

For Lease

Sticks @ MidTown



704 - 764 S. Virginia St.
Reno, NV 89501

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Listing Snapshot



\$2.50 - \$2.85 PSF NNN
Lease Rate



± 1,275 - 1,365 SF
Available Square Footage



\$0.53 PSF
Lease Expense

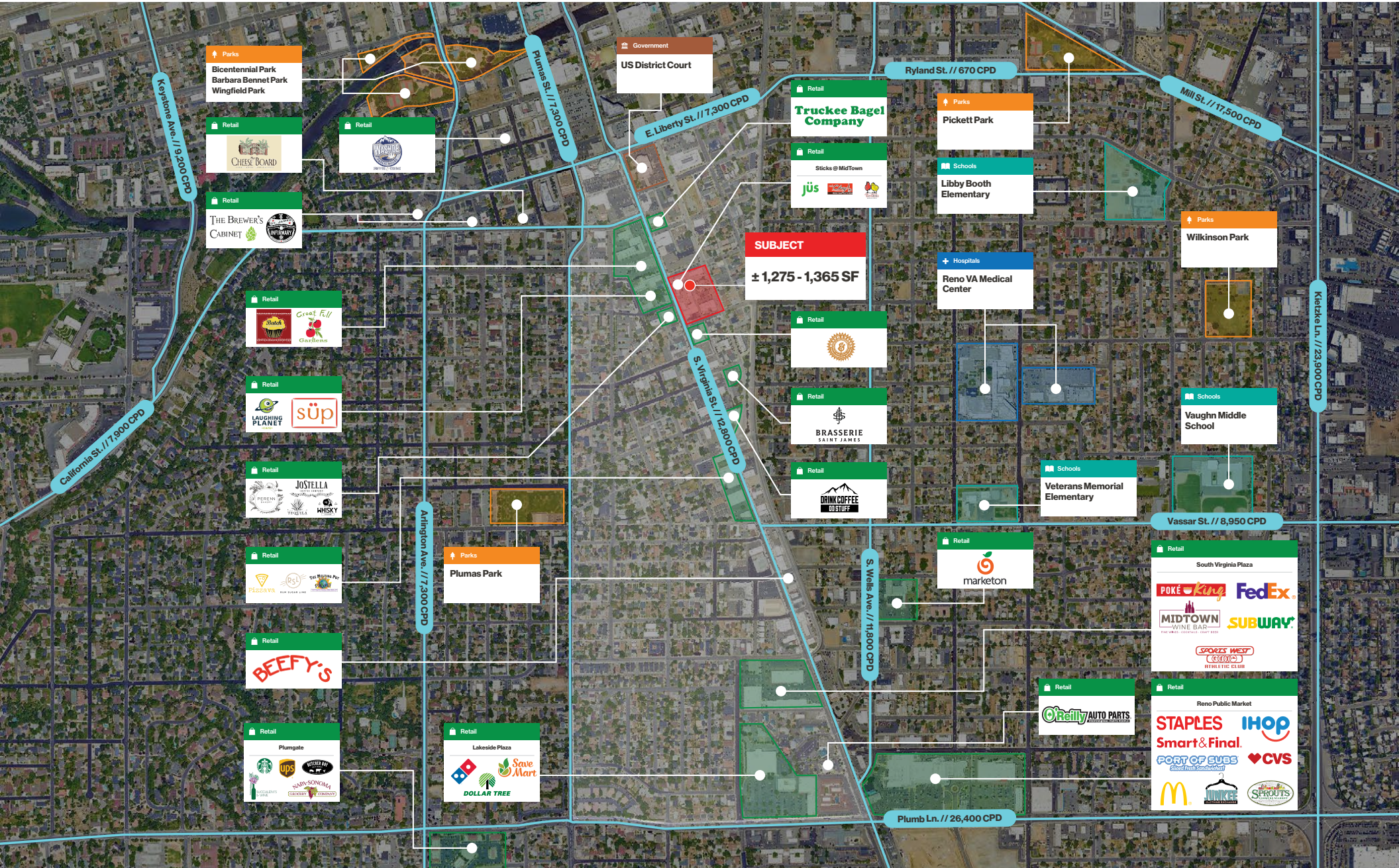
Property Highlights

- Class-A standalone retail in the heart of MidTown
- ±1,275 SF turn-key ice cream shop with grease interceptor access — Available 10/1/2026
- ± 1,139 SF open layout retail space
- Frontage and signage along S. Virginia St
- On-site parking in place along with street parking along S. Virginia St. and S. Center St
- Class-A building completed in 2015
- ADA restrooms in place
- Heavy foot traffic area benefiting from multiple MidTown events
- Surrounding tenants include Two Chicks, Tasty Pot, Crave Cookies, Inclined Burgers, Sierra Belle, and Sugar Blvd.
- Walk Score | 96 walkers paradise

Demographics

	1-mile	3-mile	5-mile
2025 Population	21,889	138,755	247,384
2025 Average Household Income	\$89,629	\$88,799	\$100,863
2025 Total Households	12,033	60,400	104,264





