

For Lease

# RED

RENO EXPERIENCE DISTRICT



LOGIC



An Elevated Retail Experience  
S. Virginia St. and Plumb Ln.  
Reno, NV 89502

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# Listing Snapshot



**Negotiable**  
Lease Rate



**± 1,804 - 6,073 SF**  
Available Square Footage



**\$0.75 PSF NNN**  
Lease Expense

## Property Highlights

- Retail, office, and restaurant space available in Reno's newest mixed-use development
- Positioned within the Reno Experience District complete with ± 65,000 SF of retail, 897 luxury apartments, a 170-door luxury hotel, and an 83-door flex-stay corporate apartment project
- Strategically located in the heart of Reno just south of the MidTown district and Reno Public Market
- High population area with over 6,400 residents within a 0.5-mile radius and over 63,000 within a 2-mile radius
- Heavy daytime population with over 8,000 employees within a 0.5-mile radius across more than 400 businesses
- Current tenants include Hub Coffee, Heyday Barber Co., Electric Pickle Pickleball Courts, and Country Creamery

## Demographics

	1-mile	3-mile	5-mile
2025 Population	27,177	121,733	238,448
2025 Average Household Income	\$78,419	\$96,023	\$101,243
2025 Total Households	12,400	53,874	101,495





Retail

**CINEMARK**  
CENTURY PARK LANE 16

**SUBJECT**

**Heyday**  
BARBER CO.

**COUNTRY CREAMERY**

**SUBBEZ IN**  
TRUCKEE RENO

**SUBJECT**

*electric pickle*

Coming Soon

Hotels/Casinos

**Atlantis Casino Resort Spa**  
± 824 Rooms

**SUBJECT**

**element**  
INSPIRED BY WESTIN  
± 170 Rooms

Retail

**Heritage Bank**  
of Nevada  
Division of Glacier Bank

Hotels/Casinos

**Peppermill Resort Spa Casino**  
± 1,621 Rooms

Retail

Orchard Plaza

**AMERICAN FAMILY INSURANCE**

**Black Bear Diner**

**El Pollo Loco**



Future Development Phase

Future Development Phase



**SUBJECT**

Coming Soon

Retail

MidTown District

NOMAD SOUTIQUE

PIÑON BOTTLE CO

**SUBJECT**

Heyday BARBER CO

COUNTRY CREAMERY

Retail

Reno Public Market

SPROUTS FARMERS MARKET

JUNKEE CLOTHING EXCHANGE

DOWNTOWN RENO

S. Virginia St. // 11,200 CPD

Future Development Phase

RED Drive

Makers Ln.

Century Way

Kimball Ave.

# Site Plan

Available NAP

## Atwood

Unit	Tenant	Size
A101	AVAILABLE	± 7,640 SF
A102	AVAILABLE	± 1,835 SF
A103	AVAILABLE	± 1,835 SF
A104	AVAILABLE	± 1,835 SF
A105	AVAILABLE	± 2,012 SF
A106	AVAILABLE	± 2,012 SF
A107	AVAILABLE	± 3,255 SF
A108	AVAILABLE	± 3,255 SF
A109	AVAILABLE	± 3,255 SF
A110	AVAILABLE	± 3,129 SF
A111	AVAILABLE	± 3,129 SF

