

FOR LEASE | QUAIL PARK SOUTH | PRIME SOUTH RENO LOCATION

8040 South Virginia Street

Reno, Nevada 89511

**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

Dental Office Available



Property Highlights

- Former Dental Office
- **Available:**
Suite 1: 3,529 ± SF
- **Lease Rate: Negotiable**
- Excellent Visibility and Access on South Virginia Street
- Near Interstate I-580
- Frontage: 44 ± Feet (Directly on South Virginia St)

Co-Tenants Include

- St. Mary's Medical
- Orange Theory Fitness
- The Human Bean
- Family First Eye Care
- Great Basin Bicycles
- Sierra Sewing

LAST SPACE AVAILABLE IN QUAIL PARK SOUTH



Tad Loran
 NV RE # S.0078025
 Vice President
 775.332.7313
 tad.loran@avisonyoung.com

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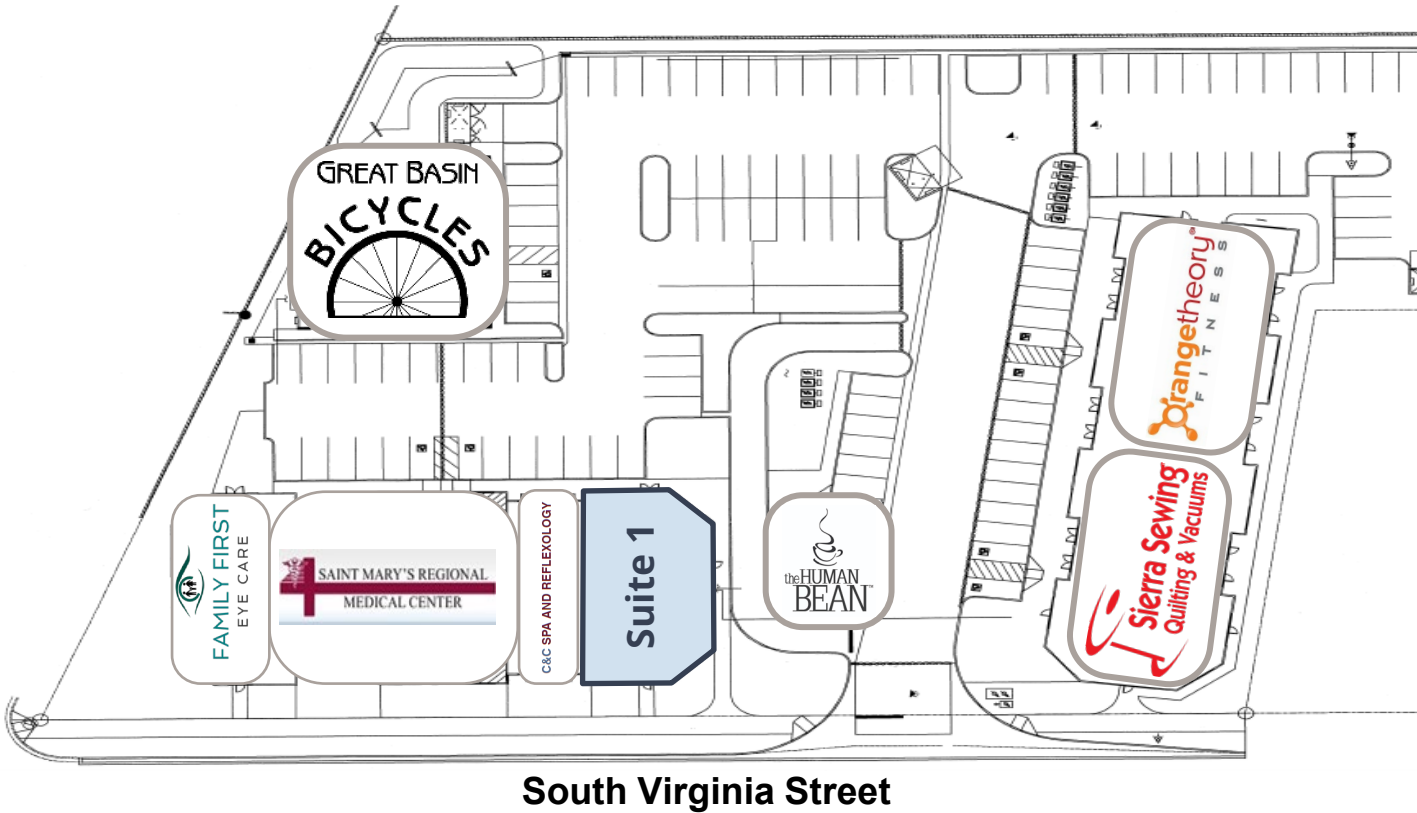
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Space Available

