

For Sale

Owner-User Mixed-Use Opportunity



6450 S. Virginia St.
Reno, NV 89511

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Listing Snapshot



\$3,057,000
Sale Price



± 10,364 SF
Total Square Footage



Owner-User
Opportunity

Property Highlights

- ± 10,364 SF standalone mixed-use building
- Owner-user opportunity to occupy the entire space or demise and lease a portion for additional income
- Monument signage available along S. Virginia St.
- Visibility along Niel Rd. and S. Virginia St. with over 585 businesses within a 0.5-mile radius
- Property features 1,200 Amp, 480V, 3-phase power and recent renovations including a new roof in 2019 and new HVAC in 2018
- Located within Parkside Center with neighboring tenants including Home Depot, Concentra Urgent Care, Thai Lotus, and Rogers Jewelry
- Layout includes check-in/reception, large central open area, three private offices, kitchen, lounge, conference room, and private men's and women's restrooms with showers
- Surrounding tenants include Coral Academy Middle and High Schools, Trek Bicycles, Ski Pro, Whole Foods, and Sierra Trading Post
- Property is zoned MS (Mixed-Use Suburban) allowing for many education, religious, retail, office, industrial, and medical uses

Demographics


	1-mile	3-mile	5-mile
2025 Population	7,669	71,308	167,846
2025 Average Household Income	\$97,203	\$106,311	\$125,787
2025 Total Households	3,371	30,805	74,216



Aerial






 Retail

SKI PRO **TACO BELL**

TREK **FedEx** **Panera BREAD**

SUBJECT


± 10,364 SF

 Retail

WHOLE FOODS **Bank of America** **MACY'S**


BEST BUY **Cane's** **99¢ ONLY**

BARNES & NOBLE **HOBBY LOBBY**

 Schools

CORAL ACADEMY OF SCIENCE

± 343 Students

 Retail

Meadowood Mall

sears **The Cheesecake Factory**

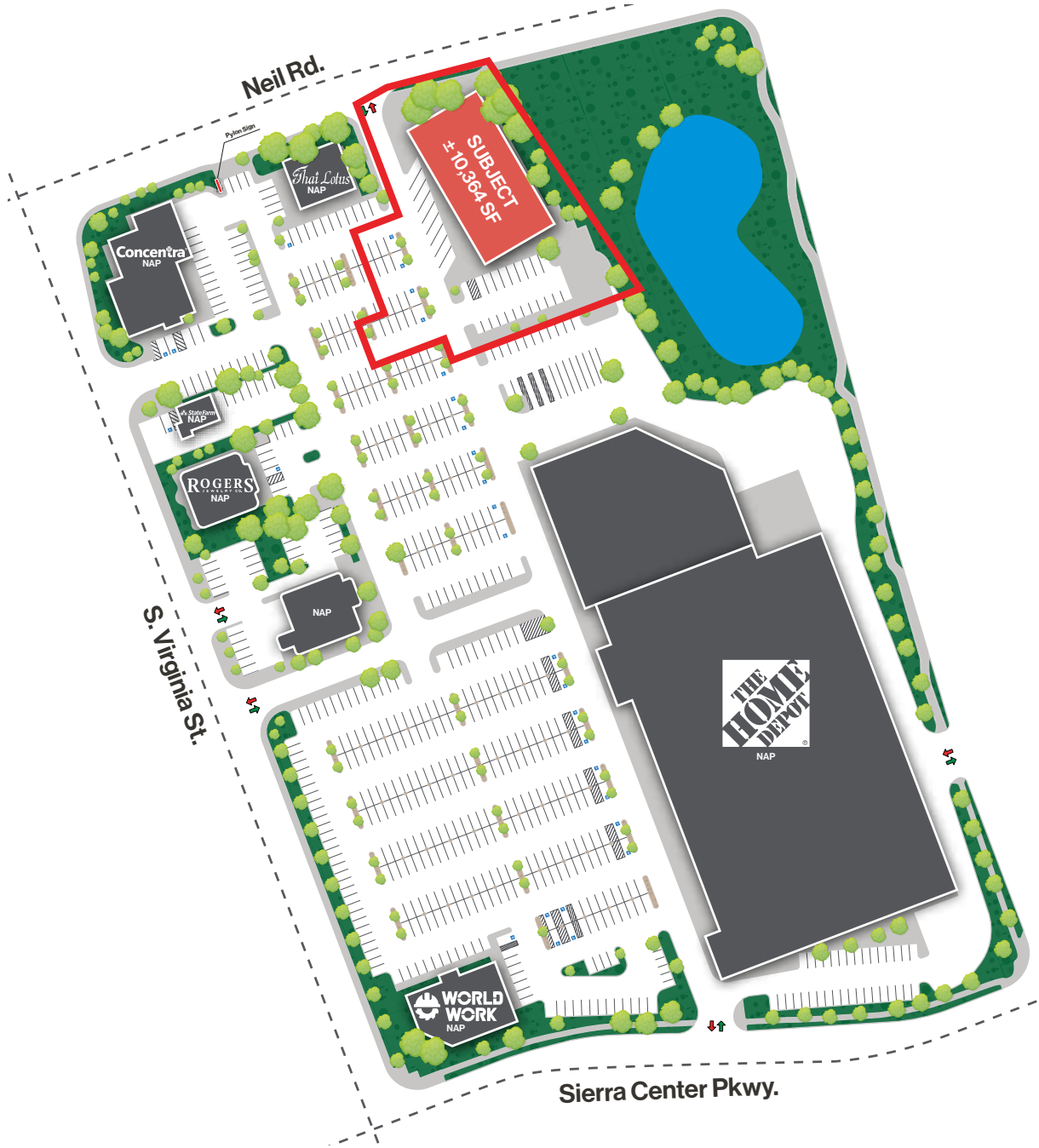
JCPenney **MACY'S** **DICK'S SPORTING GOODS**

