

For Lease

S. Virginia St. Bar/ Restaurant Venue



761 S. Virginia St.
Reno, NV 89502

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Listing Snapshot



\$2.35 PSF NNN
Asking Lease Rate



± 5,022 SF
Available Square Footage



\$0.45 PSF
Lease Expense

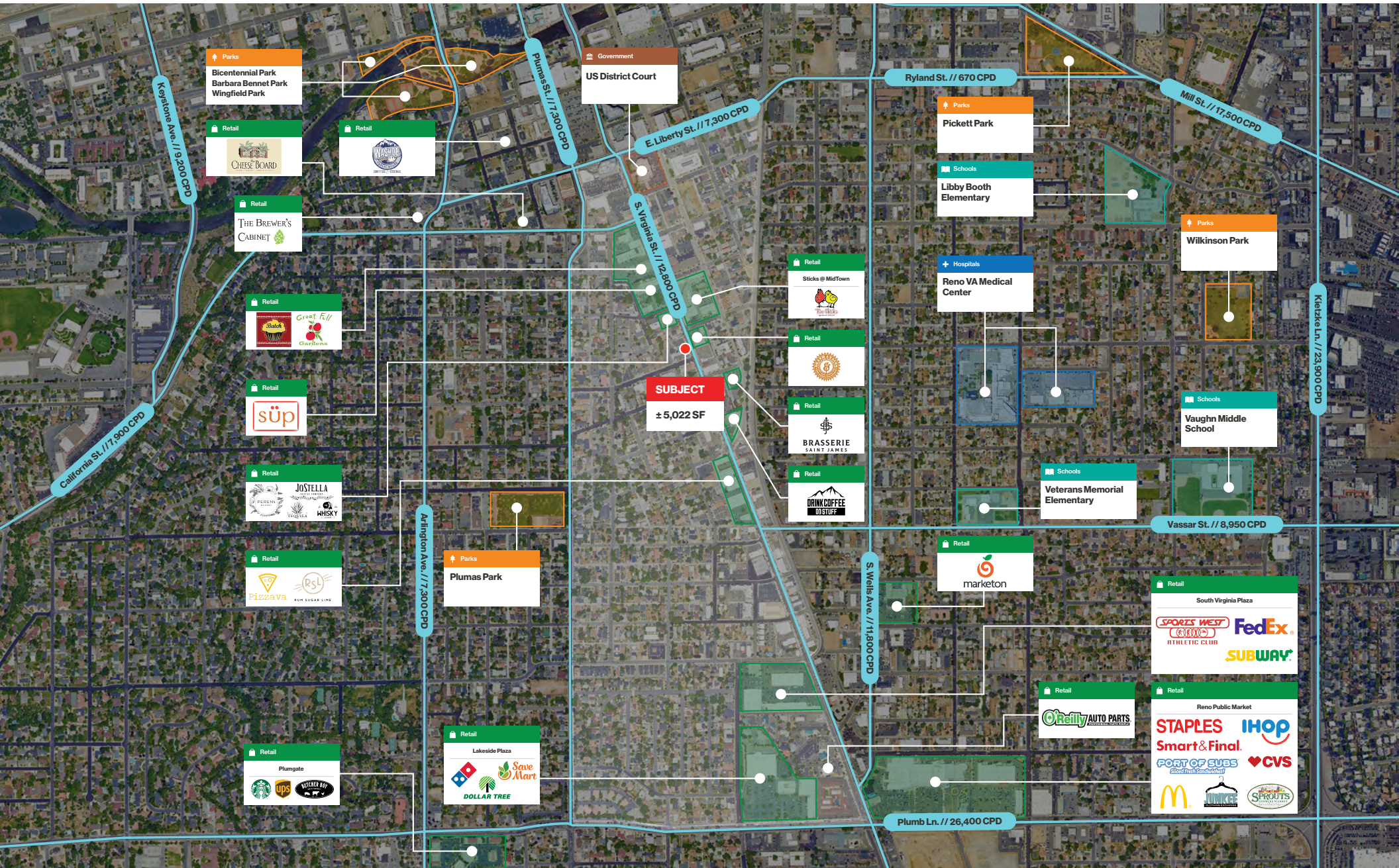
Property Highlights

- Fully equipped bar/restaurant space with frontage along S. Virginia St.
- Grease interceptor and hood in place
- FF&E available per a separate agreement
- ± 2,390 SF bar/restaurant dining and event area
- ± 2,632 SF kitchen/prep area
- Additional ± 1,250 SF private outdoor patio seating or private event rental space
- Exclusive on-site parking for tenant with 18 parking spaces
- Walk score of 95, Walker's Paradise
- Property benefits from the renovated South Virginia Street project enhancing walkways and increased street parking

