

For Lease

Triple Seven



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Reno, NV 89501

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Listing Snapshot



\$2.25 PSF NNN
Lease Rate



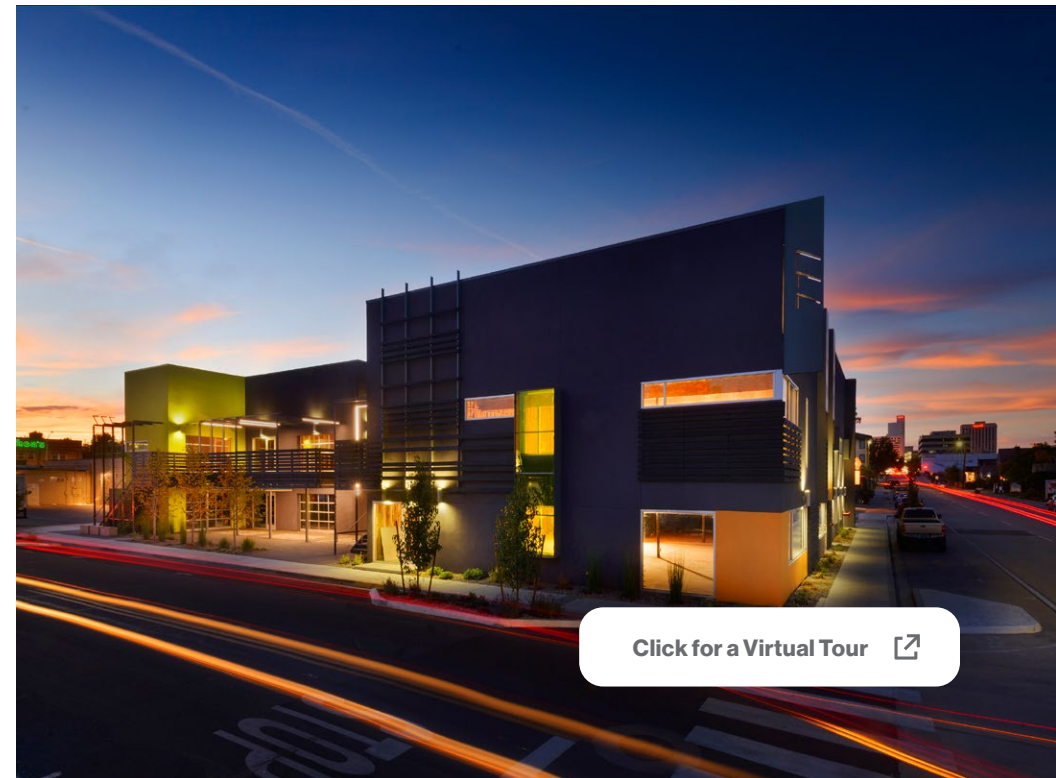
± 1,732 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

- Private restroom in place with additional secured indoor common area restrooms available on site
- On-site parking along the north end of the building along with street parking and access to a paid lot along S. Virginia St. and Cheney St.
- Easy access to surrounding MidTown, downtown, and Wells Ave. business districts via S. Virginia St. and S. Center St.
- Walk score | 96 walker's paradise
- Bike score | 86 very bikeable
- ± 3,000 SF basement space available at \$1.00 PSF NNN with 24-hour access, ideal for personal and professional use



