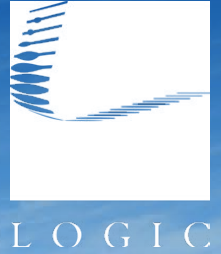


For Sale or Lease

# Foothill Commerce Center



[Click for a Virtual Tour](#) 


9736 S. Virginia St.  
Suite E  
Reno, NV 89511

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# Listing Snapshot

 **\$1,800,000**  
Sale Price

 **± 5,440 SF**  
Total Square Footage

 **\$331 PSF**  
Price Per Square Foot

 **\$1.45 PSF NNN**  
Lease Rate

 **\$0.36 PSF**  
Estimate NNN Expense

# Property Overview

- Owner-user flex industrial suite in South Reno
- Built in 2003
- Easy access from S. Virginia St.
- Six (6) parking spaces on either side of the building
- 22' Clear height
- Power: 200 Amp, 208 V, 3-Phase
- One (1) 12' x 14' grade level roll-up door
- Two (2) private restrooms
- Close proximity to South Reno retail hubs
- Strong surrounding population and income demographics

Demographics	1-mile	3-mile	5-mile
2025 Population	10,735	60,537	133,339
2025 Average Household Income	\$118,801	\$145,760	\$138,995
2025 Total Households	5,167	25,600	55,654











