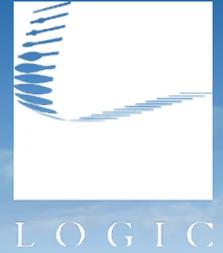


For Lease

Sierra Marketplace



3500 – 3674 S. Virginia St.
Reno, NV 89502

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Listing Snapshot



\$1.15 - \$2.15 PSF NNN
Lease Rate



± 741 - 68,792 SF
Available Square Footage



\$0.50 PSF
Lease Expense



± 0.25 - 0.50 AC
Pad Site Available

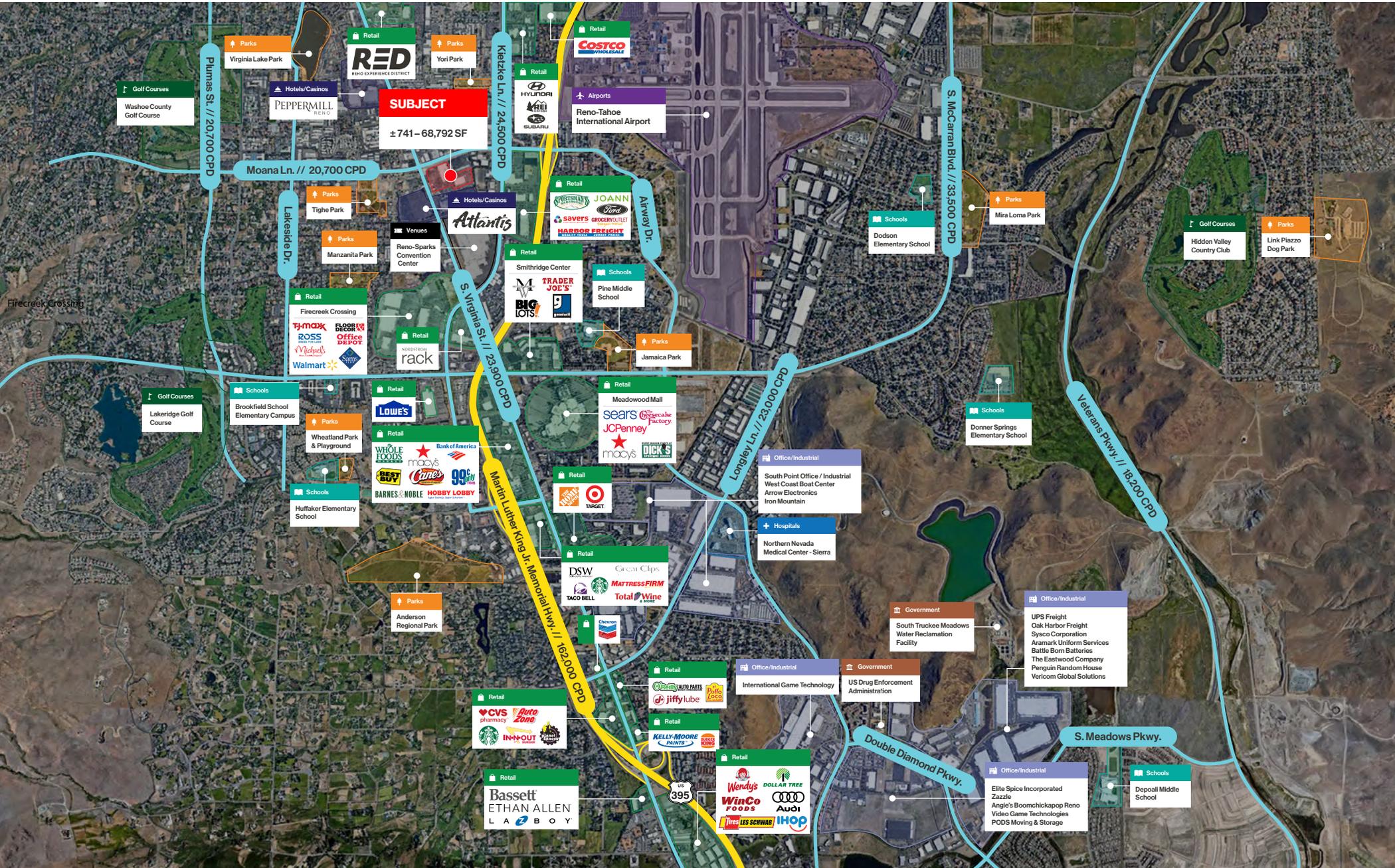
Property Highlights

- Anchor-space available at the high-traffic corner of S. Virginia St. and E. Moana Ln.
- Junior-anchor opportunity at the south entrance of the shopping center
- In-line space available with frontage along E. Moana Ln.
- Ample parking on-site with over 770 individual spaces
- Tenant improvement allowance available for qualified transactions
- Close proximity to I-580 and S. Virginia providing access to north and south Reno
- Located along primary bus routes #1 (S. Virginia St.), #6 (W. Moana and Baker Ln.) and the RTC Rapid Virginia Line
- High population area with over 43,000 homes within a 3-mile radius
- Located just east of the recently completed Moana Springs Community Center

Demographics

	1-mile	3-mile	5-mile
2025 Population	27,206	96,017	223,581
2025 Average Household Income	\$70,537	\$103,552	\$105,424
2025 Total Households	11,451	43,574	96,461