Important Statistics

5-Mile Radius



248,385

Total Population



306,975

Daytime Population



12,467

Number of Businesses



0.56%

2024-2029 Population Growth



179,724

Total Employees



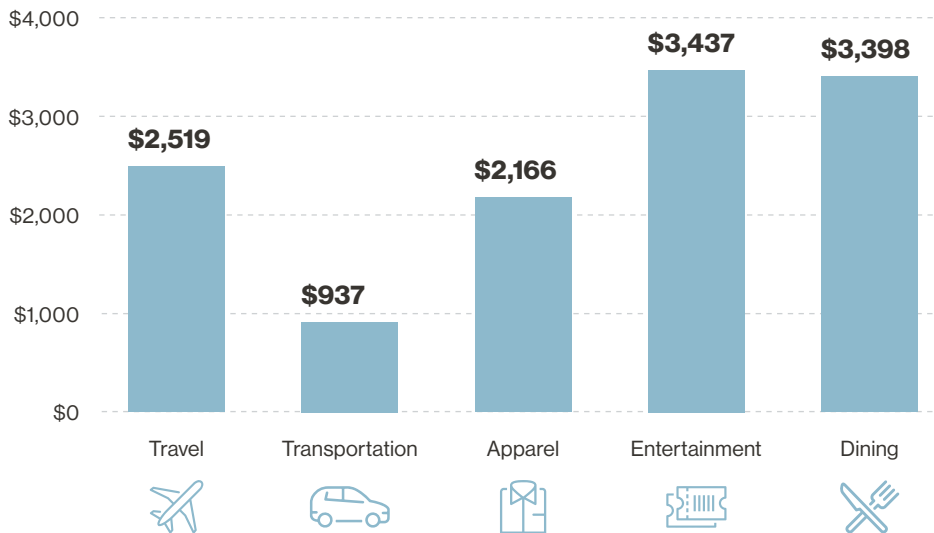
\$498,608

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



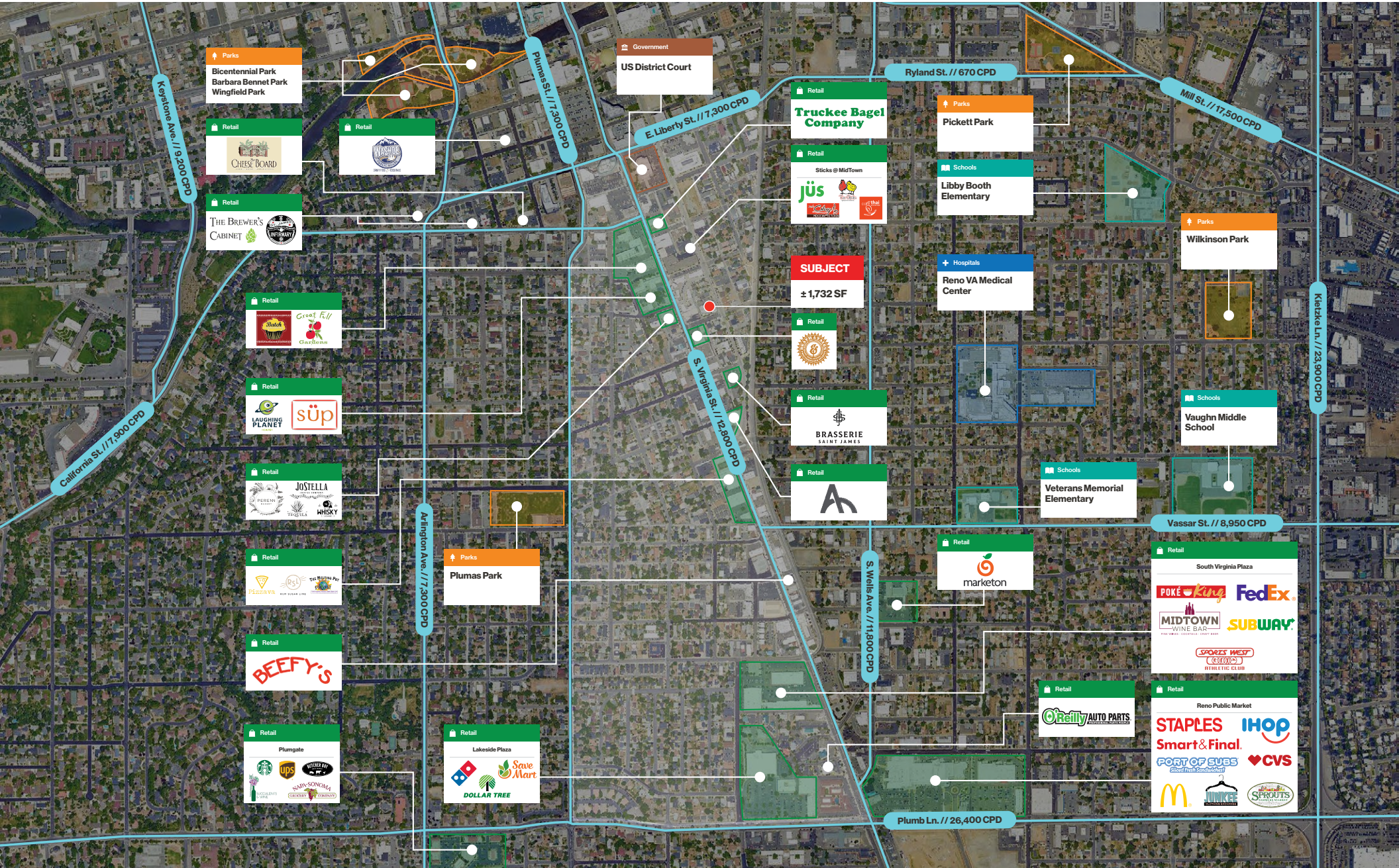
Full Demographic Report

| Population | 1-mile | 3-mile | 5-mile |
|---------------------------|--------|---------|---------|
| 2020 Population | 21,753 | 133,154 | 242,573 |
| 2024 Population | 22,695 | 138,150 | 248,385 |
| 2029 Population | 24,773 | 143,980 | 257,097 |
| Annual Growth 2020 - 2024 | 1.00% | 0.87% | 0.56% |
| Annual Growth 2024 - 2029 | 1.77% | 0.83% | 0.69% |

| Income | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|----------|-----------|
| 2024 Average Household Income | \$88,443 | \$85,359 | \$96,390 |
| 2029 Average Household Income | \$102,985 | \$99,316 | \$111,703 |
