

For Lease

Triple Seven



777 S. Center St.
Reno, NV 89501

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Points of contact

Sam Meredith
Senior Associate
775.737.2939
smeredith@logicCRE.com
S.0189257

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$2.25 PSF NNN
Lease Rate



± 1,732 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

- Private restroom in place with additional secured indoor common area restrooms available on site
- On-site parking along the north end of the building along with street parking and access to a paid lot along S. Virginia St. and Cheney St.
- Easy access to surrounding MidTown, downtown, and Wells Ave. business districts via S. Virginia St. and S. Center St.
- Walk score | 96 walker's paradise
- Bike score | 86 very bikeable
- ± 3,000 SF basement space available at \$1.00 PSF NNN with 24-hour access, ideal for personal and professional use



Important Statistics

5-Mile Radius



248,385

Total Population



306,975

Daytime Population



12,467

Number of Businesses



0.56%

2024-2029 Population Growth



179,724

Total Employees



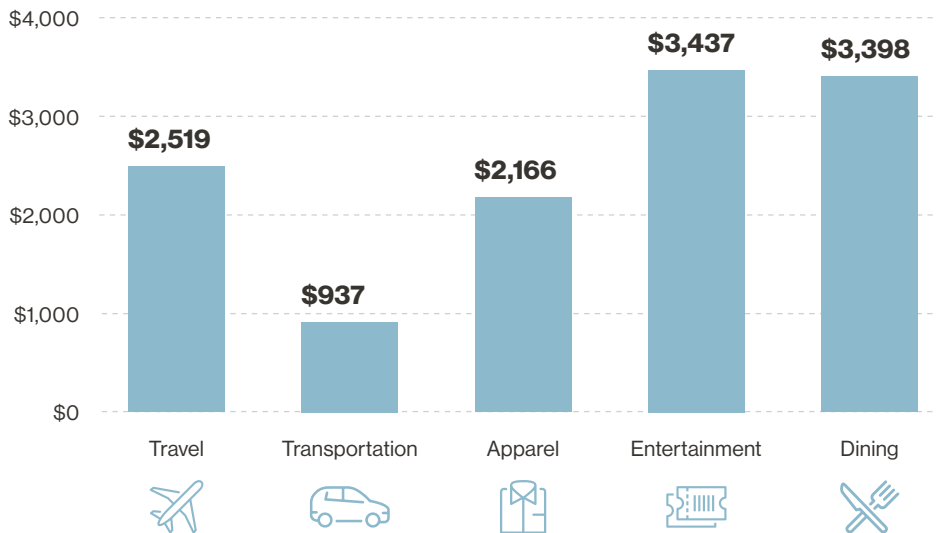
\$498,608