Retail
Walgreens

Hotels / Casinos
Atlantis

Hotels / Casinos
PEPPERMILL RENO

AVAILABLE
± 741 – 68,792 SF

Mixed-Use
RED
RENO EXPERIENCE DISTRICT

Retail
Independence Square
usbank
VA Dental Clinic
POPEVES

Retail
CINEMARK
CENTURY PARK LANE 16

Multifamily
Vintage at Sanctuary
± 208 Units

Downtown Reno

S. Virginia St. // 23,900 CPD

Moana Ln. // 20,700 CPD

Coliseum Way

Venues
Reno-Sparks CONVENTION CENTER
0.3-miles South

Site Plan

▲ Dock Door ■ Available ■ Leased ■ NAP

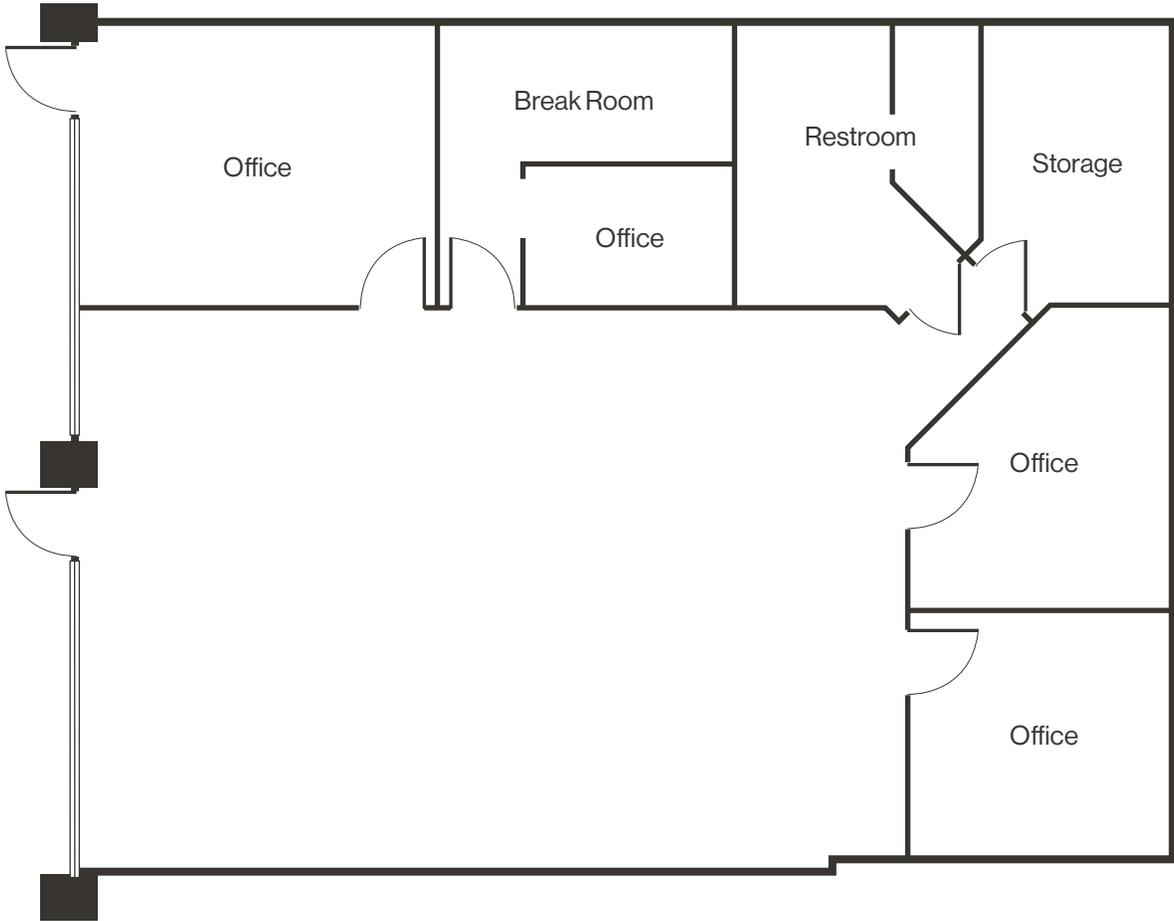
Suite	Tenant	SF
A1	Cricket Wireless	± 1,119
A2 - A3	AVAILABLE - \$1.75 PSF NNN	± 1,902
A4 - A5	AVAILABLE - \$1.50 PSF NNN	± 741 - 1,997
A6	Tattoo Shop	± 759
A7	AVAILABLE - \$1.75 PSF NNN	1,253
A8 - A9	Sourced Staffing	± 3,288
A10 - A12	AVAILABLE - \$1.75 PSF NNN	± 3,288
B	AVAILABLE - \$1.15 PSF NNN	± 68,792
C1 - C2	Crazy D's	± 2,859
C3	Heathen's	± 757
C4	Smoke Shop	± 1,250
C5	Studio B Salon	± 1,000
C6	Mazen Fashion	± 847
C7	Management Office	± 1,969
C8	Washoe Republicans	± 1,687
C9	AVAILABLE - \$1.60 PSF NNN	± 1,264
C10	JOX Sports Bar	± 2,130
C11 - C13	Party America	± 8,496
D1	Richardson Gallery Frame Shop	± 3,281
D2 - D4	Nelly's Events	± 9,891
E-1	VA Dental	± 7,484
E-2	AVAILABLE - \$1.45 PSF NNN	± 37,660
K-1	The Reno Gold Exchange	± 1,316
K-2	Rapid Cash	± 2,675
J	Richardson Gallery	± 3,649
PAD1	Popeye's	± 2,217
PAD2	AVAILABLE - Negotiable	± 0.25 - 0.50 AC



[Click for a Virtual Tour: Suite A2-A3](#)

[Click for a Virtual Tour: Suite A10-A12](#)