## Element Hotel

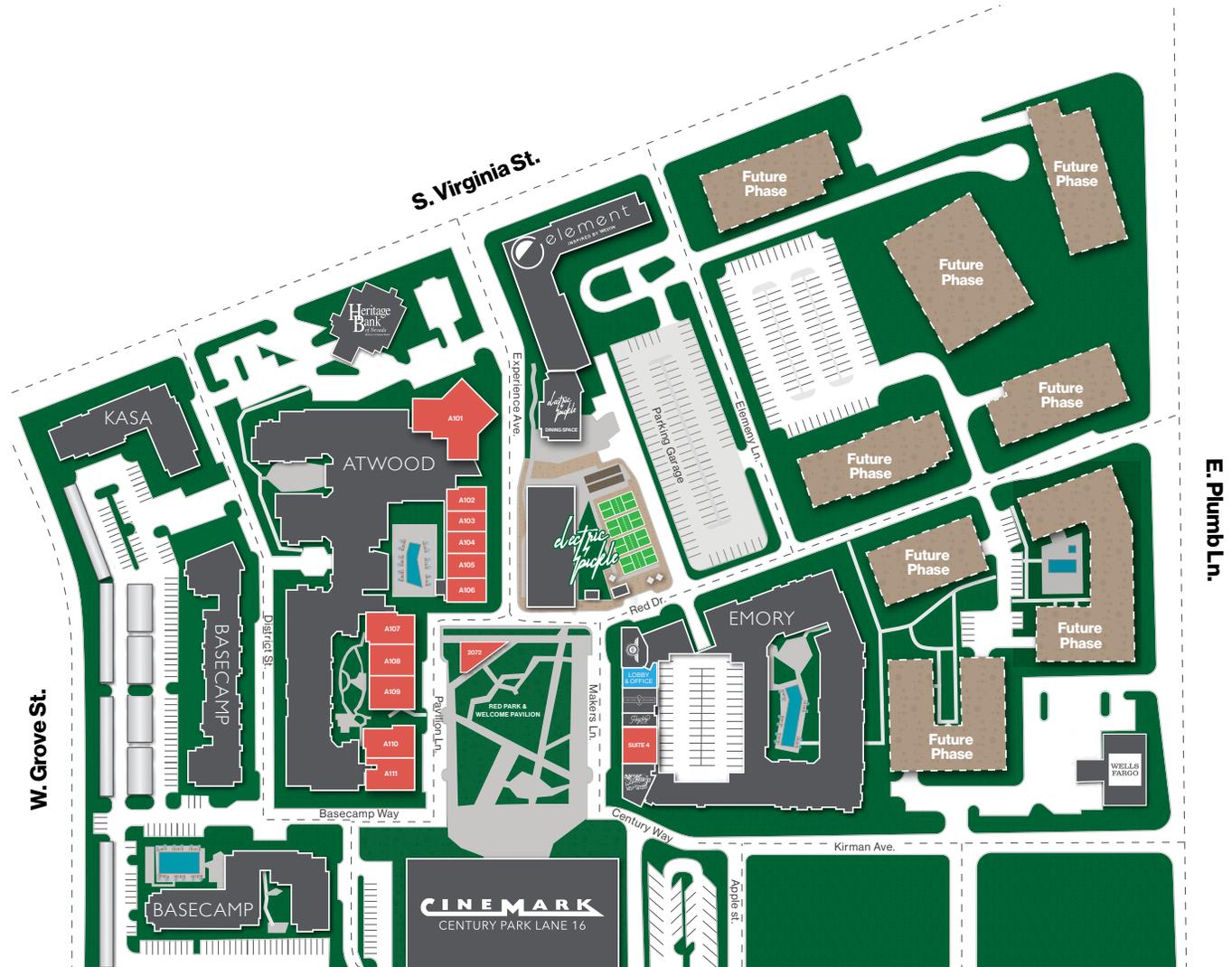
Unit	Tenant	Size
Restaurant	AVAILABLE	± 6,073 SF
Pickleball	Electric Pickle	4 Courts

## Welcome Pavilion

Unit	Tenant	Size
2072	AVAILABLE	± 1,759 SF

## Emory

Unit	Tenant	Size
1	HUB	± 2,991 SF
2	Country Creamery	± 1,692 SF
3	Heyday	± 846 SF
4	Available	± 2,359 SF
5	Squeeze In	± 2,042 SF