| 2024 Per Capita Income | \$46,477 | \$37,265 | \$40,582 |
| 2029 Per Capita Income | \$54,629 | \$44,017 | \$47,798 |

| Households | 1-mile | 3-mile | 5-mile |
|-----------------------|--------|--------|---------|
| 2020 Total Households | 11,481 | 57,199 | 100,417 |
| 2024 Total Households | 11,882 | 59,879 | 104,319 |
| 2029 Total Households | 13,127 | 63,448 | 109,825 |

| Housing | 1-mile | 3-mile | 5-mile |
|------------------------------------|--------|--------|---------|
| 2024 Total Housing Units | 13,213 | 64,526 | 111,083 |
| 2024 Owner Occupied Housing Units | 3,247 | 21,933 | 47,817 |
| 2024 Renter Occupied Housing Units | 8,635 | 37,946 | 56,502 |
| 2024 Vacant Housing Units | 1,331 | 4,647 | 6,764 |
| 2029 Total Housing Units | 14,468 | 68,100 | 116,639 |
| 2029 Owner Occupied Housing Units | 3,519 | 23,315 | 50,713 |
| 2029 Renter Occupied Housing Units | 9,609 | 40,134 | 59,111 |
| 2029 Vacant Housing Units | 1,341 | 4,652 | 6,814 |



