



South Virginia Plaza

1501-1599 S Virginia St, Reno, NV 89502

Fred Desiderio

Desiderio Properties

4600 Kietzke Ln, Suite G-170, Reno, NV 89502

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(775) 825-5311



South Virginia Plaza

\$21.00 /SF/YR

South Virginia Plaza offers a unique mix of tenants. With a variety of restaurants and shops, to an athletic club, South Virginia Plaza has something for everyone. Located in Reno, Nevada. Property sits on Reno's main thoroughfare in the heart of Midtown. Midtown is known for its many fine restaurants and entertainment hot spots....

- In Midtown Reno-Entertainment District



Rental Rate: \$21.00 /SF/YR

Total Space Available: 3,857 SF

Max. Contiguous: 2,434 SF

Property Type: Shopping Center

Center Type: Community Center

Stores: 26

Center Properties: 3

Frontage: 440' on Lakeside Dr

Gross Leasable Area: 151,176 SF

Walk Score ®: 92 (Walker's Paradise)

Transit Score ®: 44 (Some Transit)

Taxes: \$0.07 USD/SF/MO

Operating Expenses: \$0.14 USD/SF/MO

Rental Rate Mo: \$1.75 /SF/MO

1st Floor Ste 1515

1	Space Available	2,434 SF
	Rental Rate	\$21.00 /SF/YR
	Date Available	November 07, 2025
	Service Type	Triple Net (NNN)
	Built Out As	Standard Retail
	Space Type	Relet
	Space Use	Retail
	Lease Term	3 - 5 Years

1st Floor Ste 1547 #4

2	Space Available	423 SF	Large Open Work Area with waiting area.
	Rental Rate	\$21.00 /SF/YR	
	Date Available	Now	
	Service Type	Modified Gross	
	Built Out As	Standard Office	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	Negotiable	

