

FOR SALE

1085 S VIRGINIA ST

MIDTOWN INVESTMENT OPPORTUNITY

Street Commercial Real Estate

522 Lander St #200 Reno, NV 89509

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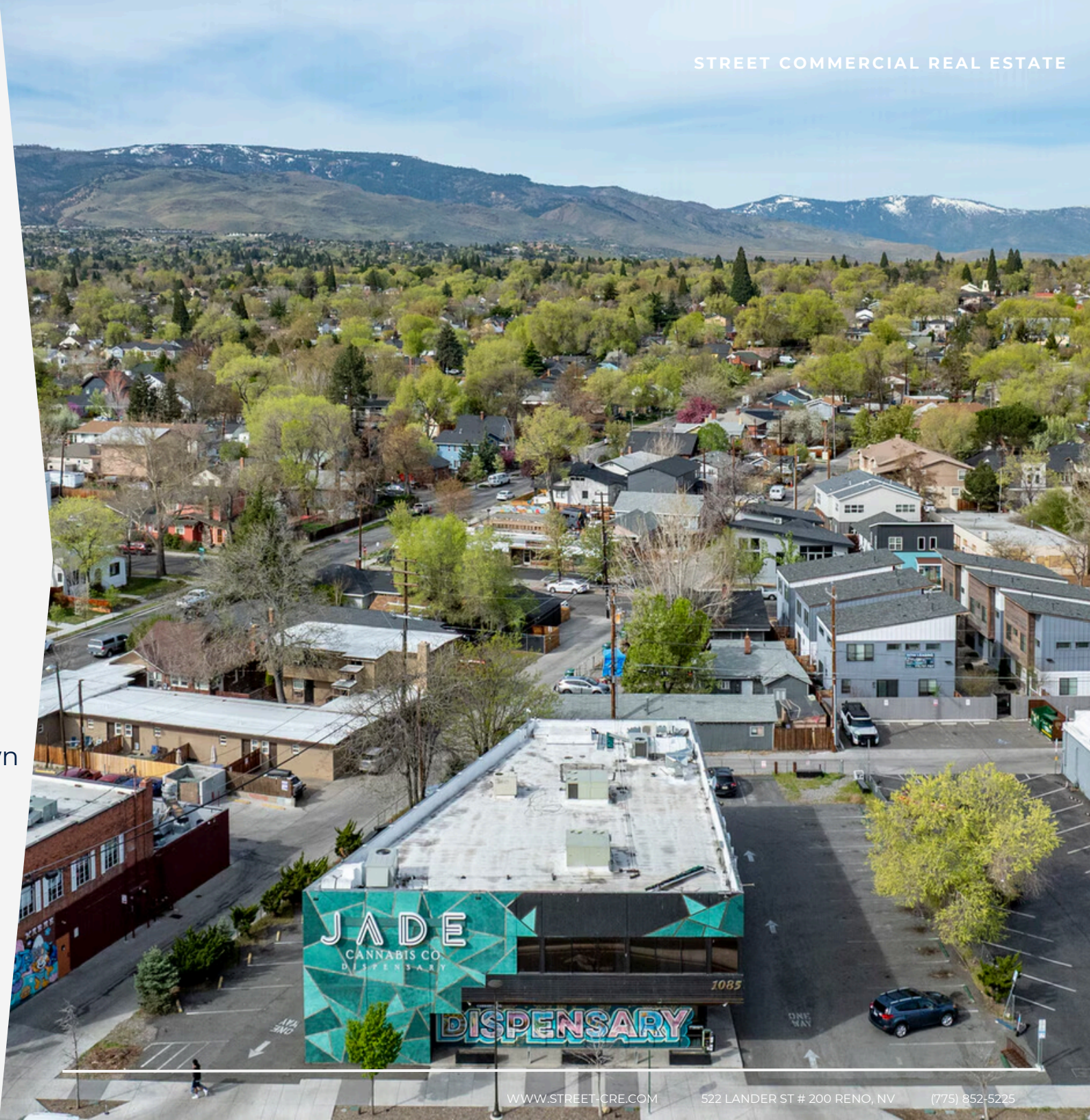
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PROPERTY OVERVIEW

1085 S VIRGINIA ST

- 7,707 SF Retail Storefront Building
- Multitenant Buildout
- 100% Leased
- 29 Surface Parking Spots
- 0.4 AC Lot
- 72' Frontage along S Virginia St
- Built in 1987
- South Virginia/Midtown Submarket

STREET COMMERCIAL REAL ESTATE



LOCATION HIGHLIGHTS

MIDTOWN SUBMARKET

Located in the heart of Midtown Reno, 1085 S. Virginia Street benefits from a position within one of the region's most recognizable mixed-use districts. Midtown has evolved from a traditional commercial corridor into a vibrant destination known for its strong local business community, walkability, arts culture, and ongoing investment activity. The district is widely regarded as Reno's premier destination for independent retailers, restaurants, service providers, and experiential businesses

- Strong Consumer Draw
- Highly Walkable Community
- Strong Local Business Environment
- Established Arts & Culture Investment
- Signature Events to Drive Traffic and Visitors
- Ongoing & Private Investment



INVESTMENT HIGHLIGHTS

1085 S VIRGINIA ST

- Two established tenants providing diversified income
- High-visibility retail location in a proven trade area
- Minimal day-to-day management requirements
- Attractive yield relative to many Western U.S. markets
- Located within one of the fastest-growing metropolitan areas in the West
- Preferred zoning/license requirements limit competition

This offering is a high-yield investment opportunity tailored for Buyers seeking durable income with a premium return

Occupied by an established cannabis operator with a new 5-Year NNN lease in place at close

Defensive Investment Characteristics

- Essential retail tenancy
- Strong surrounding commercial activity
- Daily traffic and excellent visibility
- Proven location with historically strong demand
- Limited vacancy risk due to tenant stability

Appreciation Potential

- Continued Reno population and employment growth
- Limited supply of quality retail investment inventory
- Future rental growth potential
- Inflation-hedged income stream
- Replacement costs supporting long-term value

Specialized Tenant Advantage

Cannabis tenant has made significant investment into the premises through specialized improvements and buildout. These factors, along with a privileged license, create strong incentives for long-term occupancy and support lease stability while enhancing the property's overall investment profile.

INVESTMENT OVERVIEW

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STREET COMMERCIAL REAL ESTATE

Tenant	SF Occupied	Pro Rata Share	Lease Term	Monthly Rent	Annual Rent
Jade Dispensary	3,479	45.14%	5 Yrs	\$15,000 (\$4.31/SF+NNN)	\$180,000
The Studio	4,228	54.86%	Thru Dec 31, 2029	\$6,603 (\$1.56/SF+NNN)	\$79,244
TOTAL	7,707	100%		\$21,603 (\$2.80/SF)	\$259,244
				Annual Operating Expenses (Reimbursed by Tenant)	\$42,091
				Net Operating Income	\$259,244

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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Reno, NV 89509**

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Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!

OUR TEAM



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