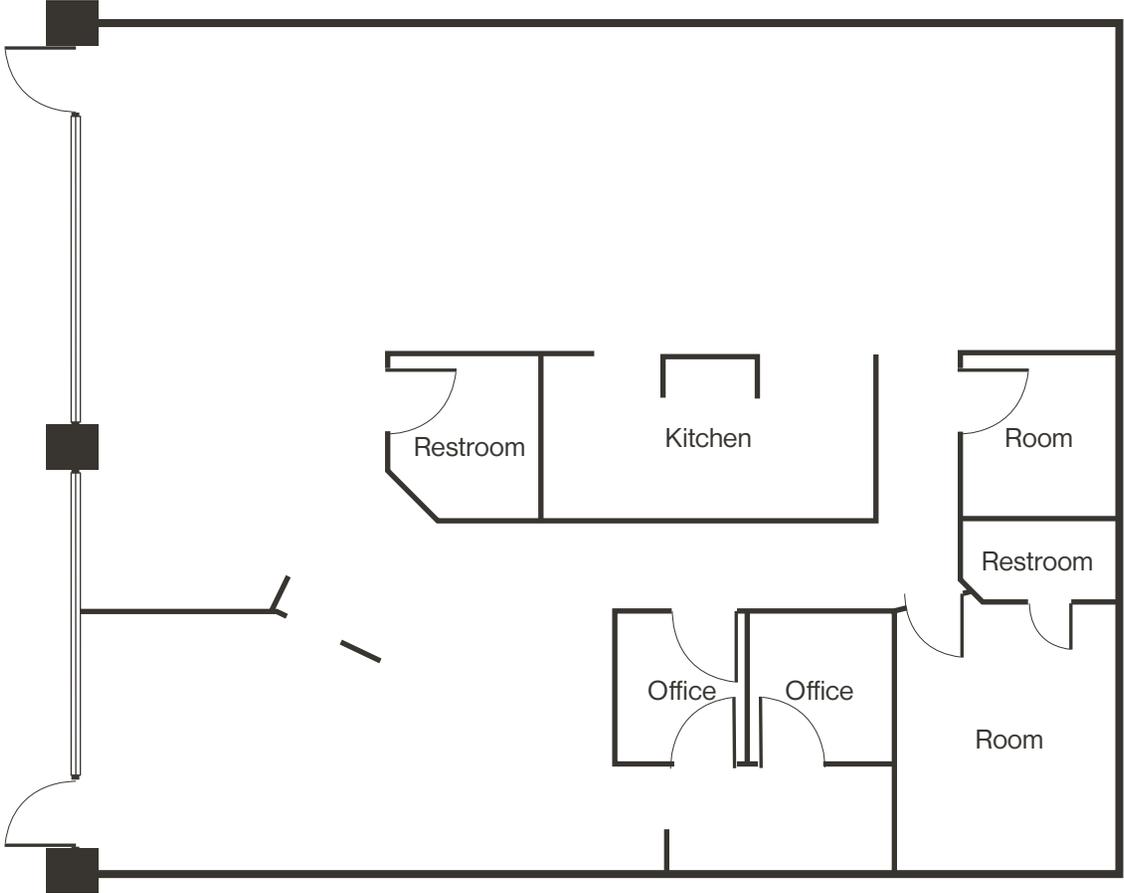
Floor Plan | Suite A2-A3
±1,902 SF | \$1.75 PSF NNN



