

For Lease

Ground Lease Opportunity in MidTown District



LOGIC



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Reno, NV 89501

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Listing Snapshot



Negotiable
Lease Rate



± 5,009 SF
Ground Lease



MU-MC
Mixed-Use MidTown Commercial Zoning

Property Highlights

- Ground lease opportunity on ± 5,009 SF with frontage along S. Virginia St.
- High traffic corner with over 16,400 CPD along S. Virginia St.
- Located within walking distance of downtown and MidTown districts
- Ingress/egress in place along Moran St.
- Highly walkable with a walk score of 92 and a bike score of 86

Demographics

	1-mile	3-mile	5-mile
2023 Population	22,344	138,684	245,510
2023 Average Household Income	\$77,767	\$80,708	\$90,471
2023 Total Households	12,188	59,770	102,369





Retail

Nähle Pie
PIÑON
BOTTLE CO
Arario

Retail



Retail

RED
RENO EXPERIENCE DISTRICT

Hotels/Casinos

Atlantis Casino
Resort Spa
± 824 Rooms

Retail

MICHAEL
& SONS
RE/MAX
MIDNIGHT
COFFEE ROASTING

Retail

sticks
at MidTown
jüs
To Chicks

Hotels/Casinos

Peppermill Resort
Spa Casino
± 1,621 Rooms

Retail

PERENN
JOSTELLA
SAVORY CATERING

SUBJECT
± 5,009 SF

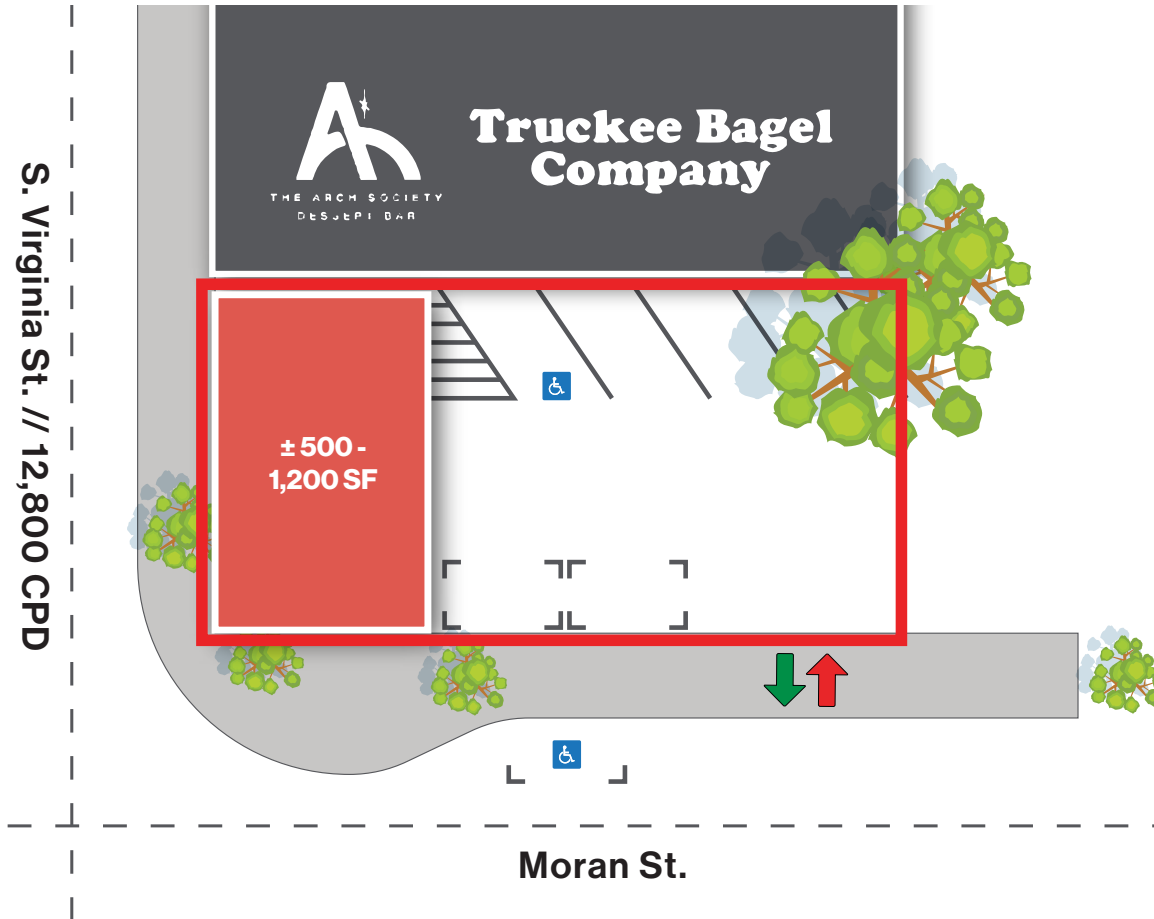
Retail

Truckee Bagel
Company

Center St.

S. Virginia St. / 12,800 CPD

Moran St.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



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For inquiries please reach out to our team.

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