

For Lease

Sierra Meadows Plaza



7111 S. Virginia St.
Reno, NV 89502

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Listing Snapshot



\$2.25 PSF NNN
Asking Lease Rate



± 1,195 SF
Available Square Footage



\$0.38 PSF
Lease Expense

Property Highlights

- Quick-service restaurant space available with 750-gallon grease interceptor in place
- Frontage along S. Virginia St. with traffic counts over ± 23,900 CPD
- Ample parking with 237 individual spaces
- Average household income over \$100,000 within a 1-mile radius
- Visibility from Hwy. 395/I-580 with traffic counts of ± 109,000 CPD neighboring the Dolan Lexus dealership
- Notable tenants include Chihuahuas, Bistro 7, Camp Bow Wow, the Learning Consultants, Deadline Escape Rooms, Reno Family Physicians, LabCorp, and Code Ninjas

Demographics

	1-mile	3-mile	5-mile
2025 Population	5,349	41,383	184,528
2025 Average Household Income	\$108,900	\$98,942	\$91,114
2025 Total Households	1,985	15,121	71,681



Aerial



Government



Venues



Hospitals



Office / Industrial



Airports



Golf Courses



Parks



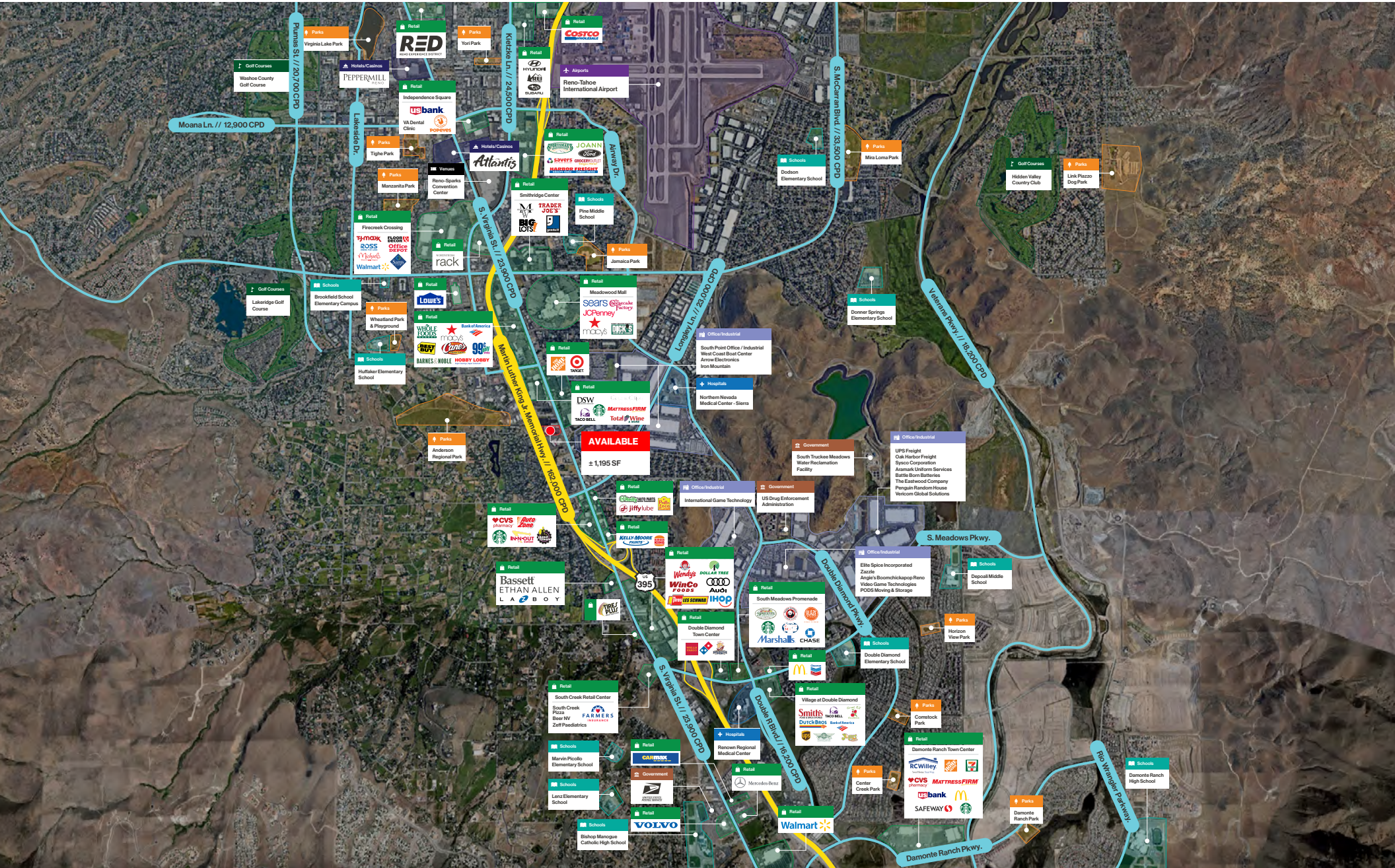
Schools



Hotels / Casinos



Retail





Site Plan

Available NAP



Suite	Tenant	Size
A1 - A4	Camp Bow Wow	± 7,136 SG
A5	AVAILABLE Restaurant improved space with grease-interceptor access	± 1,195 SF
A6	The Learning Consultants Reno	± 4,003 SF
A7 - A11	Reno Family Physicians	± 8,209 SF
A12	PrideStaff	± 1,568 SF
A13	Code Ninjas	± 2,632 SF

Suite	Tenant	Size
A14	Corbin Chiropractic	± 1,250 SF
A15	Tandem Chocolates	± 1,250 SF
A16	Desert Beauty	± 1,000 SF
A17	Simple Cremation	± 750 SF
A18	Acceleration Training	± 750 SF
A19	Lab Corp.	± 1,500 SF

Suite	Tenant	Size
A20	Northern Nevada Hearing	± 750 SF
B-1	Bistro 7	± 5,468 SF
C-1	Chihuahua's Grill	± 5,628 SF
D-1	Deadline Escape Room	± 3,562 SF
D-2	Alliance Neurology	± 3,451 SF

Property Photos



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For inquiries please reach out to our team.

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