

#5 C Street, Virginia City, Nevada
One of Top 10 Historic Main Streets in America
2 Million Visitors a Year

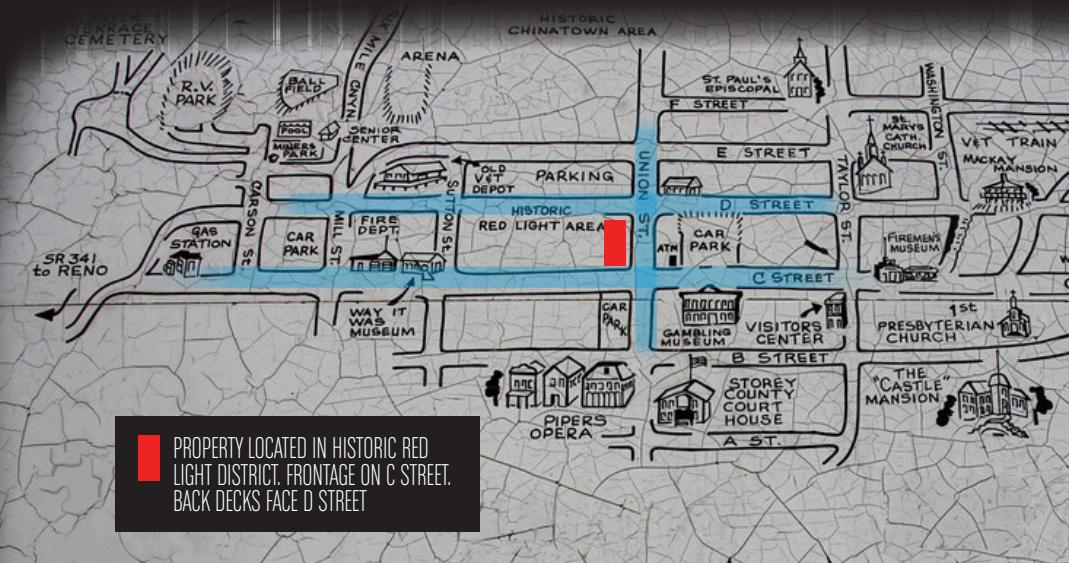
FOR LEASE
RETAIL & RESTAURANT SPACE IN THE
HEART OF VIRGINIA CITY, NEVADA



Resource Management and Development • www.RMDNevada.com

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PROPERTY HIGHLIGHTS



Photos: BUILDING LOCATED IN THE HISTORIC RED LIGHT AREA with frontage on C Street. Building extends to outdoor deck areas on D Street. Lower level spaces have access to Union Street. FRONTAGE VIEW on C Street — one of the Top 10 Historic Main Streets in America.

5 C STREET, VIRGINIA CITY

Retail and restaurant space available: 300 sq ft to 2000 sq ft **\$1.60 to \$3.00 sq ft monthly— NNN — Negotiable Terms**

Space(s) available as a **Master Lease** or **multi-tenant leases** with a cohesive shared common space.

Approximately **40' Frontage**. Prime foot traffic in heart of entertainment district.

Restaurant space seats **+100 guests**. Outdoor dining deck on D Street offers **+30 guests** sweeping views of Six Mile Canyon.

Owners willing to work with tenant(s) to **reimagine & redesign current floorspace and the fully equipped, operational kitchen**.

Building has **upgraded electrical, plumbing and fire sprinklers** installed.

STAKE YOUR CLAIM ON RETAIL & RESTAURANT SPACE IN PRESERVED OLD WEST NEVADA

This is a must-see, rare opportunity to lease multi-use corner space in the entertainment district of Virginia City, the historically preserved 19th-Century Comstock Silver Lode mining boom town with year-round local residents and visitors. Today the Comstock is again drawing wagonloads of visitors who wander wooden sidewalks while exploring vibrant shops and honky-tonk excitement at saloons and eateries.

The Virginia City National Historic Landmark District's 65 sites and frequent festivals annually attract over two million visitors who experience authentic Wild West boomtown life.

New building owners have completed a **\$1 Million renovation**, targeting retail, café or restaurant, family attractions, private event space and a vacation rental unit apartment. Their objective is to promote Nevada tourism, culture, past history and present lifestyle.

Virginia City's preserved "Wild Old West" is located about a 40 minute drive from Reno-Sparks, Reno-Tahoe International Airport, Lake Tahoe recreational area, and state capital Carson City.