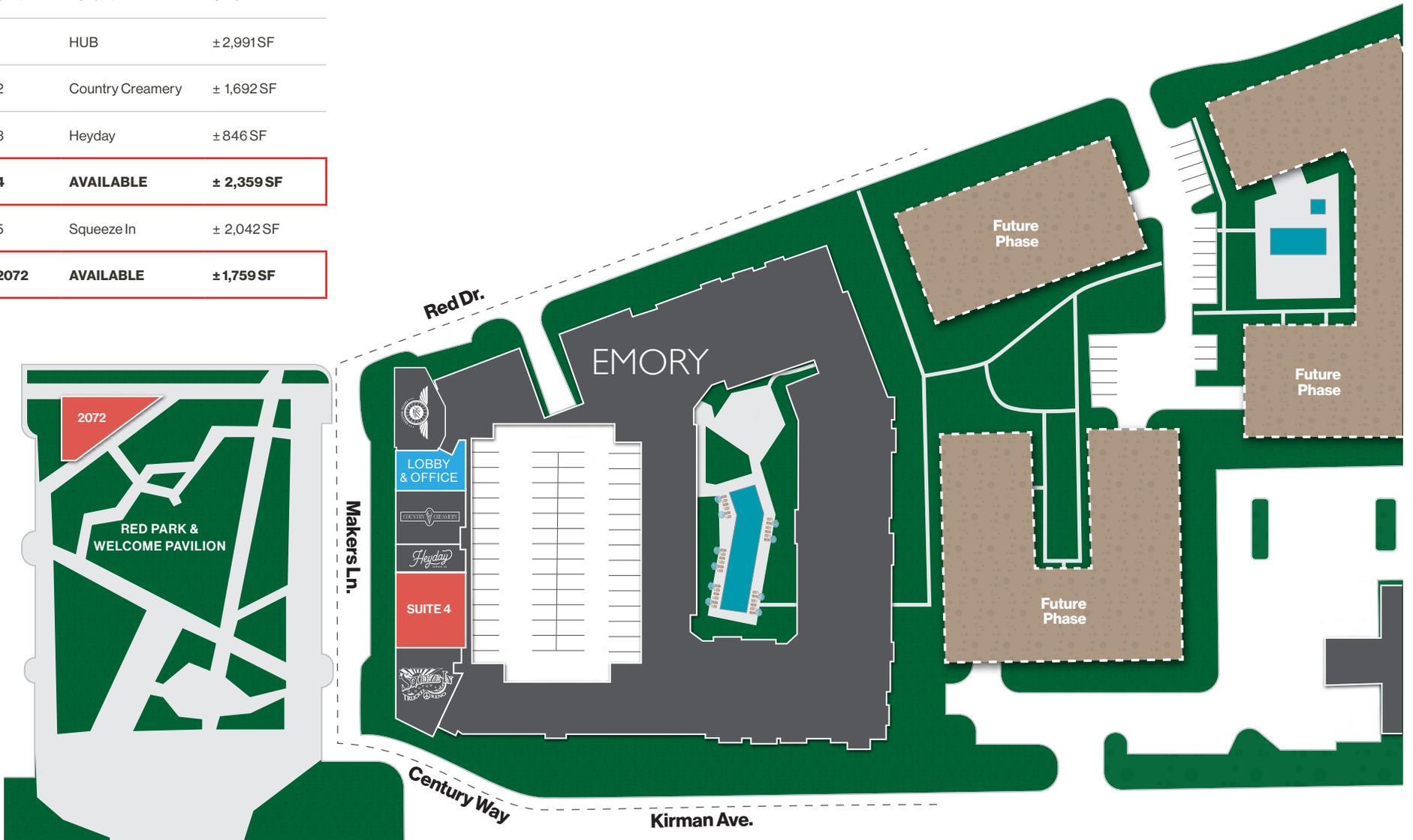
[Click for a Virtual Tour of Suite 2072](#)



# Site Plan | Emory

Available ■ NAP

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1	HUB	± 2,991SF
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<b>4</b>	<b>AVAILABLE</b>	<b>± 2,359 SF</b>
5	Squeeze In	± 2,042SF
<b>2072</b>	<b>AVAILABLE</b>	<b>± 1,759 SF</b>