Retail

Southwest Pavilion

Jiffy Lube  
 Kelly Moore Paints  
 Inn-Out

Hotels / Casinos

PEPPERMILL  
RENO

Airports

Reno-Tahoe  
International Airport

Hospitals

Sierra Medical  
Center

Parks

Huffaker Trail  
Lookout

Industrial / Office

International Game  
Technology

Retail

StorQuest  
SELF STORAGE

Industrial / Office

True Fab & Powder

Schools

Blue Kangaroo  
Learning Center

Retail

SOUTHRAC

Retail

Public  
Storage

Hospitals

thrive  
PET HEALTHCARE

Martin Luther King Jr. Mem. Hwy. // 91,000 CPD

AVAILABLE  
± 5,440 SF

Hospitals

SIERRA FAMILY  
PHARMACIES

Industrial / Office

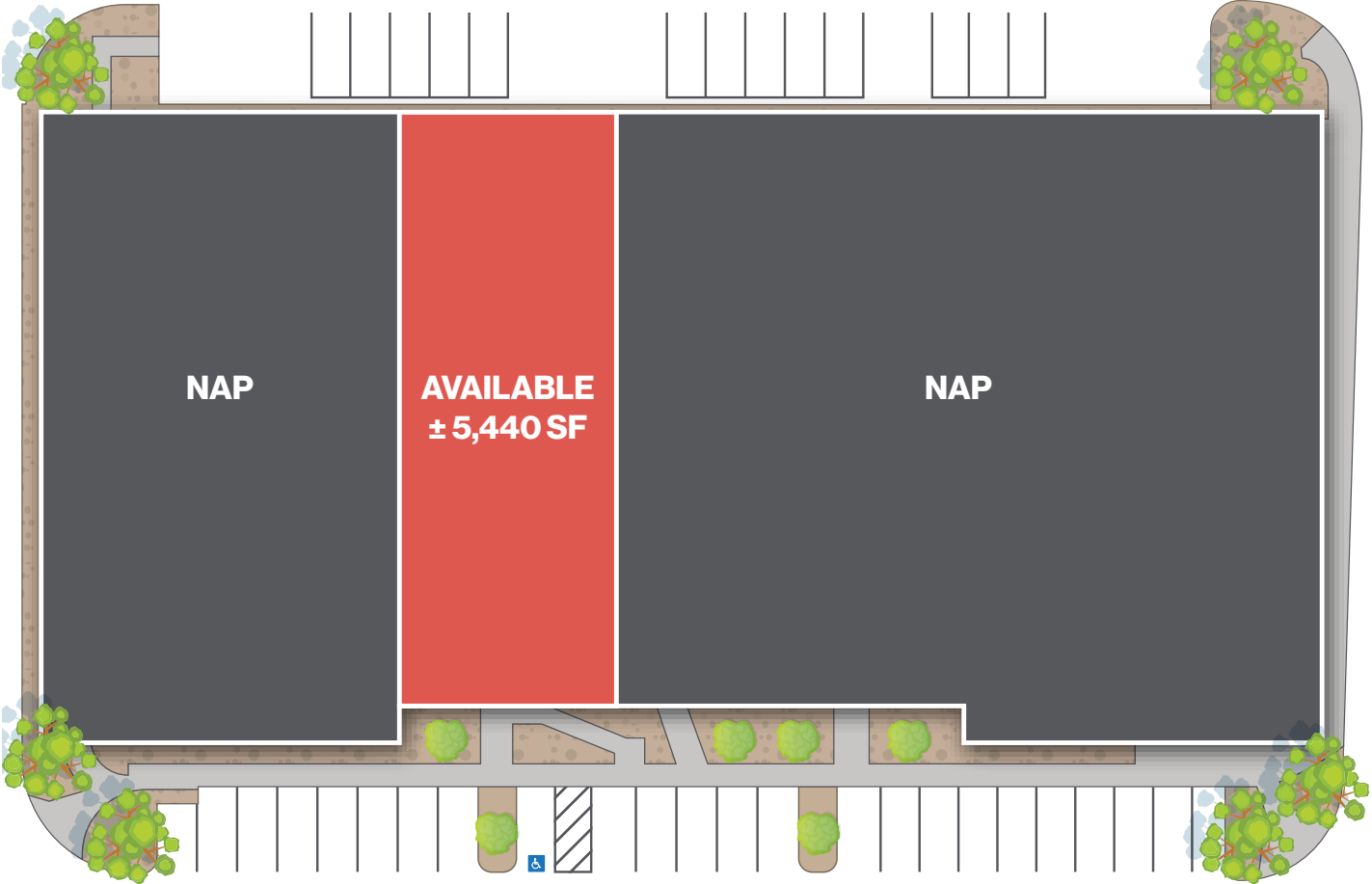
CALIBRATED  
CONSTRUCTION

Retail

EVOKE


Retail


THE SPA SAUNA  
CO.  
Enhance Your Space




N


Floor Plan | Suite E  
± 5,440 SF

 **\$1,800,000**  
Sale Price

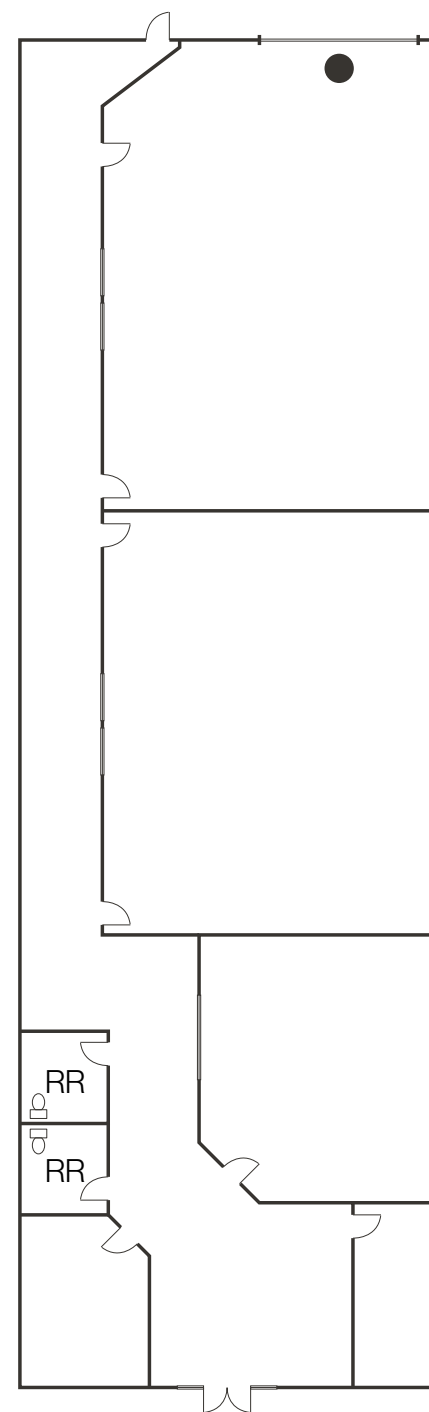
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Price Per Square Foot

 **\$1.45 PSF NNN**  
Lease Rate

 **± 5,440 SF**  
Available Square Footage

 **\$0.36 PSF**  
Estimated NNN Expense

Click for a Virtual Tour 



 Grade Level Door



Property Photos





# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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