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



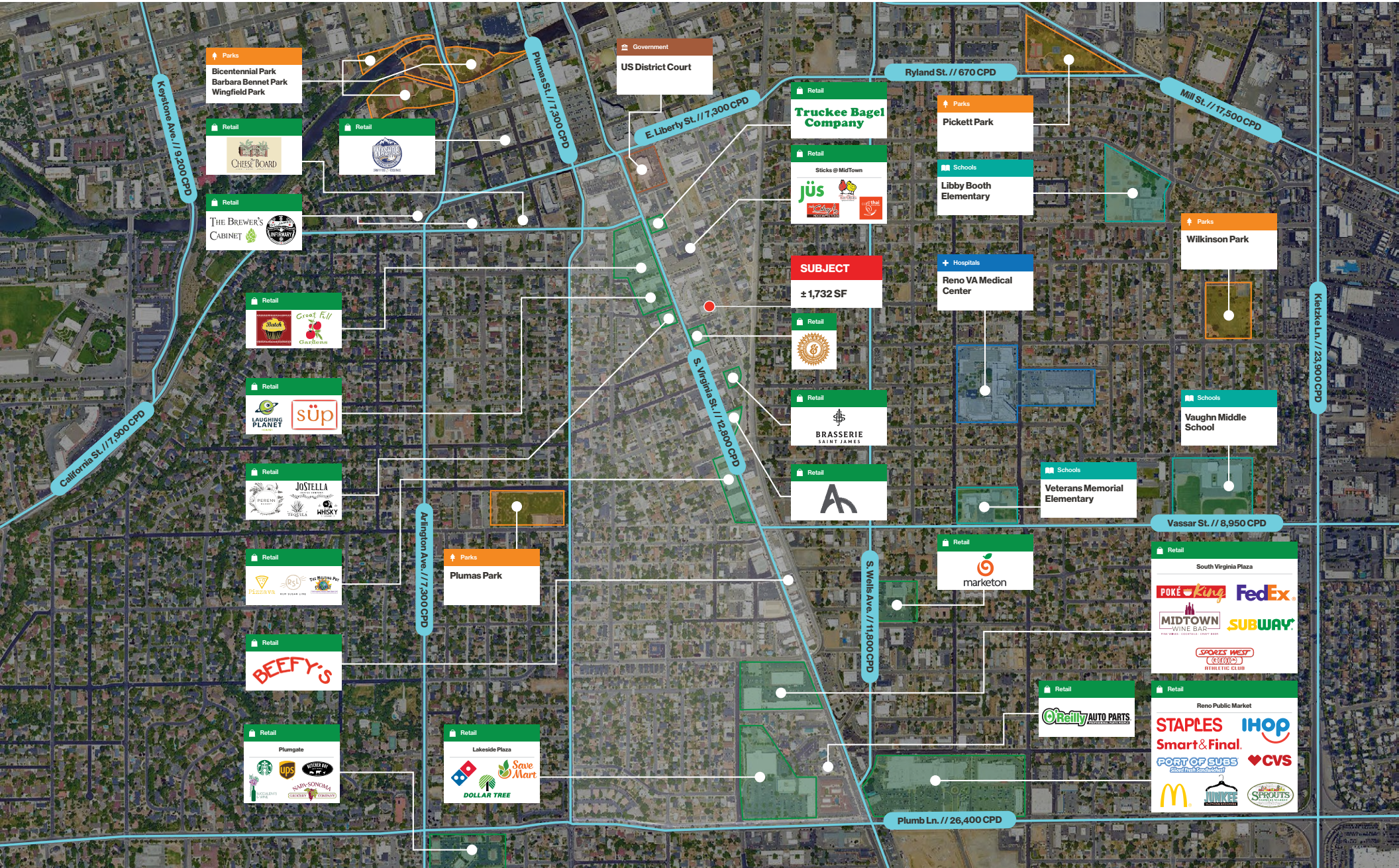
Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	21,753	133,154	242,573
2024 Population	22,695	138,150	248,385
2029 Population	24,773	143,980	257,097
Annual Growth 2020 - 2024	1.00%	0.87%	0.56%
Annual Growth 2024 - 2029	1.77%	0.83%	0.69%

Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$88,443	\$85,359	\$96,390
2029 Average Household Income	\$102,985	\$99,316	\$111,703
2024 Per Capita Income	\$46,477	\$37,265	\$40,582
2029 Per Capita Income	\$54,629	\$44,017	\$47,798

Households	1-mile	3-mile	5-mile
2020 Total Households	11,481	57,199	100,417
2024 Total Households	11,882	59,879	104,319
2029 Total Households	13,127	63,448	109,825

Housing	1-mile	3-mile	5-mile
2024 Total Housing Units	13,213	64,526	111,083
2024 Owner Occupied Housing Units	3,247	21,933	47,817
2024 Renter Occupied Housing Units	8,635	37,946	56,502
2024 Vacant Housing Units	1,331	4,647	6,764
2029 Total Housing Units	14,468	68,100	116,639
2029 Owner Occupied Housing Units	3,519	23,315	50,713
2029 Renter Occupied Housing Units	9,609	40,134	59,111
2029 Vacant Housing Units	1,341	4,652	6,814