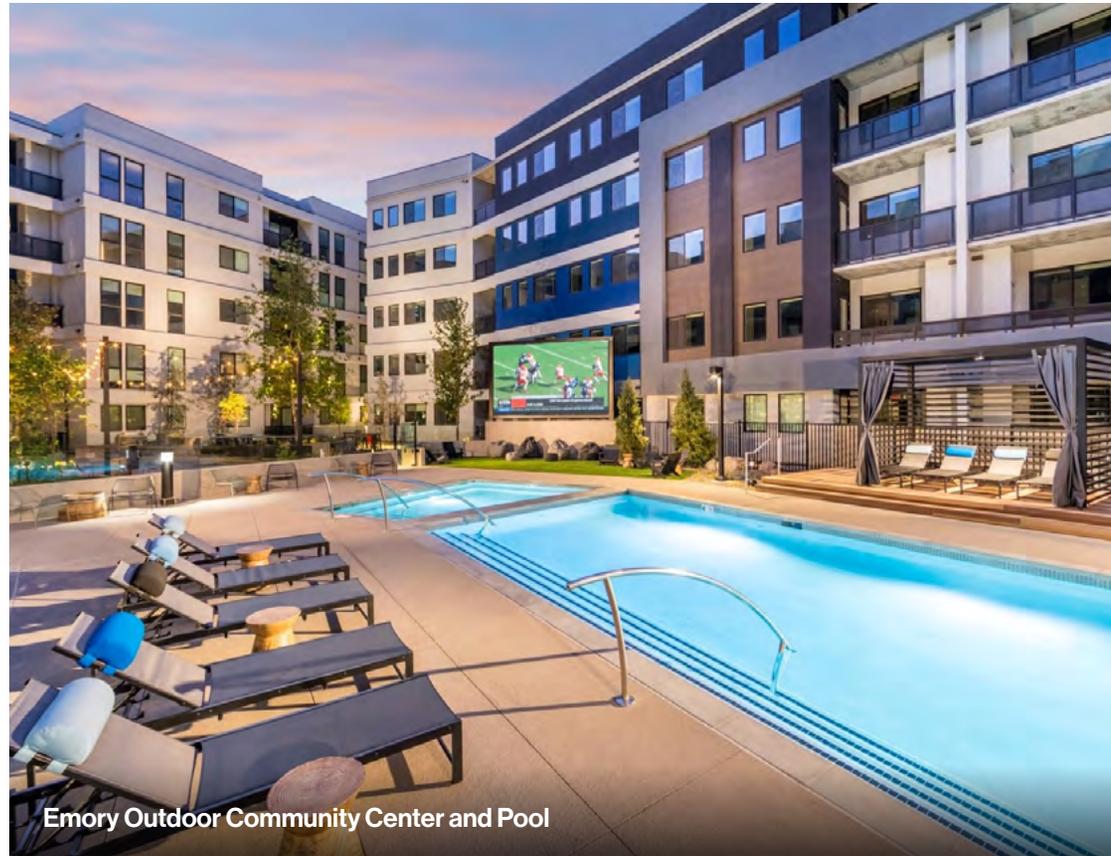
[Click for a Virtual Tour of Suite 2072](#)