 Parks

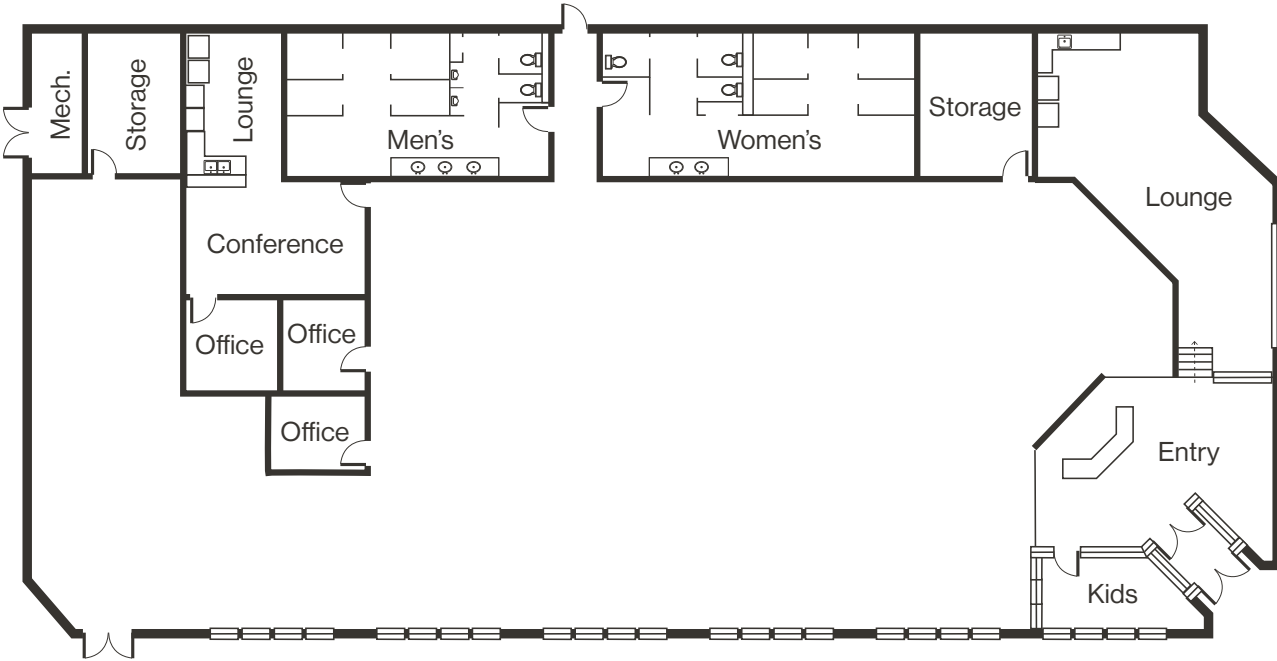
Duck Park

Site Plan

 Subject  Available  NAP



Floor Plan | First Floor



Property Photos



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For inquiries please reach out to our team.

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