Downtown Reno

Hotels / Casinos

Atlantis

PEPPERMILL RENO

Retail

Reno Public Market

CVS pharmacy, IHOP, STAPLES, Bank of America, Smart & Final

Retail

Lakeside Plaza

Save Mart, DOLLAR TREE

Retail

South Virginia Plaza

FedEx, LOCO ONO, MIDTOWN, SUBWAY

Retail



Retail

LINKS, A

Parks

Plumas Street Park

Holcomb Ave. // 3,600 CPD

S. Center St. // 3,500 CPD

S. Virginia St. // 12,800 CPD

SUBJECT

± 1,732 SF

Retail

Saint Lawrence Commons

JOSTELLA, WHISKY

Retail

Saint Lawrence Corner

süp

Retail

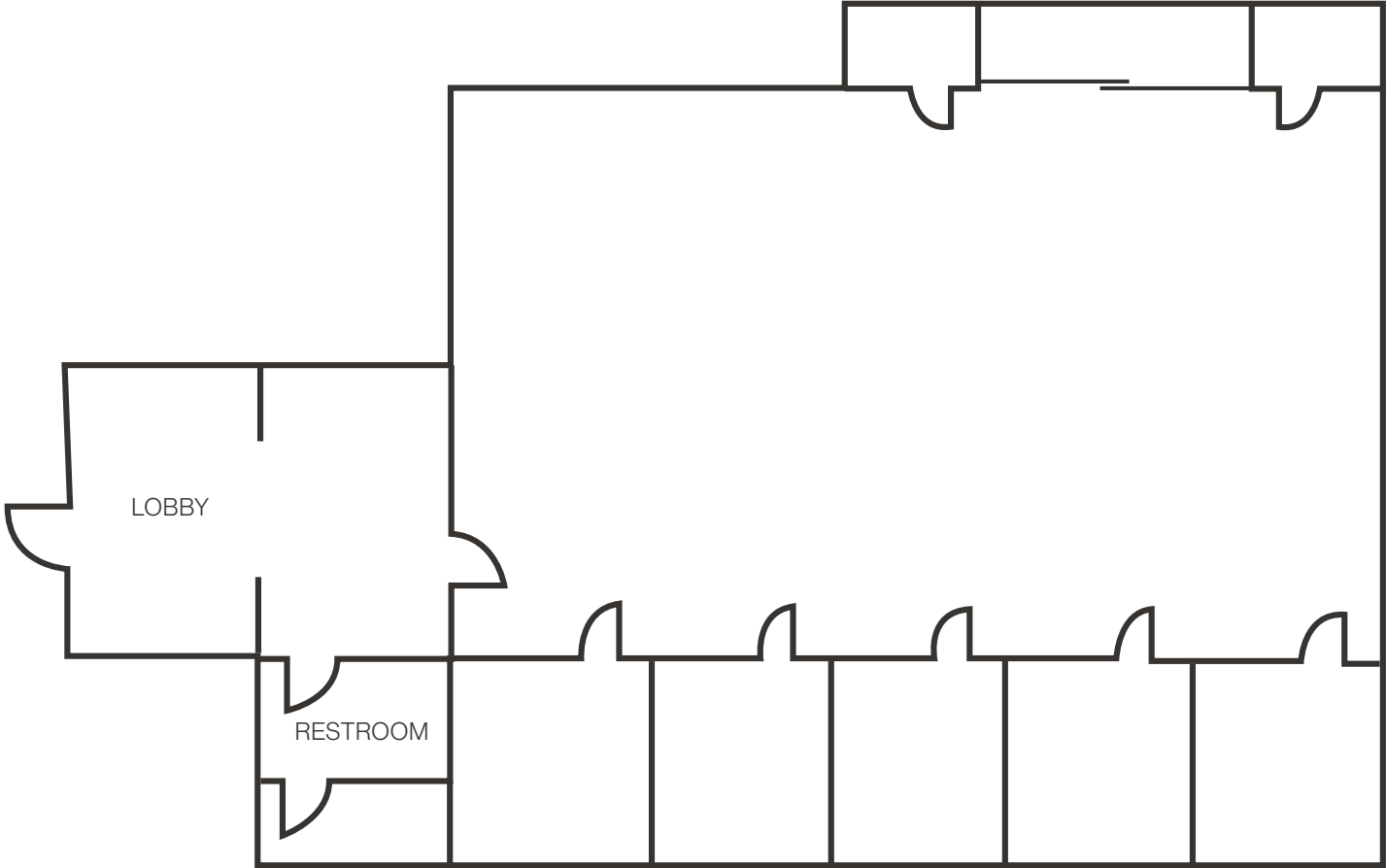
LAUGHING PLANET

Retail

sticks at Midtown, jüs, hello yoga



Floor Plan | ±1,732 SF



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach
out to our team.

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Points of contact

Sam Meredith

Senior Associate
775.737.2939
smeredith@logicCRE.com
S.0189257

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962