# Property Photos



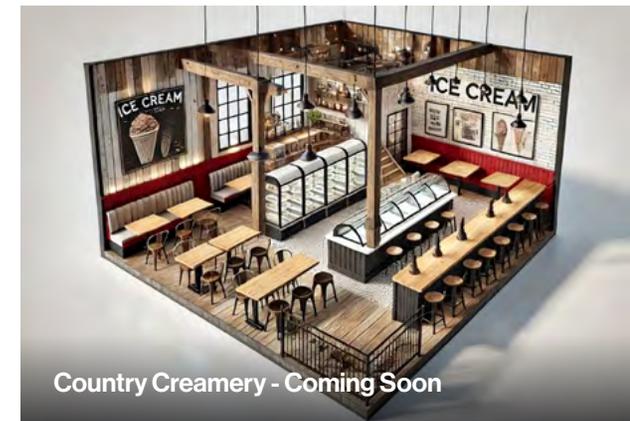
Hub Coffee Roasters - Now Open



Emory Outdoor Community Center and Pool



Emory Community Fitness Center

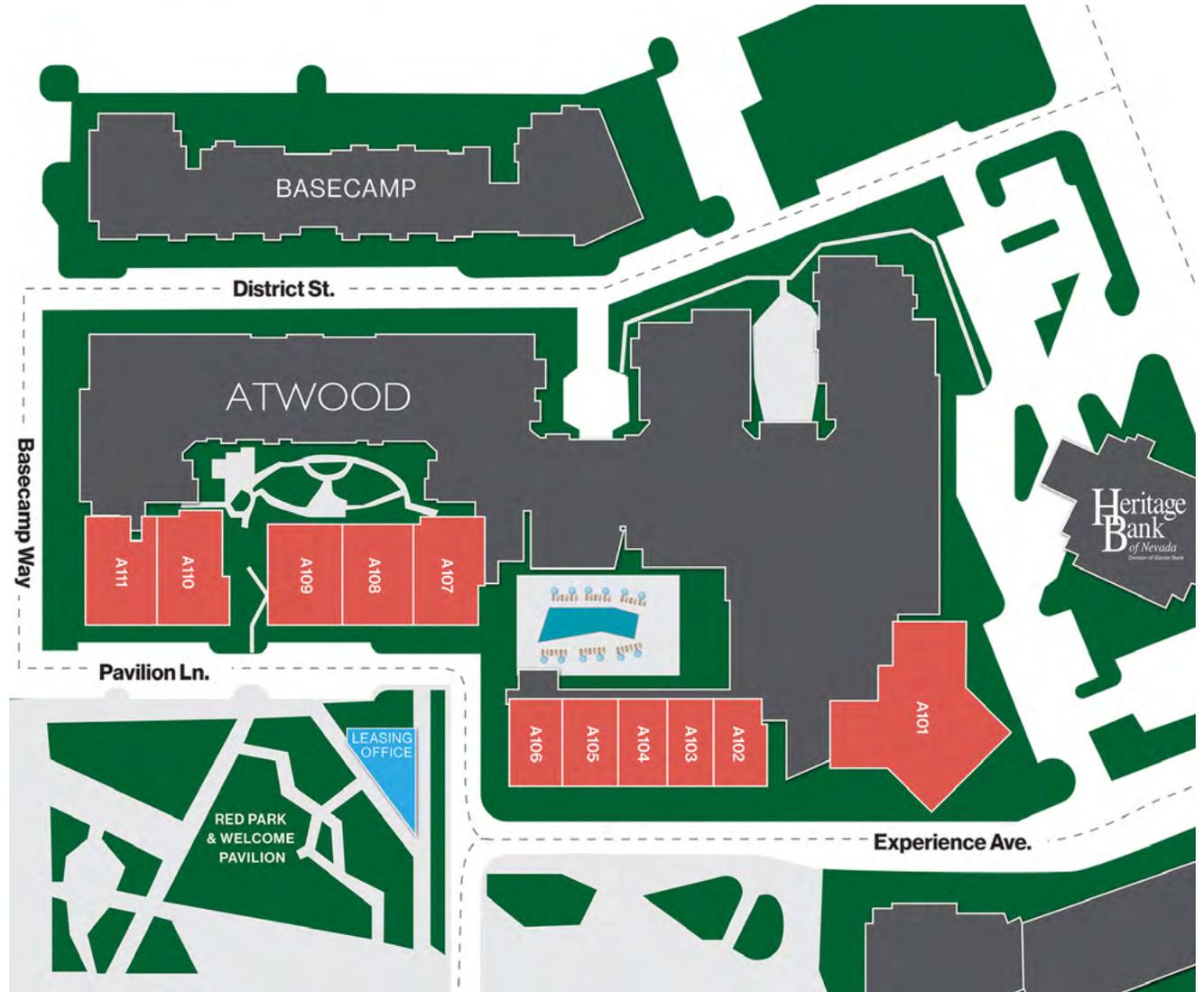


Country Creamery - Coming Soon

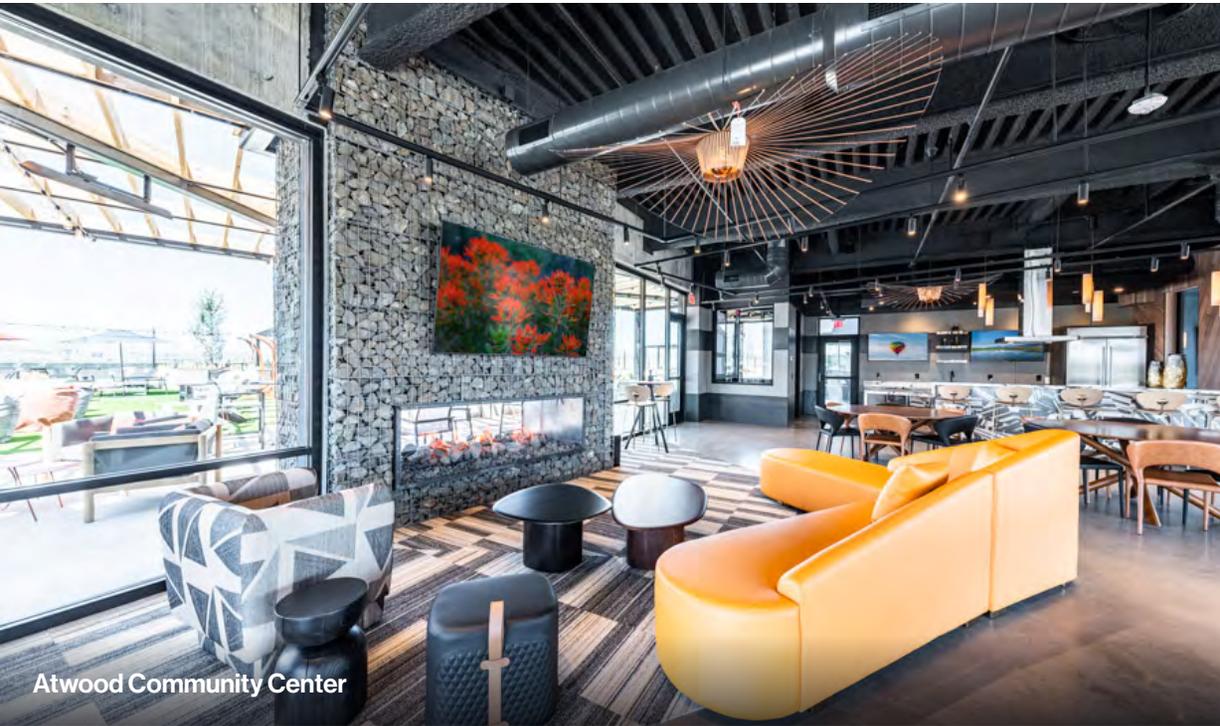
# Site Plan | Atwood

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# Property Photos



Atwood Community Center



Atwood Rooftop Deck