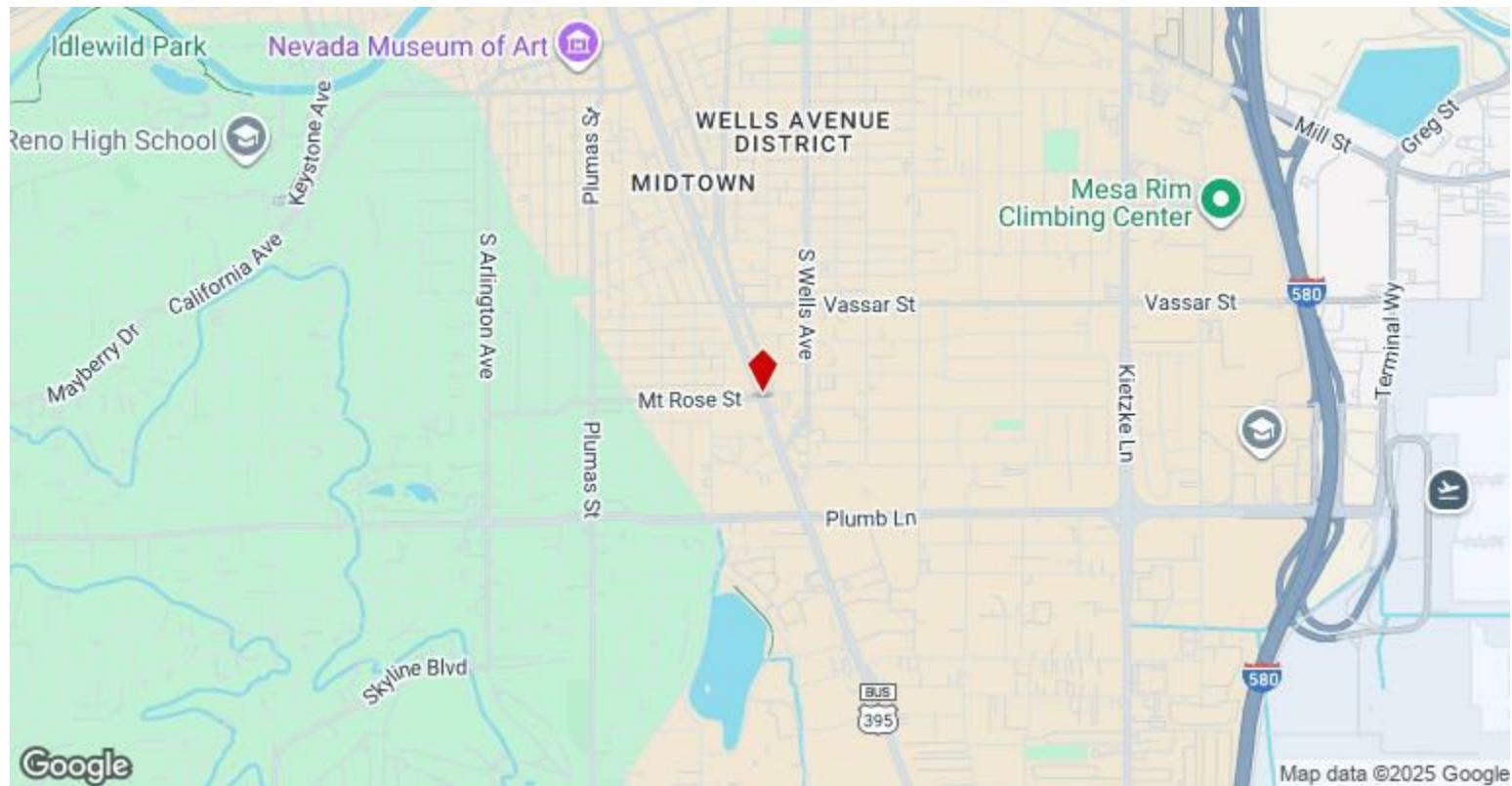
Ste 1569

3	Space Available	1,000 SF	Inline retail space 1000 SF. Private restroom and Storage.
	Rental Rate	\$21.00 /SF/YR	Tenant improvement allowance available.
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Built Out As	Standard Retail	
	Space Type	Relet	
	Space Use	Retail	
	Lease Term	3 - 5 Years	

LEASED

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Fedex Office Print & Ship Ctr	5,168	
Sports West Athletic Club	30,000	



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Property Photos



IMG_2227



IMG_2228

Property Photos



Property Photos



Property Photos

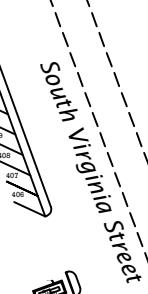
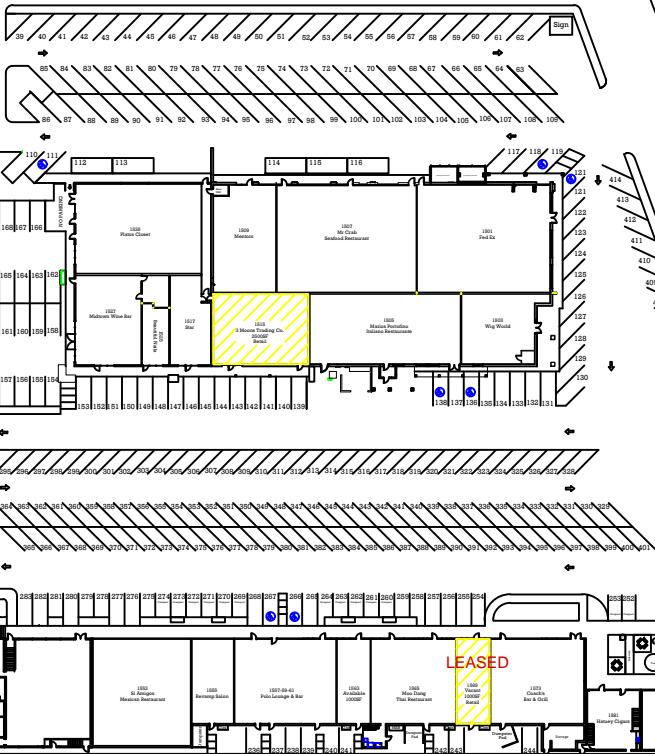
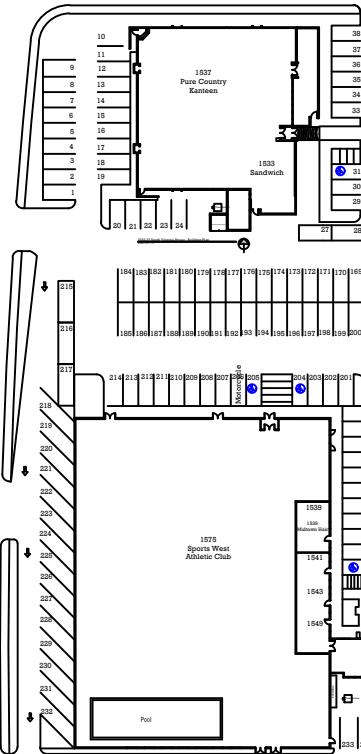


Property Photos



Provided By:
 South Virginia Plaza, LLC
 4600 Kietzke Lane Ste. G-170
 Reno, Nevada 89502
 (775) 825-5311