Suite 1

3,529 ± SF



Demographics		
Distance	Population	Avg. Household Income
1 Mile	7,201	\$104,775
3 Miles	62,147	\$119,823
5 Miles	144,848	\$122,519

*2023 STDB

Traffic Counts	
US395, S Virginia St, .3 mi S of Longley	31,000 ADT
S Virginia, 120ft S of Delucchi Ln	23,300 ADT

**2018 NDOT



DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
6590 South McCarran Blvd, Suite A | Reno, NV 89509
avisonyoung.com

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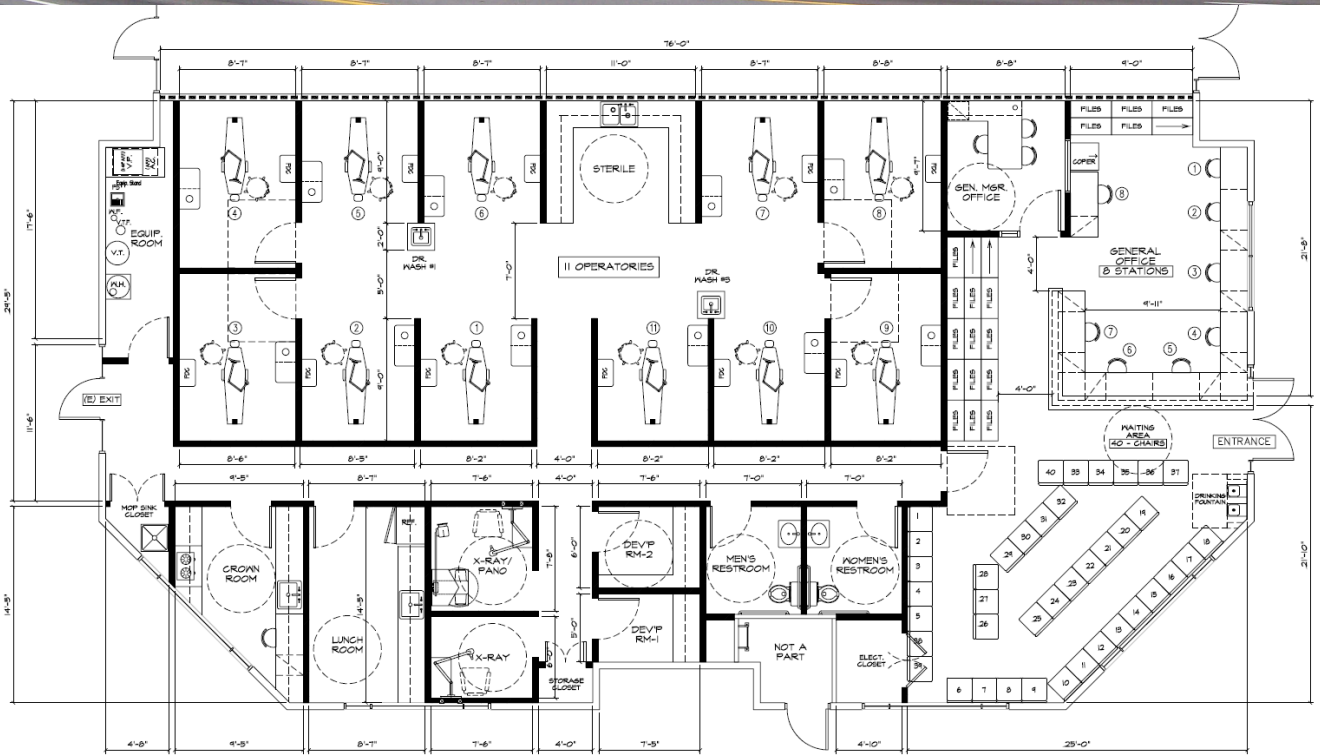
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