Atwood Luxury Apartment Finishes



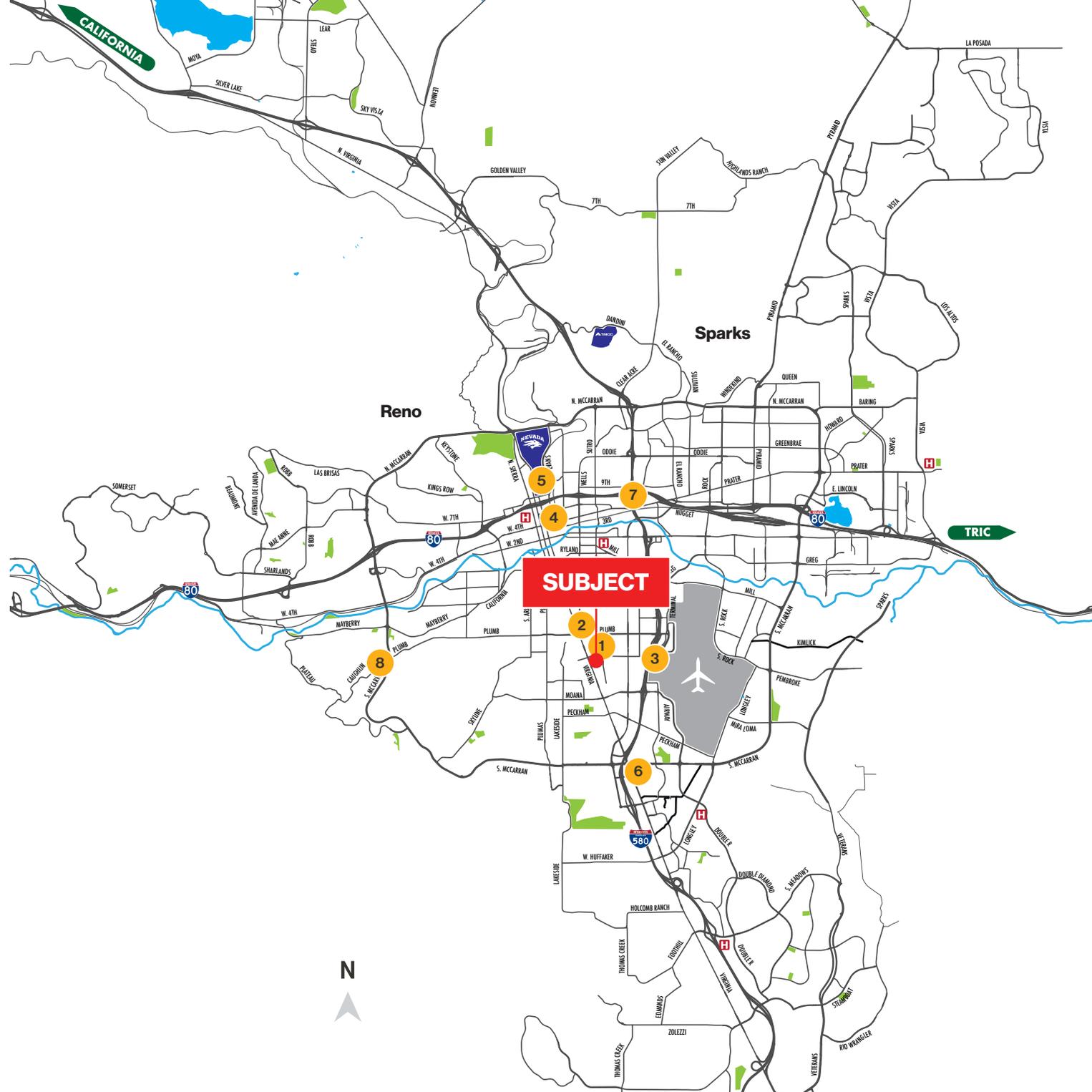
Atwood at Reno Entertainment District

## Vicinity Map

Reno Entertainment District (RED) is centrally located in the heart of Reno with immediate access to MidTown/downtown Reno via S. Virginia St., into west Reno via E. Plumb Ln., and to north and south Reno via I-580. This area has a high residential population focused primarily on rental units with more than 73% of total housing units utilized as rentals within a 0.5-mile radius.

### Amenities within a 5-mile radius

- 1 **Reno Public Market**  
- 0.4 miles
- 2 **MidTown**  
- 0.9 miles
- 3 **Reno-Tahoe International Airport**  
- 1.8 miles
- 4 **Downtown Reno**  
- 2.1 miles
- 5 **University of Nevada, Reno**  
- 2.4 miles
- 6 **Meadowood Mall**  
- 2.4 miles
- 7 **I-580/I-80 Interchange**  
- 3.2 miles
- 8 **Caughlin Ranch**  
- 3.9 miles

