

5890 South Virginia Street

Reno, Nevada | Crummer Lane Plaza

AVISON YOUNGWestern Alliance
Commercial, Inc.

**FREESTANDING BUILDING
OUTDOOR PATIO
DRIVE-THRU**



Property Highlights

Building 6: 2,345 ± SF**Rental Rate: \$3.95/SF/MO NNN**

- Drive-Thru Opportunity**
- 125 ± Feet Direct Frontage on South Virginia Street**
- QSR Co-Tenants include Carl's Jr and KFC**

Demographics

Distance	Population	Avg. Household Income
1 Mile	8,636	\$ 87,842
3 Miles	74,272	\$ 99,998
5 Miles	176,755	\$ 113,552

Traffic Counts

S Virginia St, 300ft W of Smithridge Dr
S Virginia, 120ft S of Delucchi Ln

21,600 ADT
20,400 ADT

**2023 NDOT

*2024 STDB



RESTAURANT FOR LEASE | ADJACENT TO MEADOWOOD MALL

5890 South Virginia Street

Reno, Nevada | Crummer Lane Plaza

**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

2,345 \pm SF Freestanding Building