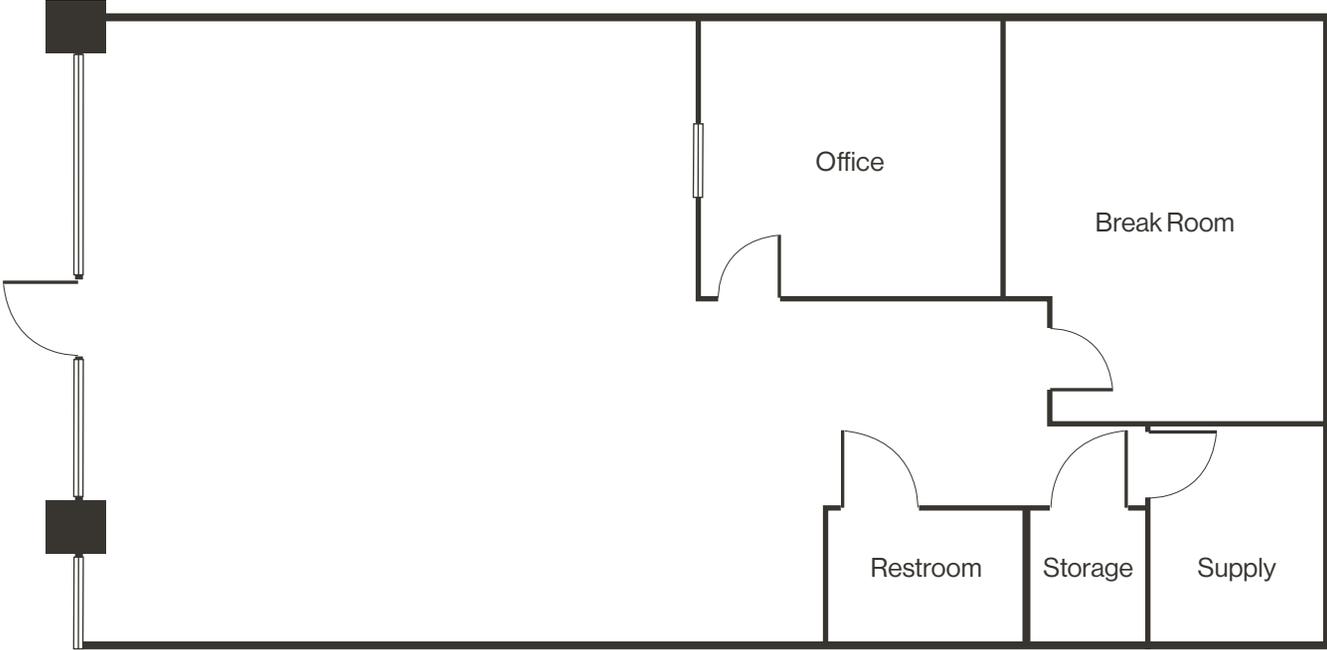
[Click for a Virtual Tour: Suite A2-A3](#) 