The main street building on the corner of C Street and Union Street is in the heart of Virginia City's entertainment district center; the site of the former Silver Rush red-light district; across the street from the world-famous Bucket of Blood Saloon; and a block from Piper's Opera House performing arts venue. The vibrant block is filled out with small shops, saloons and eateries.

PROPERTY DETAILS

A B C1 E1

The main level of the multi-use interior space (approx. 3500 sq ft excluding patio space) may be sub-divided into a restaurant/bar saloon with street-front retail.

Presently the space has a restaurant that seats +100 guests. The popular outdoor dining deck offers +30 guests with 100 plus-mile sweeping valley views of Six Mile Canyon and owners will retain historical elements of the patio deck construction.

Owners are willing to participate in redesigning the fully equipped, operational kitchen.

D C2 E2

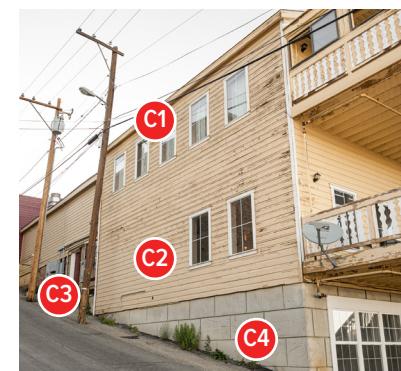
The second floor (approx. 2000 sq ft) is ideal for retail or private event space with outdoor deck seating not included in the square footage estimate. The second floor is accessible via the Union Street main entry or the D Street back entrance.

C C3

The building's lower section (approx 1200 sq ft) contains office, warehouse or multi-use space. The space has a separate side entry to the former Julia Bulette Red Light Museum, which existed for decades. This area can also be accessed from the main level/second floor.

C4 E3

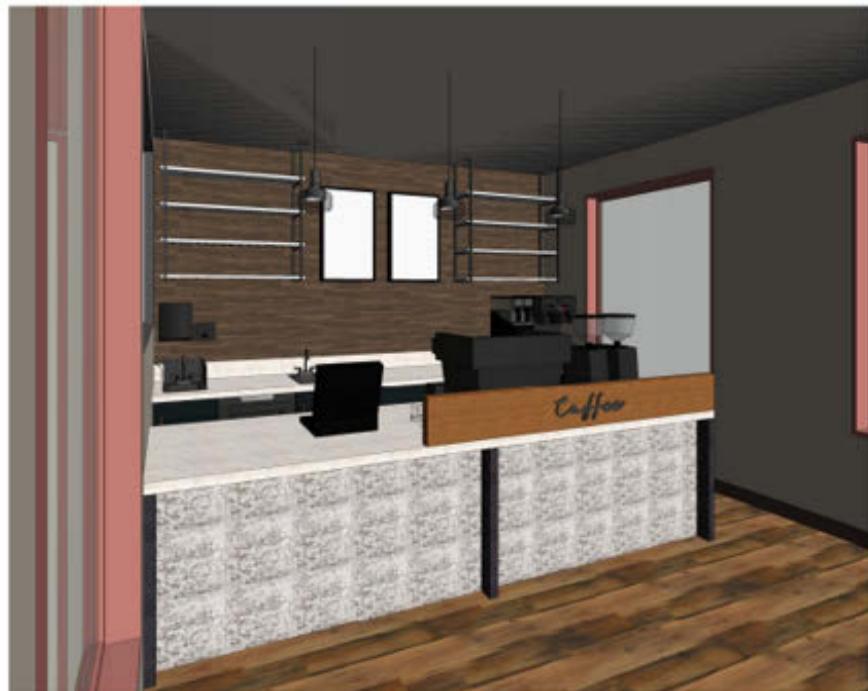
The lower level also includes a fully remodeled 2 bedroom/1 bathroom apartment (approx 900 sq ft) with a separate D Street entrance.



Photos: Right [C1] Main level/restaurant space. [C2] Second floor. [C3] Lower section. [C4] Apartment (lower level).

Far Right [E1] Outdoor deck seating for restaurant (main level). [E2] Outdoor deck seating and back entrance for second floor. [E3] Apartment (lower level).

Concept Photos -



ABOUT VIRGINIA CITY, NV



Photos: GOLD MILL, the only operating gold stamp mill in the country, open for tours. ANNUAL INTERNATIONAL CAMEL & OSTRICH RACES September 2021 marks the 62nd anniversary of this event! MERCHANT SIDEWALK on C Street.

