

For Lease

# Arlington Professional Office Building



505 S. Arlington Ave.  
Reno, NV 89509

Point of Contact

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# Listing Snapshot



**\$1.65 PSF NNN**  
Lease Rate



**± 1,140 SF**  
Available Square Footage



**\$0.62 PSF**  
NNN Expense

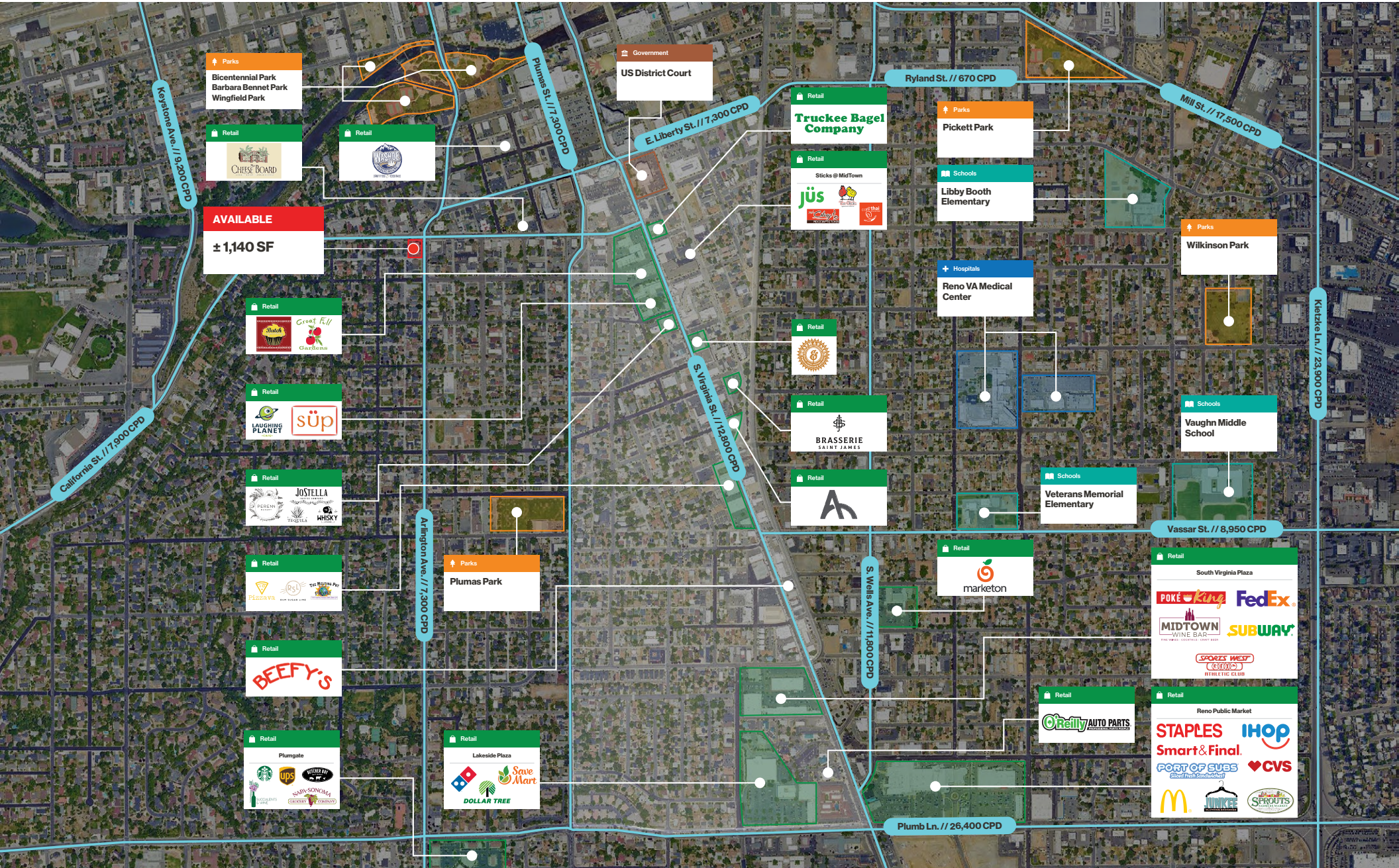
# Property Overview

First-floor office, professional, or personal service opportunity located on the high-traffic corner of S. Arlington Ave. and California Ave. Reserved parking available with 18 individual spaces on site and additional street parking on the surrounding streets. Increased security with indoor and outdoor cameras in place. NNN expenses include all utilities servicing the building. TI Allowance available for qualifying tenants California Ave. serves as the major thoroughfare connecting west Reno to MidTown and Downtown combined traffic counts along California Ave. and S. Arlington Ave. are over ± 23,000 CPD.