Floor Plan | Suite A4-A5

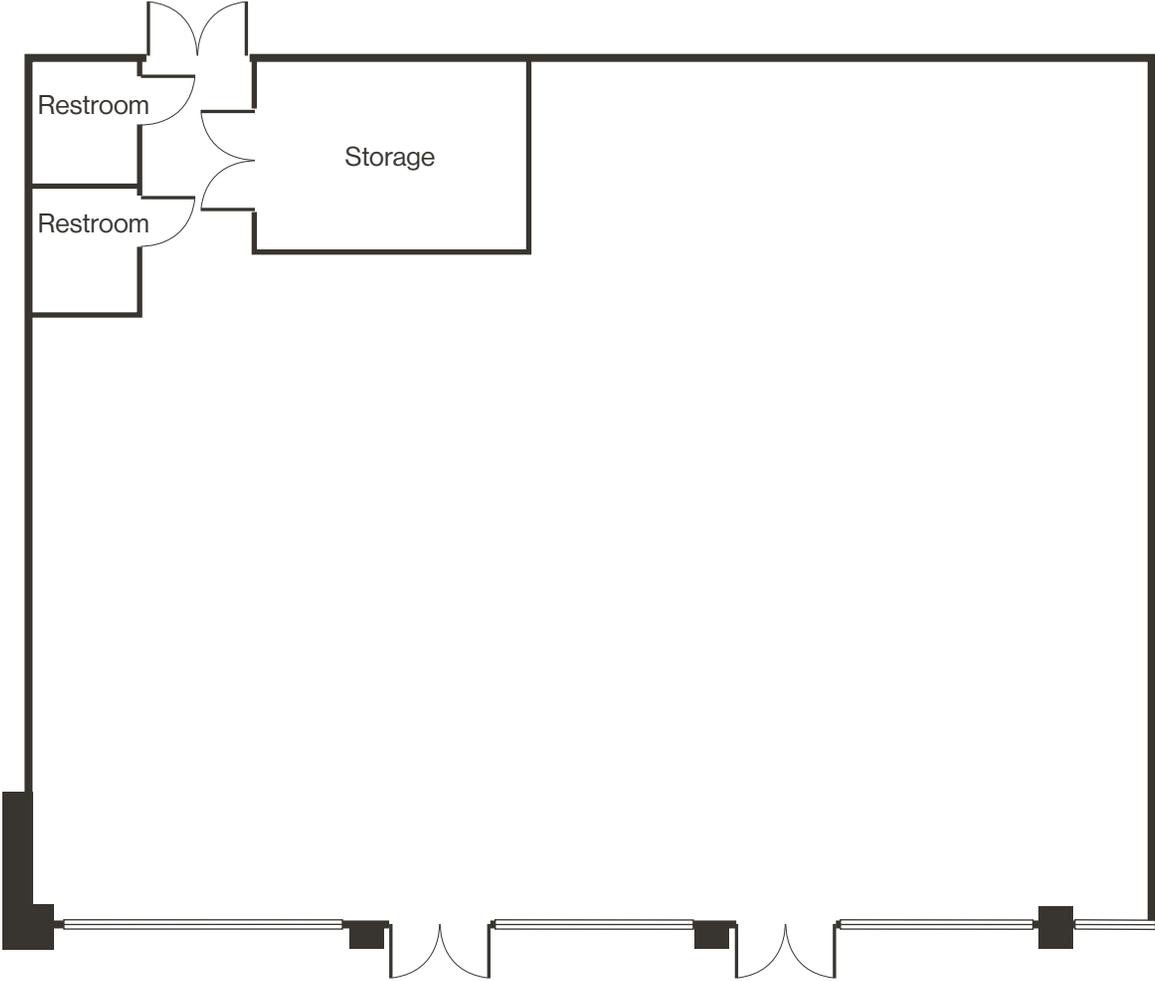
± 741 - 1,997 SF | \$1.50 PSF NNN



Floor Plan | Suite A7
± 1,253 SF | \$1.75 PSF NNN