Site Plan

Leased
 Available
 NAP

Suite	Tenant	SF(±)
704A	VACANT* <i>Former ice cream shop with grease interceptor and floor drains in place</i>	1,250
704B	Crave Cookie	1,275
716	Tasty Pot	2,518
724	Mizz Nails	1,415
726	Sierra Belle	1,350
728	Next Home	1,139
732	AVAILABLE <i>Open retail space</i>	1,365
736	Nomad Boutique	1,238
740	Alioto's Focciaciaria	1,218
744	Atlas	2,230
752	Two Chicks	2,482
760	Inclined Burgers	2,000
764	Mari Chuy's	2,016

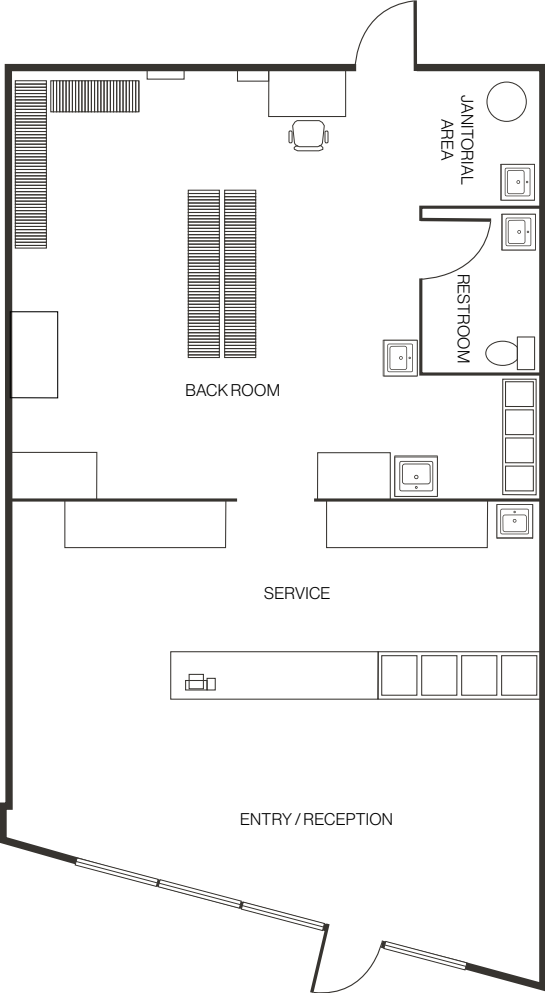


*Available 10/1/26

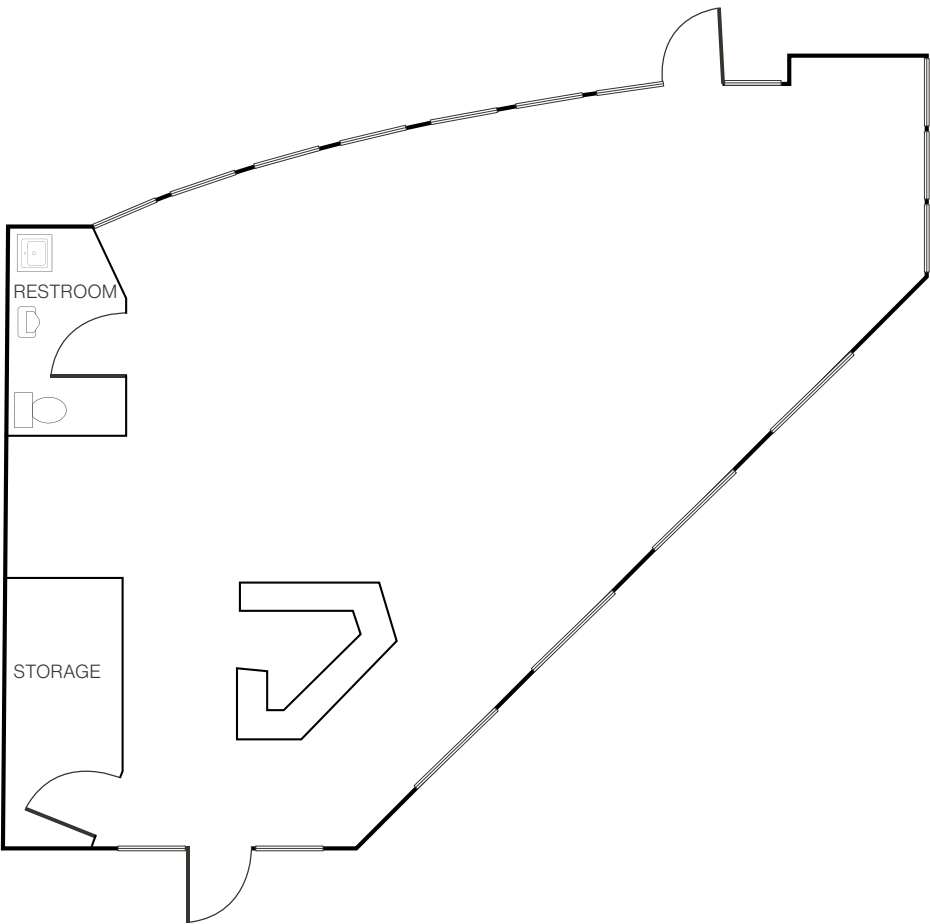


Floor Plan
Suite 704A | ± 1,275 SF*

*Available 10/1/2026



Floor Plan
732 | ± 1,365 SF



Property Photos



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For inquiries please reach out to our team.

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