VIRGINIA CITY HIGHLIGHTS

Virginia City boasts 2 Million Visitors Annually

Events that drive the most traffic: **Rocky Mountain Oyster Fry** (March), **Chili Cookoff** (May), **Street Vibrations** (June), **Hot August Nights** (August), **Camel Races** (September), **Outhouse Races** (October) **Hauntober** (October) **Christmas on the Comstock** (December)

Virginia City is a **National Historic Landmark District**, and has numerous historic properties that are separately listed on the National Register of Historic Places, including the Red Light District Area which is where our property is located.

C Street — VC's main drag — is one of the Top 10 Historic Main Streets in America (and, our property is in the heart of the main drag!)

HOME OF HISTORY, IMAGINATION & SPIRIT. STEP BACK IN TIME, TODAY.

Historic Virginia City is 25 miles from Reno and 45 miles from Lake Tahoe. Like many cities in Nevada, Virginia City was a mining "boomtown" with more than \$400 million in gold and silver mined there. In today's prices, that's more than \$20 billion.

The 19th century mining bonanza turned Virginia City into the most important industrial city between Denver and San Francisco, and it turned destitute prospectors from all over the world into millionaires. They built mansions, hospitals, churches, opera houses and schools and imported furniture, fashions and entertainment from Europe and the Orient. The riches helped finance the Civil War and went on to build empires around the world, including San Francisco, a city built with Comstock silver. While the Virginia & Truckee Railroad transported bullion from the rural highlands of Virginia City to Carson City, the *Territorial Enterprise*, with literary whiz Mark Twain, delivered news of the day to the vibrant mining metropolis of 25,000 citizens at its peak.

Today, Virginia City is a legacy destination for shopping, dining, events and "Old West" experiences including but not limited to mining excursions such as a tour of the only operating gold stamp mill in the country. Virginia City is the town for taking a tour. Visitors might find a glimmer of gold; walk through a town of preserved buildings with intact Wild West facades; enjoy the actors in saloons as they reenact the "good old fashioned bar fight" reminiscent of the ruthless Comstockers. There are 17 museums and no shortage of treats, including ice cream or fudge from Grandma's Fudge Factory. For longer lasting memories, families can take a portrait at one of the many old-time photo shops. Be it a day trip or an overnight stay, Virginia City is a fun and easily accessible destination.

PHOTOS VIRGINIA CITY

Photos: The central business district of Virginia City is made up of two and three story brick buildings; the first floors contain retail shops, saloons and restaurants; **C STREET [1]** is the center of the entertainment district and one of the Top 10 Historic Streets in America.

VC is not short of attractions for the history boffin or casual observer. Favorite attractions include: **CHOLLAR MINE [2]**, Chollar Mansion, Comstock Gold Mill, **FOURTH WARD SCHOOL MUSEUM [3]**, Mackay Mansion Museum, and The Way It Was Museum.

VC is home to many interpretive museums and sites, including the Silver Terrace Cemetery, the Pioneer Cemetery, the Firemen's Museum, The Way It Was Museum, **PIPER'S OPERA HOUSE [4]**, the Peace Officer's Museum, St. Mary's Art Center, and numerous exhibits in businesses throughout town.

Virginia City is notorious for being one of three of the most haunted towns in the United States, with many Ghost Tours of haunted hotels, saloons and buildings. All haunted VC is celebrated every October during the **HAUNTOBER [5]** parade.

VC hosts many unique and authentic event celebrations including Street Vibrations, **HOT AUGUST NIGHTS [6]**, Camel Races, Rocky Mountain Oyster Fry, **CHILI COOK-OFF [7]**, parades, Civil War re-enactments during **COMSTOCK HERITAGE DAYS [8]**, **WORLD CHAMPIONSHIP OUTHOUSE RACES [9]**, Hauntober and Christmas on the Comstock.



ABOUT RM&D

Resource Management & Development (RM&D) is a one-stop, full-service boutique company with the expertise and network that's in position and ready to make things happen when you're ready to move or expand your Nevada business presence.

RMDNevada.com

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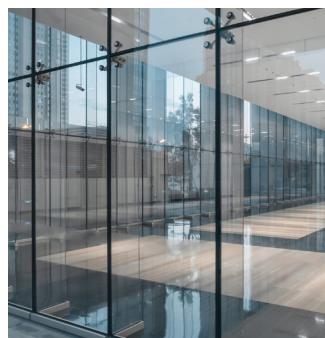


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