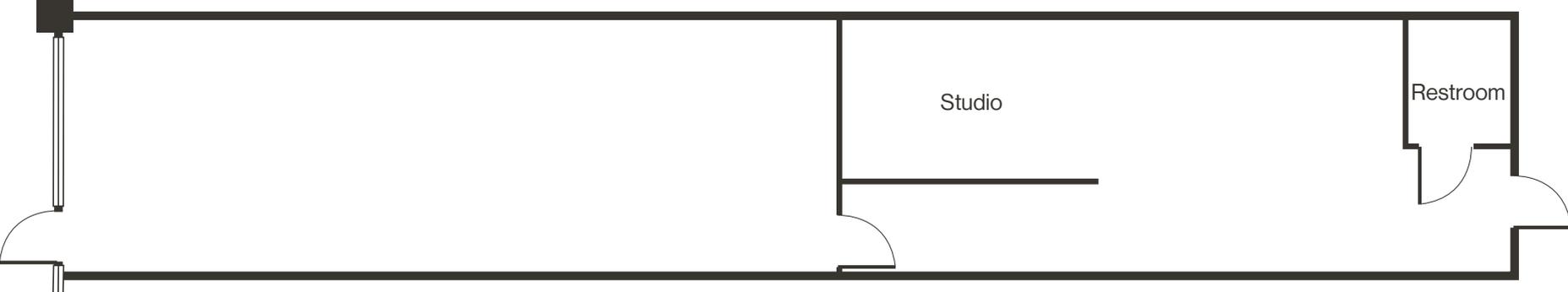


Floor Plan | Suite A10-A12
± 3,288 SF | \$1.75 PSF NNN



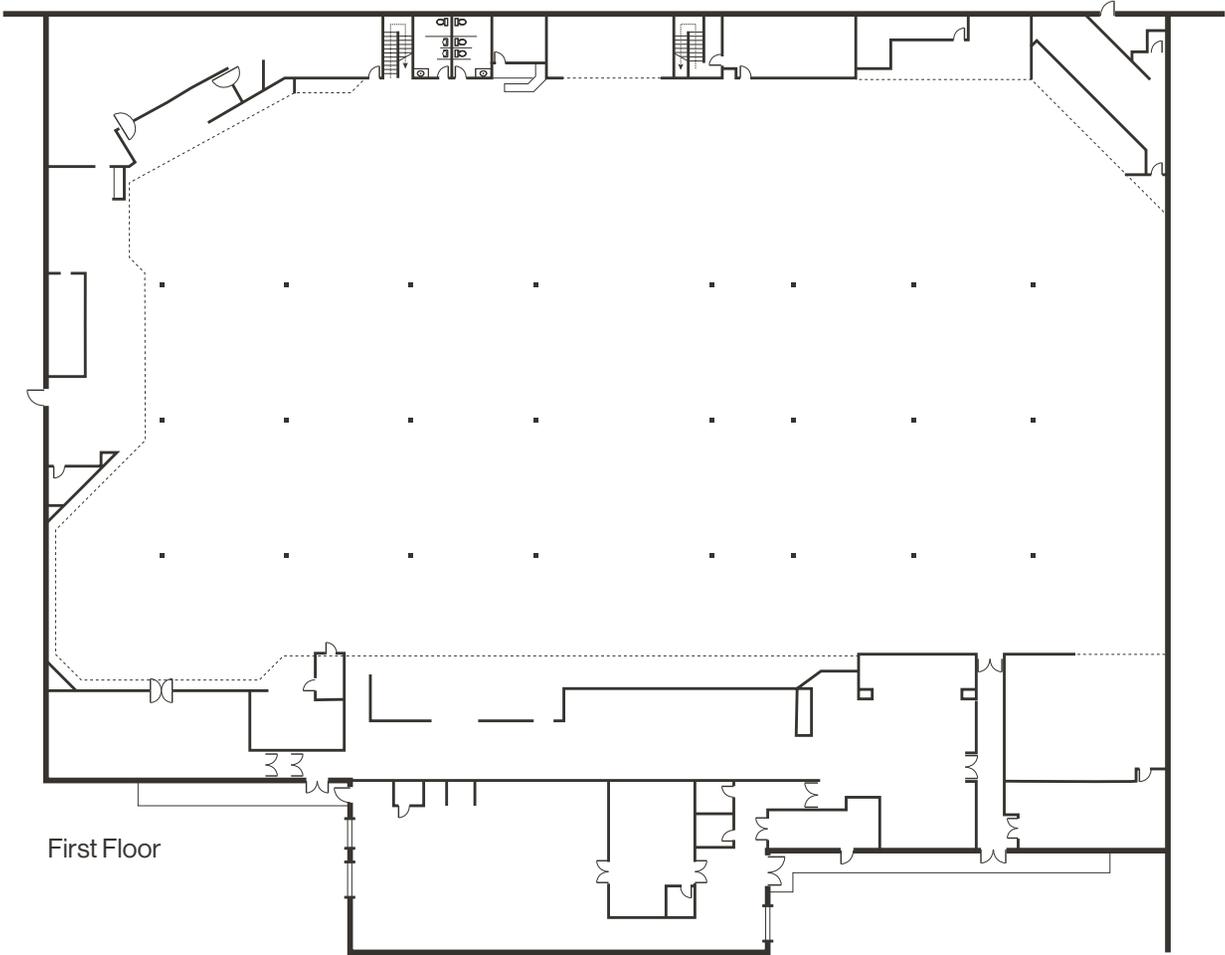
[Click for a Virtual Tour: Suite A10-A12](#) 