Downtown Reno

Hotels / Casinos

Atlantis

PEPPERMILL RENO

Retail

Reno Public Market

CVS pharmacy, IHOP, STAPLES, Bank of America, Smart & Final

Retail

Lakeside Plaza

Save Mart, DOLLAR TREE

Retail

South Virginia Plaza

FedEx, LOCO ONO, MIDTOWN, SUBWAY

Retail



Retail



Parks

Plumas Street Park

Holcomb Ave. // 3,600 CPD

S. Center St. // 3,500 CPD

S. Virginia St. // 12,800 CPD

SUBJECT

± 1,732 SF

Retail

Saint Lawrence Commons

JOSTELLA, WHISKY

Retail

Saint Lawrence Corner

süp

Retail

LAUGHING PLANET

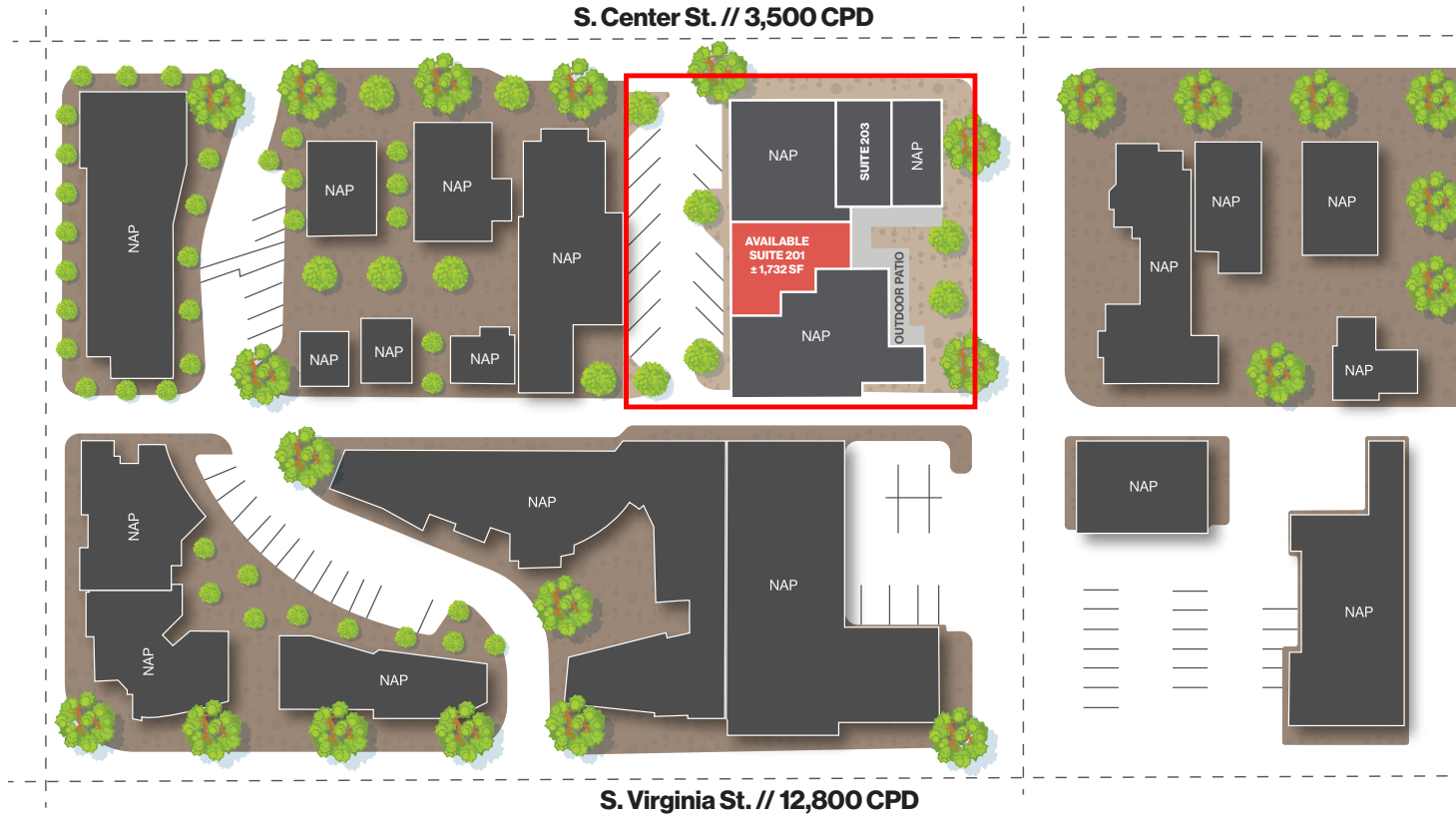
Retail

sticks at Midtown, jüs, hello yoga

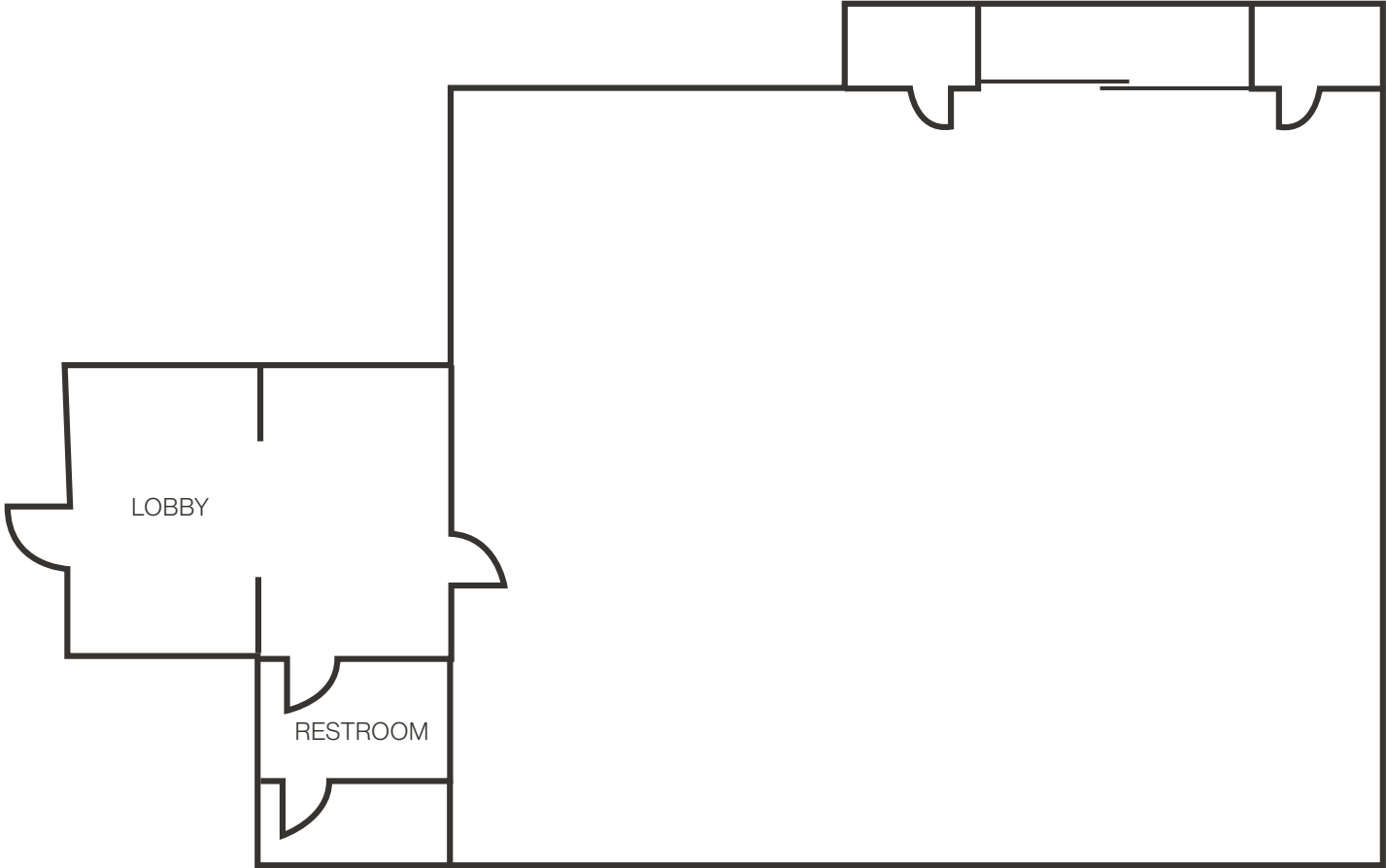
Site Plan

Available ■ NAP

[Click for a Virtual Tour](#) 



Floor Plan | Suite 201 ± 1,732 SF



Property Photos



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For inquiries please reach out to our team.

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