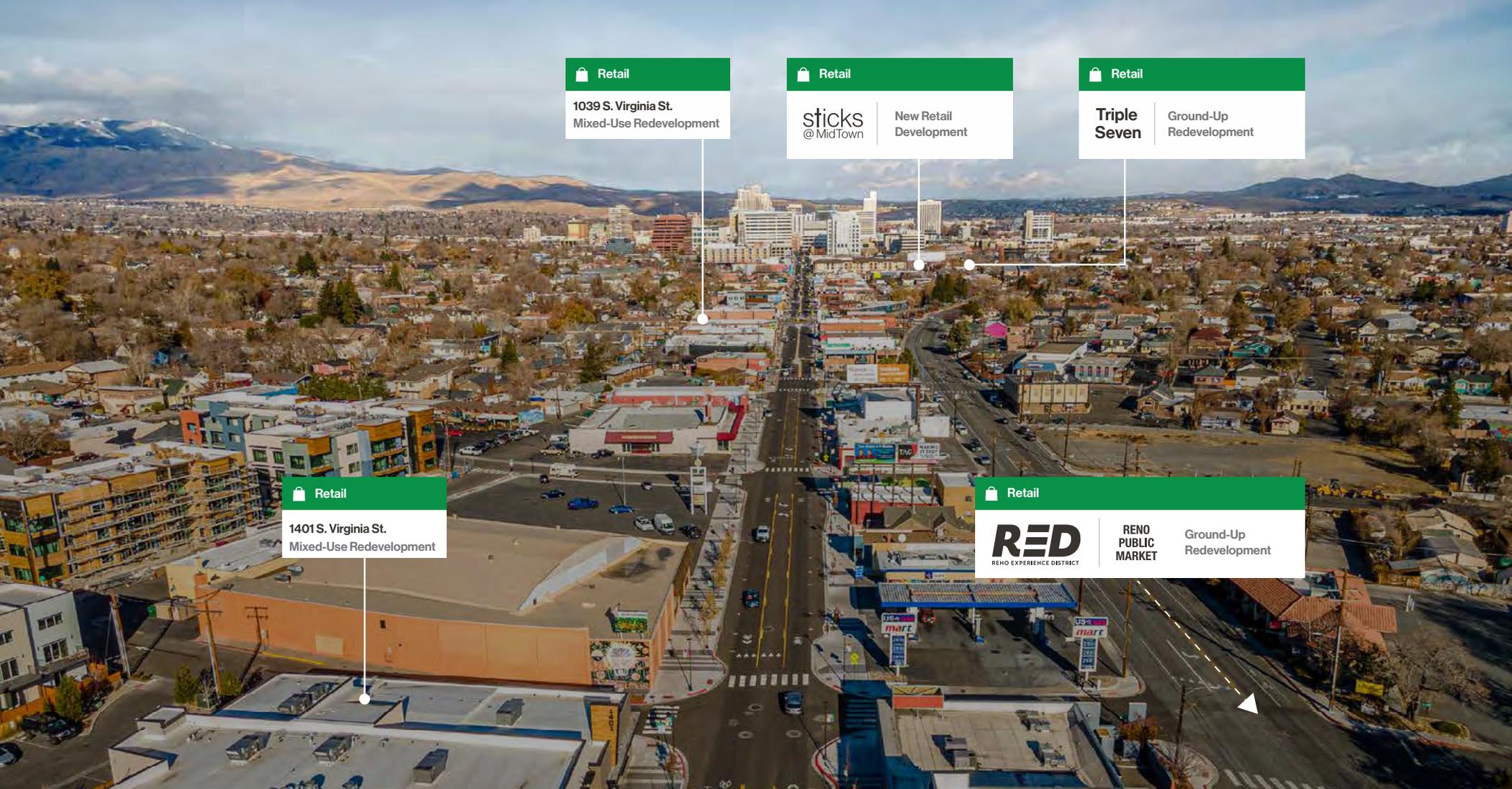


# MIDTOWN

RENO

The heart of Reno and home to over **250 businesses**

The MidTown District in Reno has transformed the area south of Downtown into a vibrant hub for retail, office, and residential spaces. With numerous redevelopments, a revitalized South Virginia Street, and an influx of new businesses, it's become a sought-after location, setting record rents and cap rates, attracting tenants, investors, and developers alike.



**Retail**

**1039 S. Virginia St.**  
Mixed-Use Redevelopment

**Retail**

**sticks @MidTown** | New Retail Development

**Retail**

**Triple Seven** | Ground-Up Redevelopment

**Retail**

**1401 S. Virginia St.**  
Mixed-Use Redevelopment

**Retail**

**RED** | **RENO PUBLIC MARKET** | Ground-Up Redevelopment

THE SHOPS AT  
**RED**  
RENO EXPERIENCE DISTRICT  
AN ELEVATED RETAIL EXPERIENCE

The Reno Entertainment District, situated in the heart of Reno, Nevada, is a bustling and vibrant community center that offers a rich array of entertainment options for residents and visitors. Construction on the center began in 2020 with the project nearing completion in 2023. Plans for the development have been designed around a live, work, play mentality including restaurant and retail users, office/service-based users, and community areas including The Outpost outdoor entertainment area and Skydeck rooftop bar.

Highest occupancy within the development currently derives from the 83-door flex-stay corporate apartment complex as a destination for traveling professionals. The center is located just south of the MidTown and downtown Reno districts with heavy visitation and foot traffic. These areas provide a vibrant nightlife destination, complete with bars, clubs, and music venues. It's a place where visitors can revel in live music, dance to DJ sets, or simply unwind with a drink, providing a lively and entertaining atmosphere.





**± 65,000 SF**  
of Retail Space



**± 898**  
Luxury Apartments  
Across Three Developments



**± 170-Door**  
Luxury Hotel



**83-Door**  
Flex-Stay Corporate  
Apartment Project



**MU Zoning**  
Mixed-Use for a Variety of Users



**Over 3,000**  
Housing Units  
within a Half-Mile Radius



Property Photos



Property Photos



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