Mount Rose Street



Buildings : 96,638 sq. ft.
 Land : 27,260 sq. ft.
 Parcels : 111-122
 Zoning : Gen Commercial
 Required Parking : 311 spaces
 Parking Provided : 414 spaces
 Handi-cap : 9 spaces
 Van Accessible : 4

Walts Lane



Scale : 1/32" = 1'-0"

South Virginia Plaza Site Plan
 1501 - 1599 South Virginia Street - Reno, Nevada

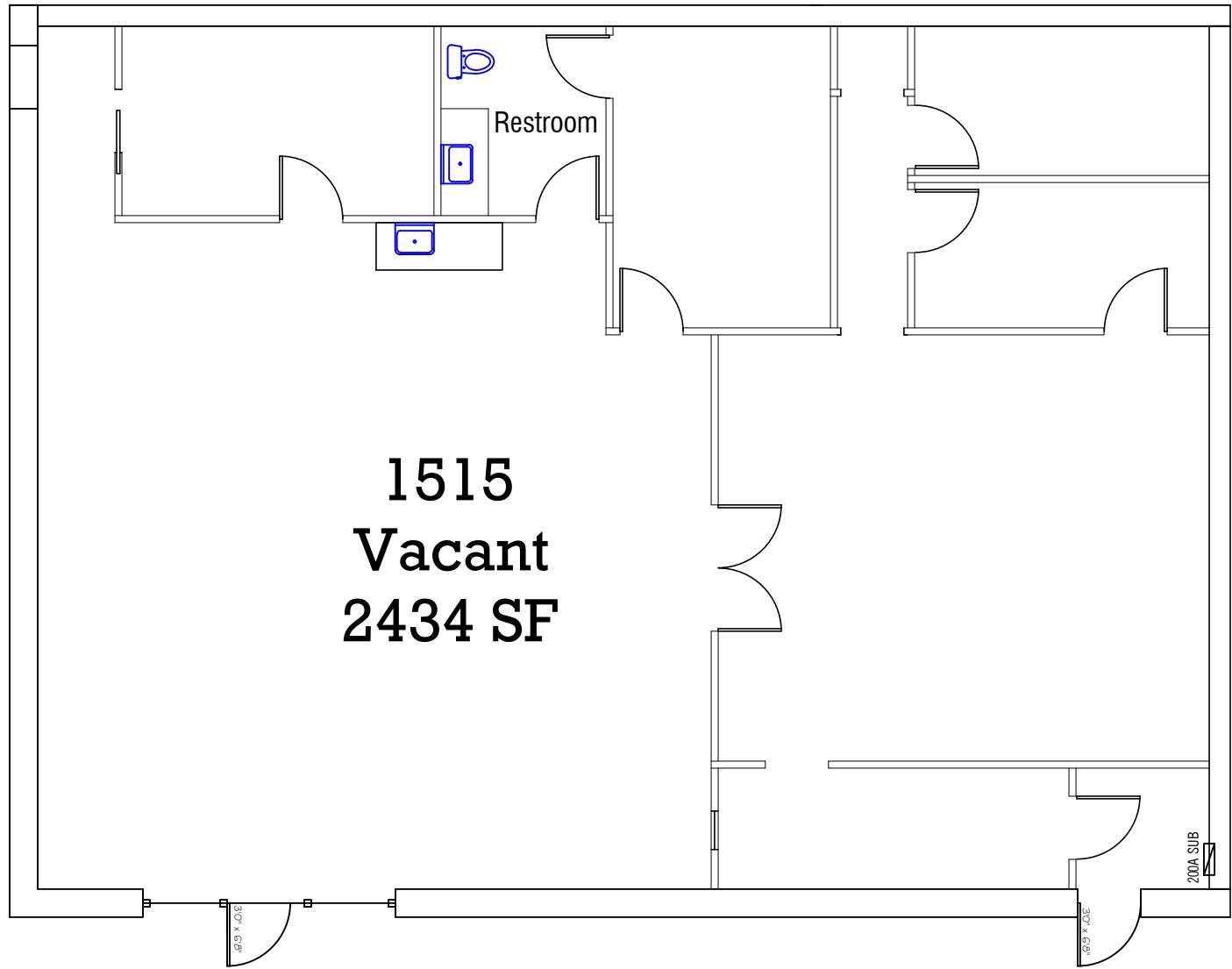
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 (775) 825-5311
 fred@desprop.com



