



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
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

Large Open Work Area with waiting area.

Ste 1569

3

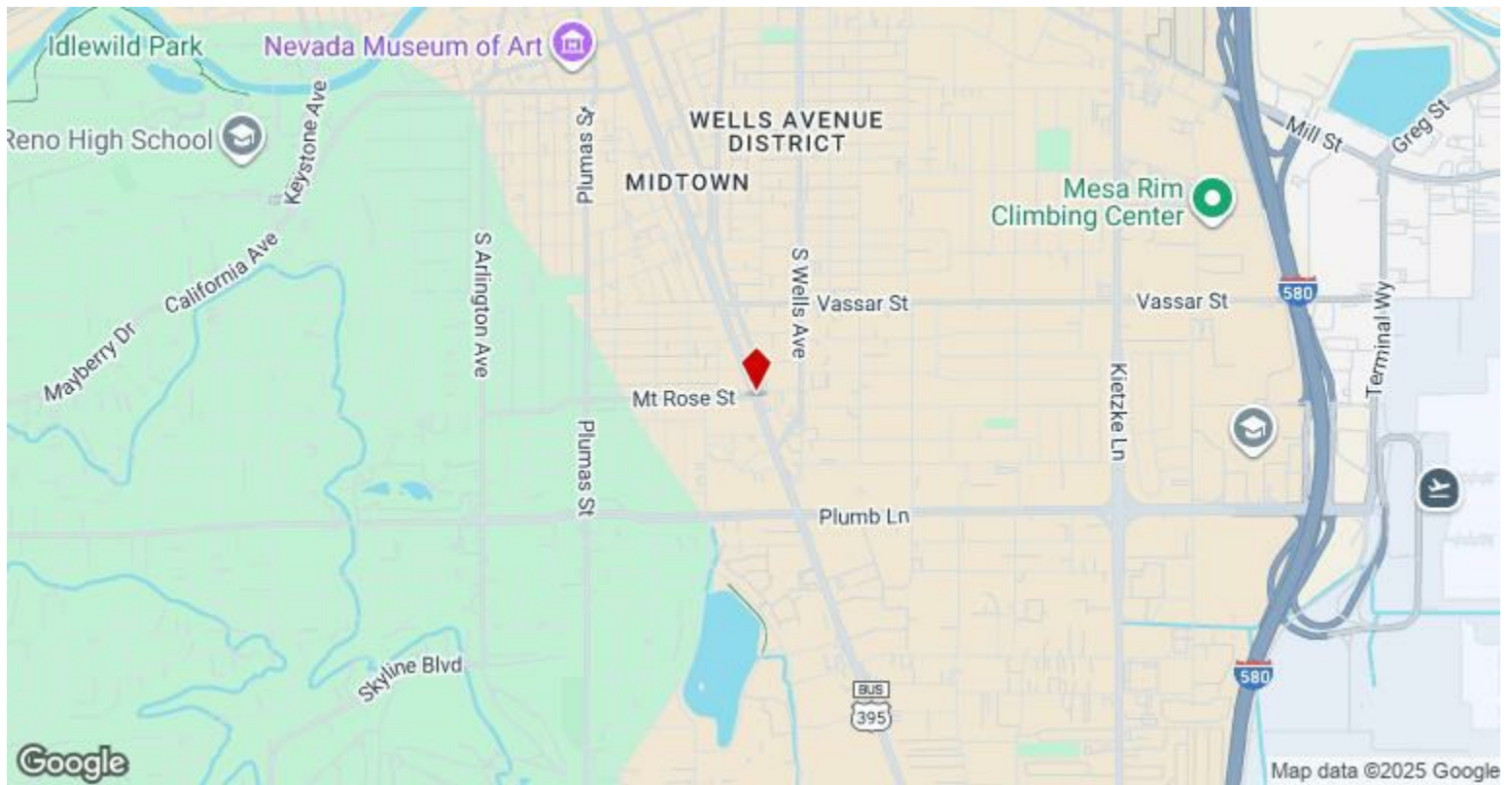
Space Available	1,000 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Inline retail space 1000 SF. Private restroom and Storage.
Tenant improvement allowance available.