Demographics

	1-mile	3-mile	5-mile
2026 Population	22,194	137,319	250,916
2026 Average Household Income	\$97,590	\$95,183	\$106,684
2026 Total Households	12,191	60,333	106,348







SUBJECT
± 5,022 SF

Downtown Reno

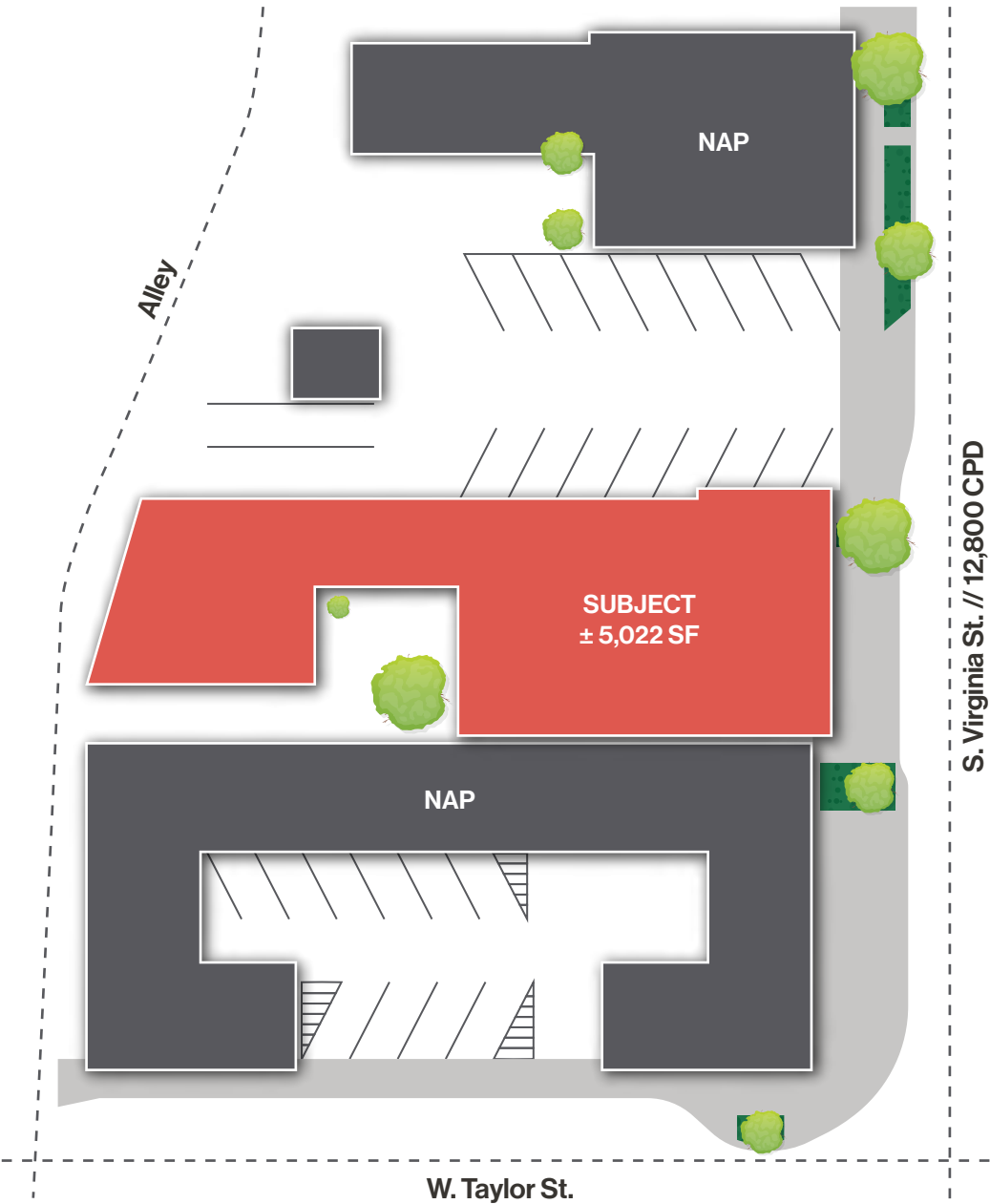
 Retail
Great Full Gardens
süp

 Retail
PERENI
JO STELLA
COFFEE COMPANY

 Retail
sticks
at MidTown
Alto's
FOCALCINI
Two Chicks
Clay's
MEXICAN KITCHEN

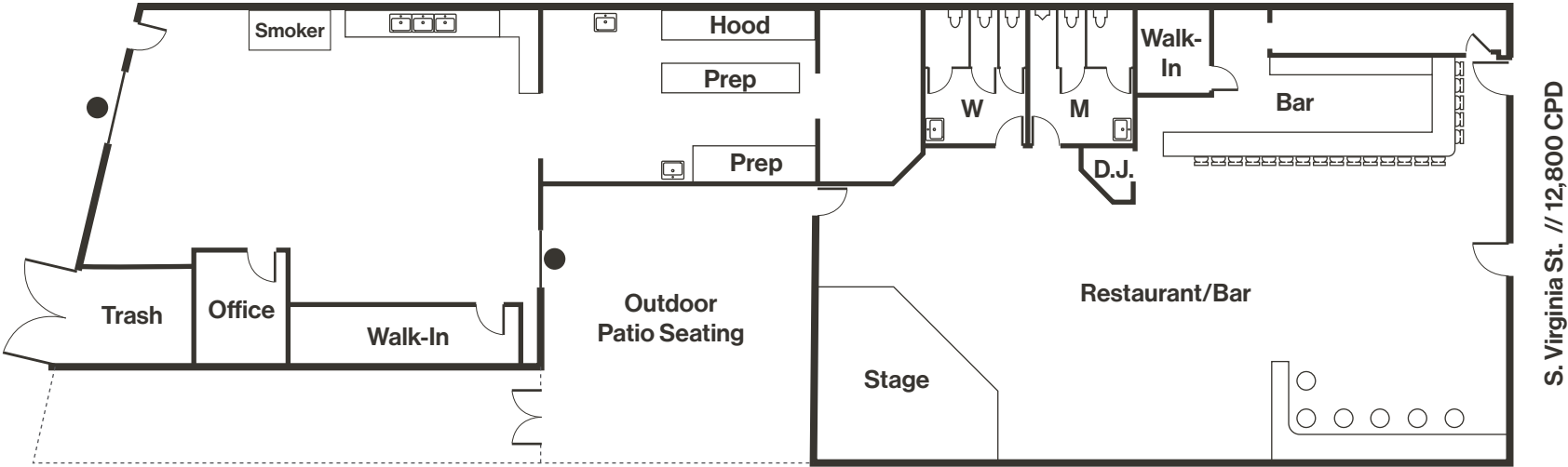
 Retail
TRIPLE SEVEN
Arario
PIÑON
BOTTLE CO
Noble Pico

S. Virginia St. // 12,800 CPD



Floor Plan

● Roll-Up Door



Property Photos



A look at MidTown Nevada

MIDTOWN
DISTRICT
RENO

The heart of Reno and home to over 250 businesses

The MidTown district continues to boost the Reno economy by bringing together entrepreneurs and business developers in the area. Through a mix of redeveloped buildings and residential conversions, retailers and office users have brought their ideas to life, collaborating and inspiring the community. Annual events hosted by the business and property owners in the area promote engagement throughout Reno and Sparks.

Over the past five years, MidTown has increasingly become a go-to spot for investors. While many of the properties in this part of town were built in the early 1900's, developers have focused on renovating the buildings bringing modern art and architecture to the building.



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For inquiries please reach out to our team.

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