# Demographics

	1-mile	3-mile	5-mile
2025 Population	19,587	138,043	241,487
2025 Average Household Income	\$89,651	\$92,457	\$100,920
2025 Total Households	11,474	60,298	101,894





Parks  
Bicentennial Park  
Barbara Bennet Park  
Wingfield Park

Retail  
CHEESE BOARD  
WASHE

AVAILABLE  
± 1,140 SF

Retail  
Great Fall Gardens

Retail  
LAUGHING PLANET  
süp

Retail  
JOSTELLA  
WHISKY

Retail  
PIZZA V.A.

Retail  
BEEFY'S

Retail  
Plumgate  
ups  
NAMPSONOMA  
GROCERY

Retail  
Lakeside Plaza  
Save Mart  
DOLLAR TREE

Government  
US District Court

E Liberty St. // 7,300 CPD

Retail  
Truckee Bagel Company

Retail  
Slicks @ MidTown  
jūs

Retail  
BRASSERIE SAINT JAMES

Retail  
An

Ryland St. // 670 CPD

Parks  
Pickett Park

Schools  
Libby Booth Elementary

Hospitals  
Reno VA Medical Center

S. Wells Ave. // 11,800 CPD

Retail  
marketon

Retail  
O'Reilly AUTO PARTS

Plumb Ln. // 26,400 CPD

Mill St. // 17,500 CPD

Parks  
Wilkinson Park

Schools  
Vaughn Middle School

Vassar St. // 8,950 CPD

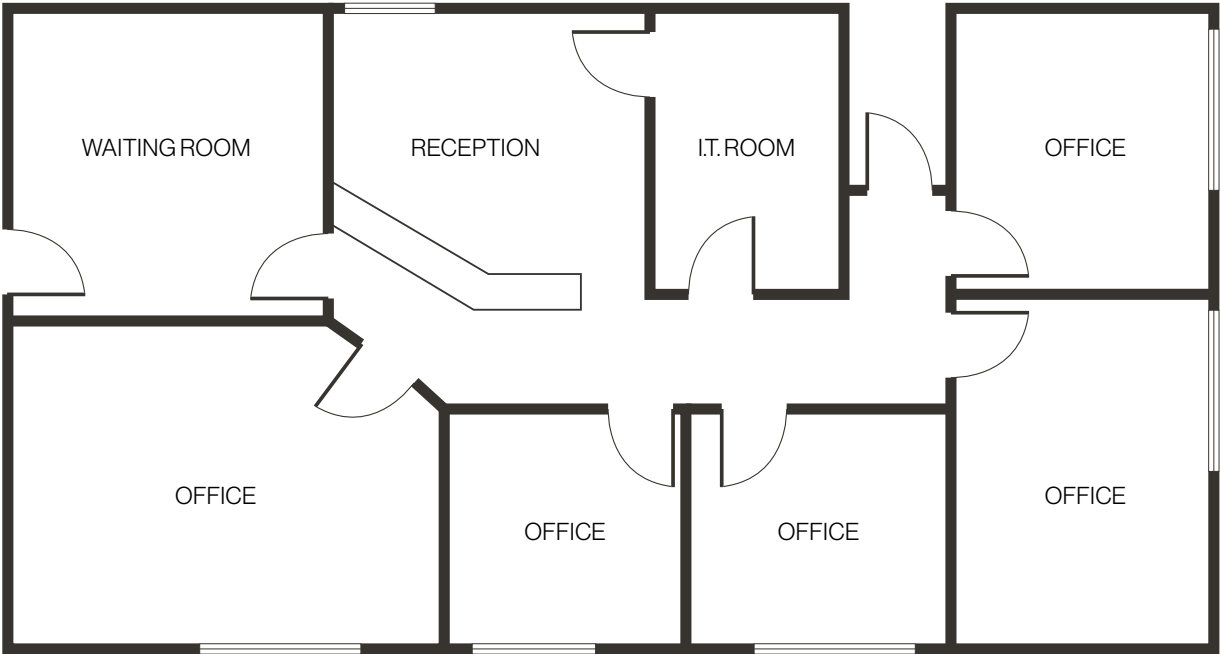
Retail  
South Virginia Plaza  
POKÉ King  
FedEx  
MIDTOWN WINE BAR  
SUBWAY  
SPORTS WEST ATHLETIC CLUB

Retail  
Reno Public Market  
STAPLES  
Smart & Final  
PORT OF SUBS  
IHOP  
CVS  
McDonald's  
JUNKEE  
SPROUTS

# Floor Plan | Suite 102 | ± 1,140 SF

[Click for a Virtual Tour](#) 

- Lease Rate: \$1.65 PSF NNN
- Waiting room
- Reception
- Five (5) private offices
- I.T. Room

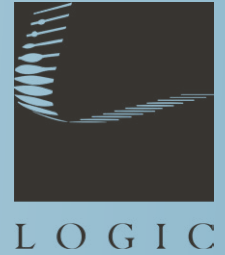


Property Photos



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