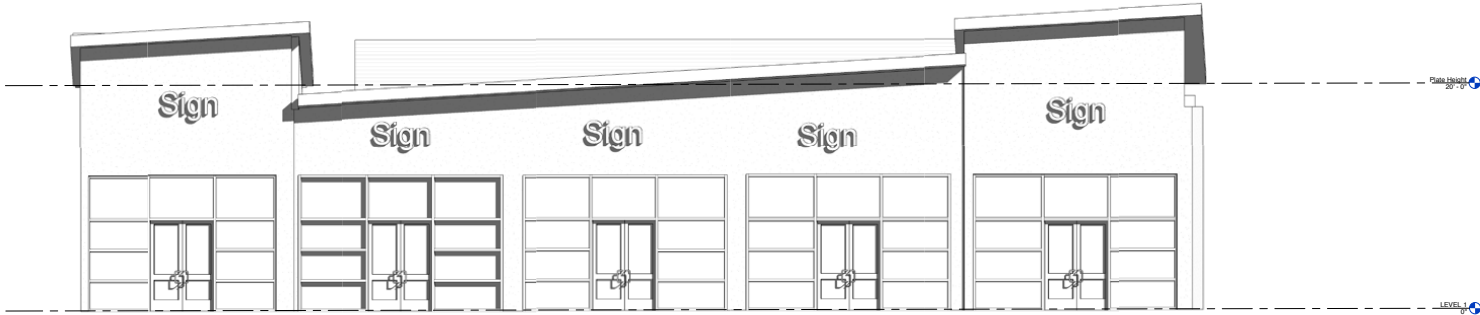




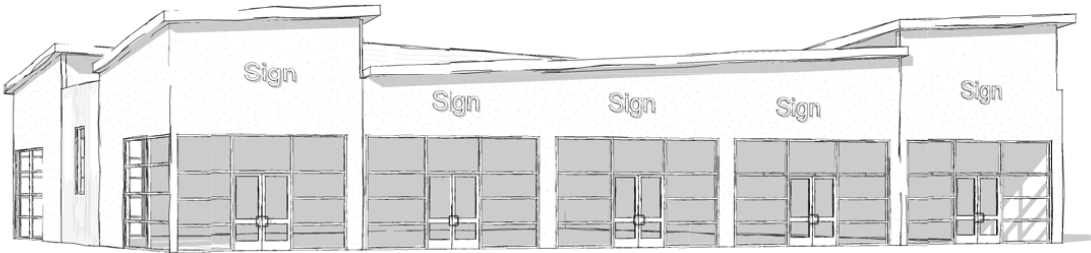
Elevations



East | SCALE: 3/16" = 1'-0" | REF.: 17 AD1.1 | 3



North | SCALE: 3/16" = 1'-0" | REF.: 17 AD1.1 | 2





Property Photos





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