

FOR LEASE

# ST. LAWRENCE COMMONS



Retail

PRODUCT TYPE



±2,003 SF

AVAILABLE SF



\$2.75/SF/Mo

RATE



MidTown

LOCATION



**Amanda Lavi, ccim**

Director

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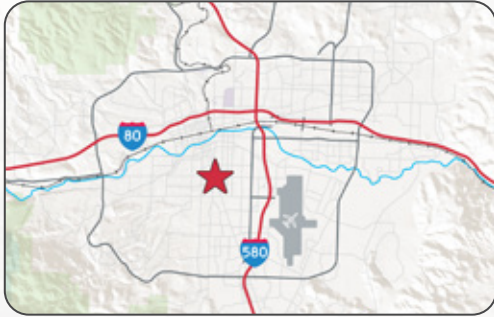
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NRED NO: S.180915

**NAI Alliance**

FOR LEASE

# ST. LAWRENCE COMMONS



## Property Highlights

Formerly Dopo Pizza & Pasta, this turnkey restaurant space is available soon! St. Lawrence Commons sits in the heart of MidTown Reno with existing tenants: Stella Coffee Company, Perenn MidTown, Whiskey Lounge, and Tequila Catador.

The ±2,003 SF space offers a seating area, large kitchen with hood and walk-in cooler, and shared restrooms with Perenn Midtown.

*PLEASE DO NOT DISTURB THE EXISTING TENANT*



## Aerial Map + Property Highlights



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**NNN**

LEASE TYPE



■ AVAILABLE

## Property Details

<b>Address</b>	701-713 S Virginia St Reno, NV 89501
<b>Building Size</b>	±6,883 SF
<b>Year Built</b>	1918
<b>Zoning</b>	MUSV
<b>Building Class</b>	C
<b>Property Subtype</b>	Freestanding
<b>Frontage</b>	194 FT on St Lawrence Ave 233 FT on Virginia St
<b>Parking</b>	Street Parking

## Availability

<b>Address</b>	18 St. Lawrence Ave.
<b>Date Available</b>	March 2025
<b>Available sf</b>	±2,003 SF
<b>Rate</b>	\$2.75/SF/Mo
<b>Lease Type</b>	Triple Net



Aerial Map + Property Highlights



Trusker Bagel Company

Nick's Greek Deli

Michael's Deli

Libby Booth Elementary School

Good Grains  
Süp

Chico's  
PIÑON

süp

PIÑON

WHISKY  
TEQUILA

FREESTYLE  
CABIN CROOK

Reno VA Medical Center

SUBJECT  
WHISKY  
TEQUILA  
stella

Jupiter Red

Vaughn Middle School

CELESTINE

FOUR  
MAY PEELER

Veterans Memorial Elementary School

PARLAY6  
PIZZAVA

C  
Citimart

CHAPEL TAVERN  
ACE

marketon

Scandinavia Lighting

RE/MAX GOLD

Auto Zone

CHAMP STONE  
Staples  
McDonald's  
SUPER CUTS  
RENO PUBLIC MARKET  
SPROUTS  
Bank of America  
CVS pharmacy  
IHOP

FedEx  
LocoOne  
PLATOS

Little Flower Catholic School

Save Mart  
DOLLAR TREE

SUBWAY

PLUMB LN

RED

WELLS FARGO

WILLY MAN BEAN

Area Map



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## 5-MILE KEY FACTS



**246,446**

POPULATION



**5.5%**

UNEMPLOYMENT



**2.3**

HOUSEHOLD  
SIZE (AVG.)



**36**

MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$67,542**

MEDIAN  
HOUSEHOLD  
INCOME



**\$40,646**

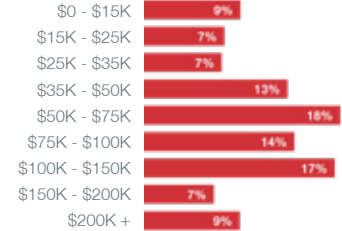
PER CAPITA  
INCOME



**\$96,009**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**12,381**

BUSINESSES



**173,230**

EMPLOYEES

## 5- MILE EDUCATION FACTS

**13%**

NO HIGH  
SCHOOL  
DIPLOMA

**27%**

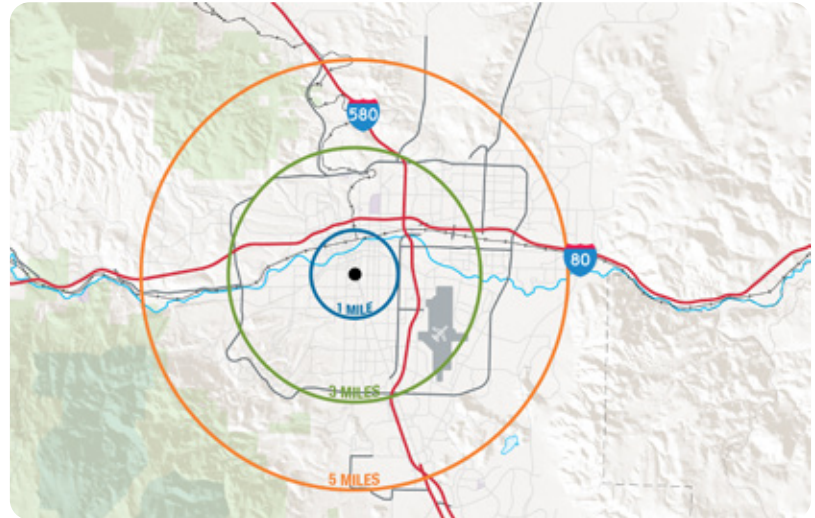
HIGH  
SCHOOL  
GRADUATE

**30%**

SOME  
COLLEGE

**30%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

### Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## CITY OF RENO

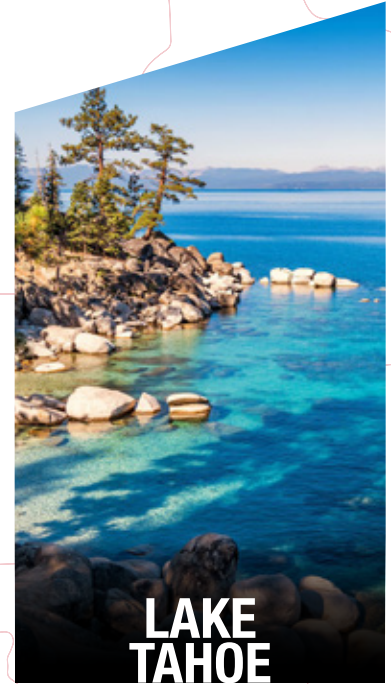
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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