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



Property Photos



IMG_2229



IMG_2231

Property Photos



Property Photos



Property Photos



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

(2) Existing Fire
Hydrant

Existing Fire
Hydrant

Mount Rose Street

South Virginia Street

Lakeside Drive

Walts Lane

LEASE

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

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

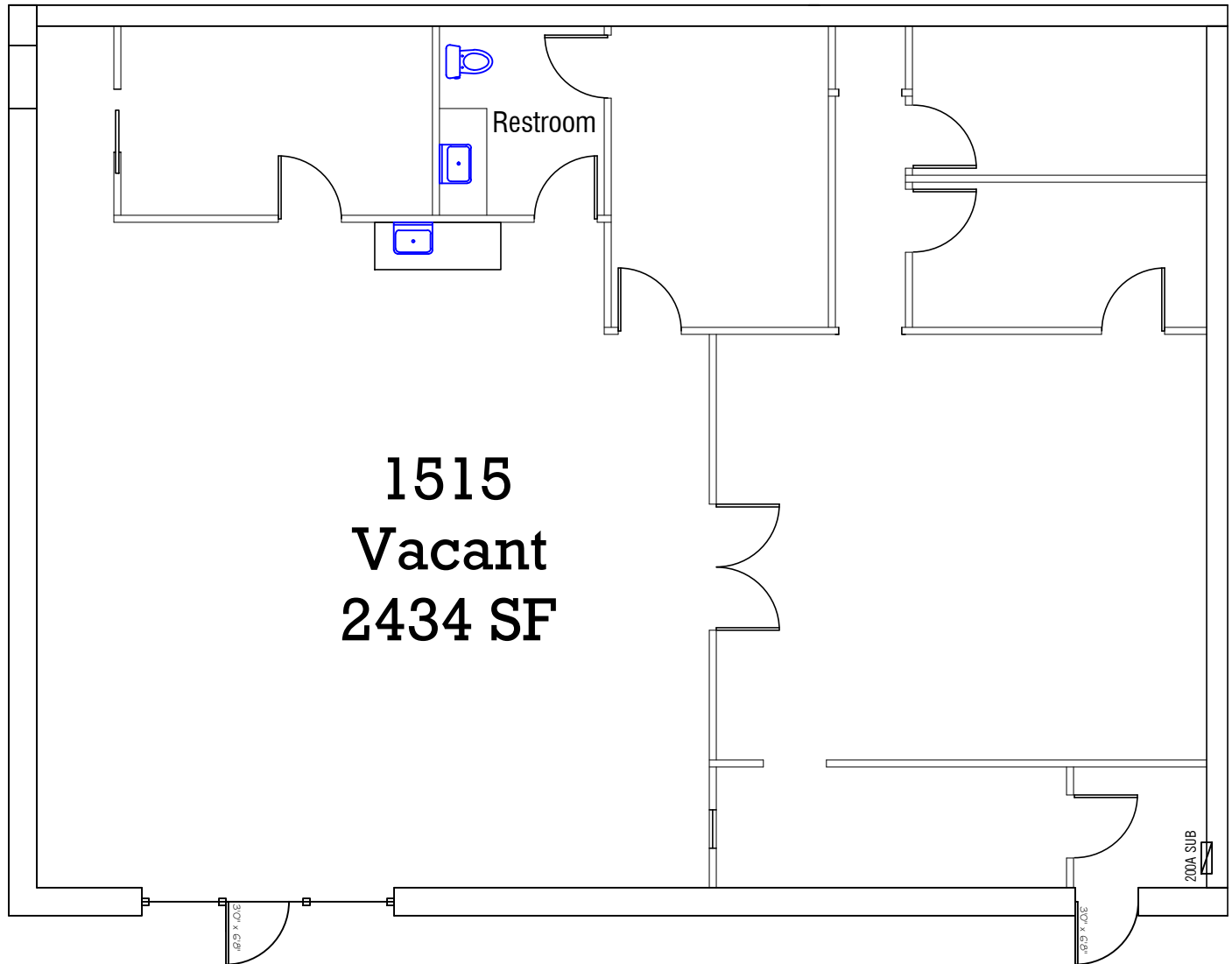
Contact Info:
Fred Desiderio
(775) 825-5311
fred@desprop.com

Buildings - 96,638 sq. ft.
Land - 278,260 sq. ft.
Parcel - #14-231-21
Zoning : Gen Commercial
Required Parking : 311 spaces
Parking Provided : 414 spaces
Handi-cap : 9 spaces
Van Accessable : 4

- AVAILABLE SPACE

CONTACT INFO:

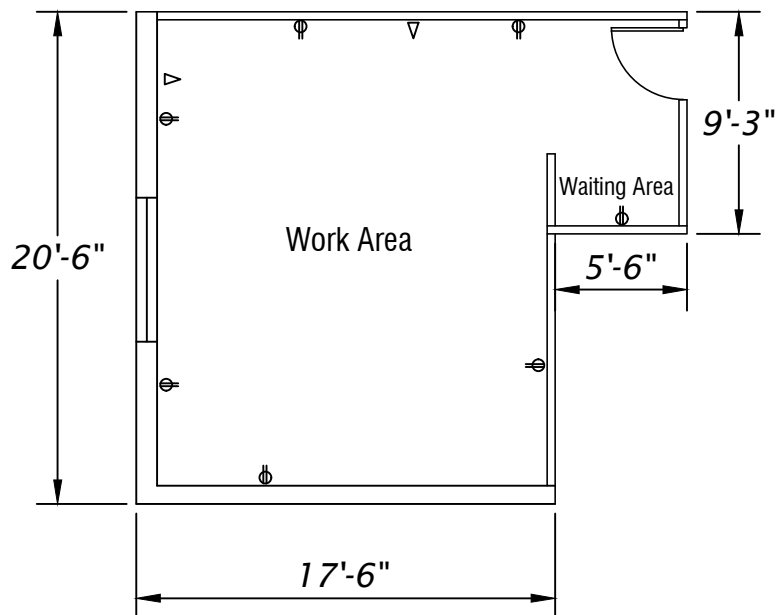
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South Virginia Plaza
1515 South Virginia Street
Reno, Nevada 89402
2434 SF

CONTACT INFO:

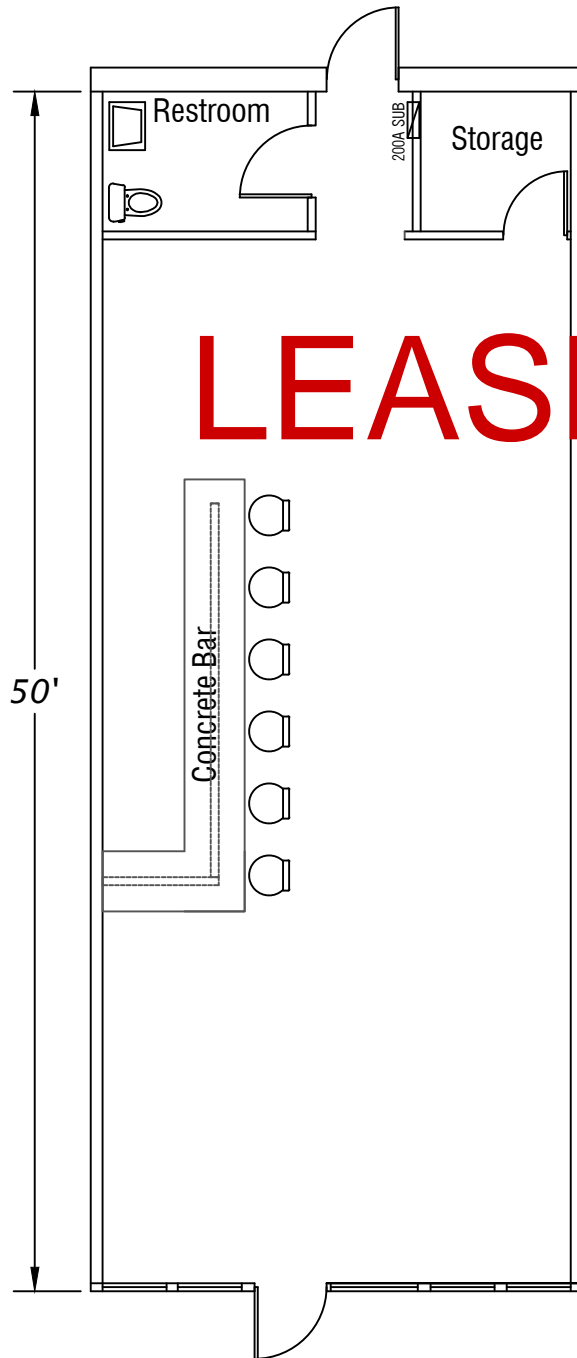
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Scale: 1/8" = 1'-0"

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

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Upgrade 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