- AVAILABLE SPACE

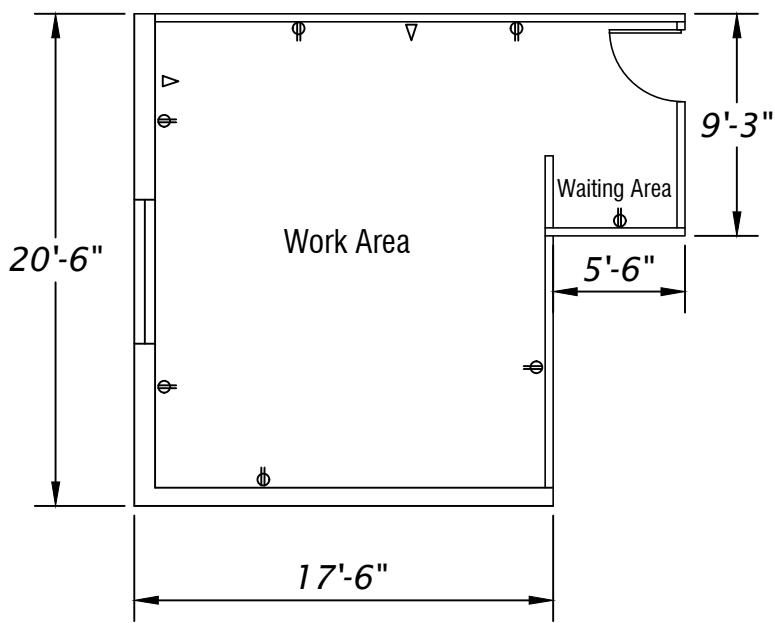
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South Virginia Plaza
1515 South Virginia Street
Reno, Nevada 89402
2434 SF

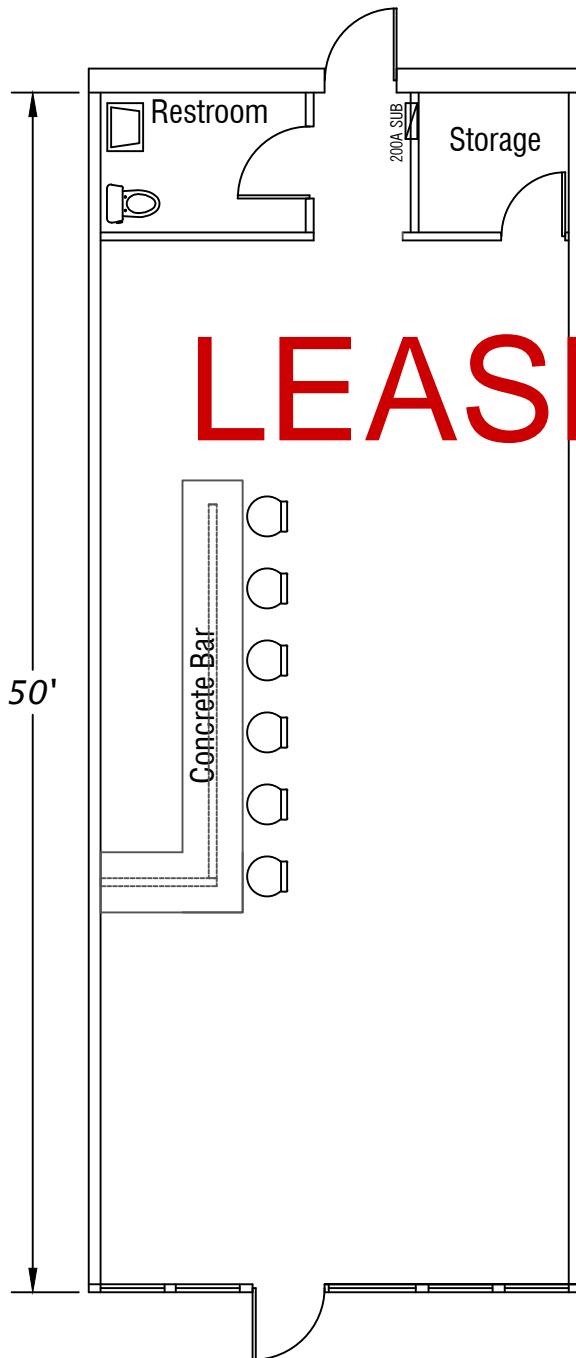
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Scale: 1/8" = 1'-0"

South Virginia Plaza - Upstairs
1547 #4 South Virginia Street
Reno, Nevada 89402
423 SF

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LEASED

Up grade to Space

- Located in Midtown
- Exposed High Ceiling
- Polish Concrete Floors
- Custom Built Concrete Bar

Scale: 1/8" = 1'-0"

South Virginia Plaza LLC
1569 South Virginia Street
1000 SF