Floor Plan | Suite C9
± 1,264 SF | \$1.60 PSF NNN





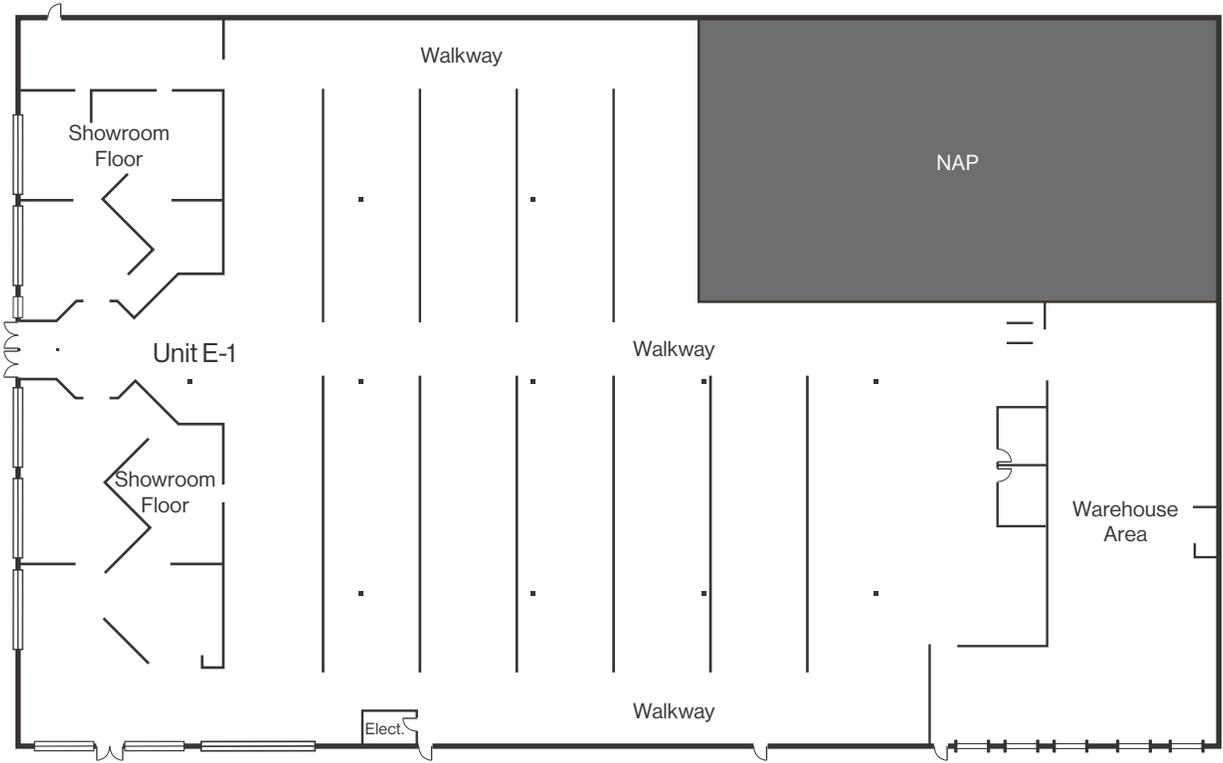
Second Floor



First Floor

Floor Plan | Suite E-2
± 37,660 SF | \$1.45 PSF NNN

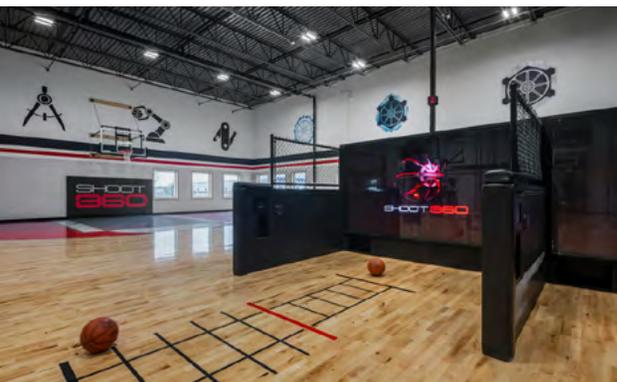
 Dock Door  NAP



Property Photos



A Look at Old Southwest



Retail Demand Outlook

+\$79MM

Spending potential in 0.5-mile radius

+\$17MM

Financial and Professional Service Leakage

+\$6MM

Food and Beverage Service Leakage

+\$2MM

Entertainment Leakage



Caughlin Ranch Neighborhood

+3k

Homes within a 1-mile radius

+\$180,000

Average household income within a 1-mile radius

+41k

Residential population within a 2-mile radius

+0.25%

YOY Average population increase annually

Moana Springs Community Center

The City of Reno and CORE Construction recently completed a \$52MM development of the Moana Springs Community Aquatics and Fitness Center, a 52,000-square-foot facility. Historically, the site was known as Moana Springs, a popular resort and natural hot springs established in 1905. Completed in 2024, the center features a 50-meter indoor competition pool, a multi-use indoor recreation pool, an outdoor soaking pool, a 5,000-square-foot fitness room, locker rooms, and multi-use rooms. The project incorporates multiple sustainability efforts including solar and geothermal energy solutions and electric vehicle charging stations.

Virginia Lake

Virginia Lake Park is a popular urban park offering a variety of recreational amenities. The park features a 1-mile paved loop trail encircling the 24.5-acre Virginia Lake, suitable for walking, jogging, biking, and birdwatching. Anglers can enjoy fishing from the pier on the east side of the lake, with species such as rainbow trout, brown trout, and bowcutt trout regularly stocked. Families can take advantage of the playground equipped with play structures and swings, while picnic areas with tables, benches, and barbecue grills provide spaces for gatherings. A rentable shelter accommodating up to 100 people is also available and a features a neighboring fully fenced off-lease dog park.

Shoot 360

Shoot 360, a high-tech basketball training facility coming to Reno in Fall 2025. The concept blends motion-tracking cameras, analytics, and professional coaching to help players improve shooting, ball-handling, and overall skills. Members can access personalized training sessions, youth camps, leagues, and private lessons, while a mobile app tracks progress, achievements, and schedules. With its mix of cutting-edge technology and hands-on instruction, Shoot 360 offers a unique alternative to traditional basketball gyms.

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