

1041

S Virginia St

RENO, NV 89502

**RESTAURANT
RETAIL
FOR LEASE**



GARY TREMAINE

SENIOR VP OF RETAIL

775.745.2060 **CELL**

gtremaine@dicksoncg.com

S.29033



CORFAC
INTERNATIONAL

1041

S Virginia St
RENO, NV 89502



ABOUT THE PROPERTY

- Inline restaurant space and outdoor patio area in Midtown previously occupied by Parlay 6 Brewing Company.
- Open concept of +/- 5,200 SF with a bar area, kitchen area, a walk-in refrigerator, approximately 24 existing taps, and two restrooms.
- Space connected to grease interceptor (size to be verified).
- FF&E list upon request and to be negotiated for purchase.



SIZE | 5,200 SF

APN | 014-064-25

LEASE RATE | Negotiable

TRIPLE NET | Negotiable

ZONING | MU-MC

Mixed Use-Midtown Commercial

SITE MAP



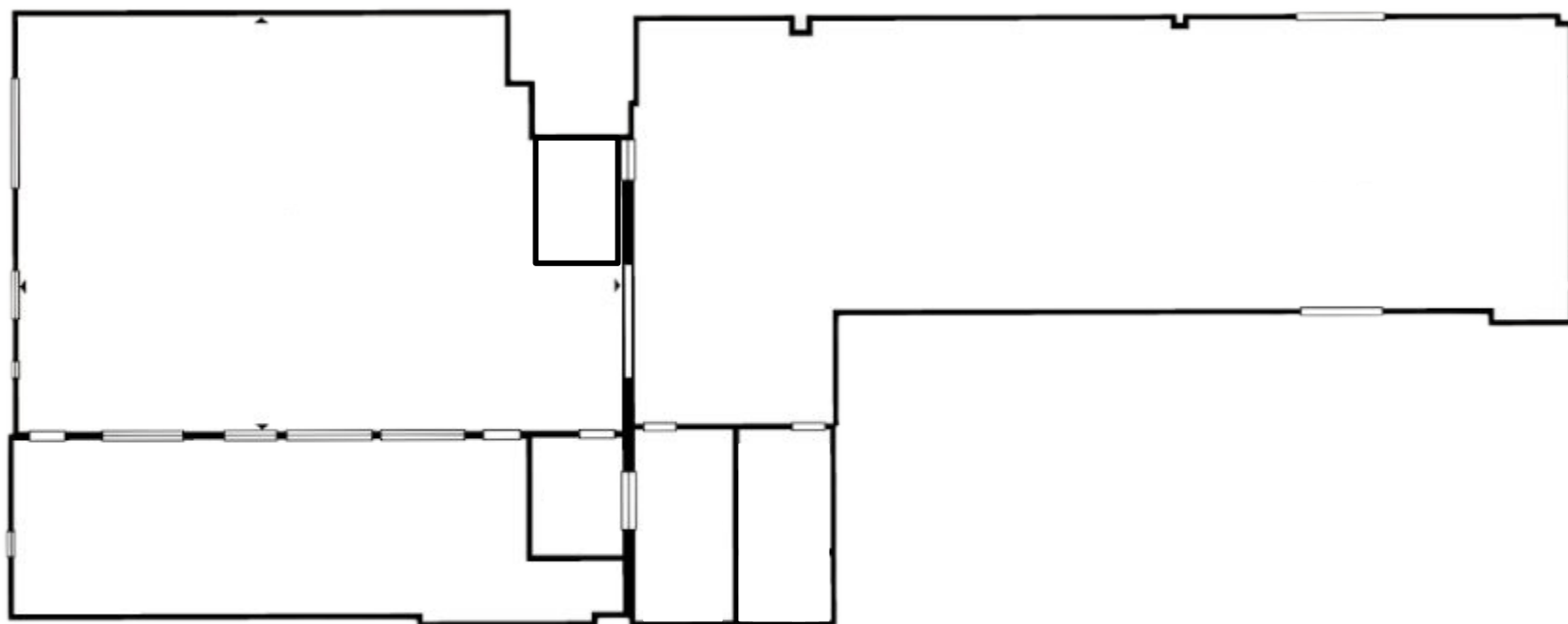
1041
S Virginia St

LOCATION HIGHLIGHTS

- Prime MidTown Reno location along the highly visible South Virginia Street.
- Walkable, amenity-rich corridor surrounded by acclaimed restaurants, breweries, cafés, boutiques and services.
- Minutes from Downtown Reno, the Truckee River, Riverwalk and major entertainment destinations.
- Excellent regional connectivity with convenient access to I-80 and Reno's major arterial network.
- Strong infill location within one of Reno's most established and dynamic mixed-use districts.
- Established live-work-play environment supporting consistent pedestrian, employee and customer activity.

FLOOR PLAN

5,200 SF



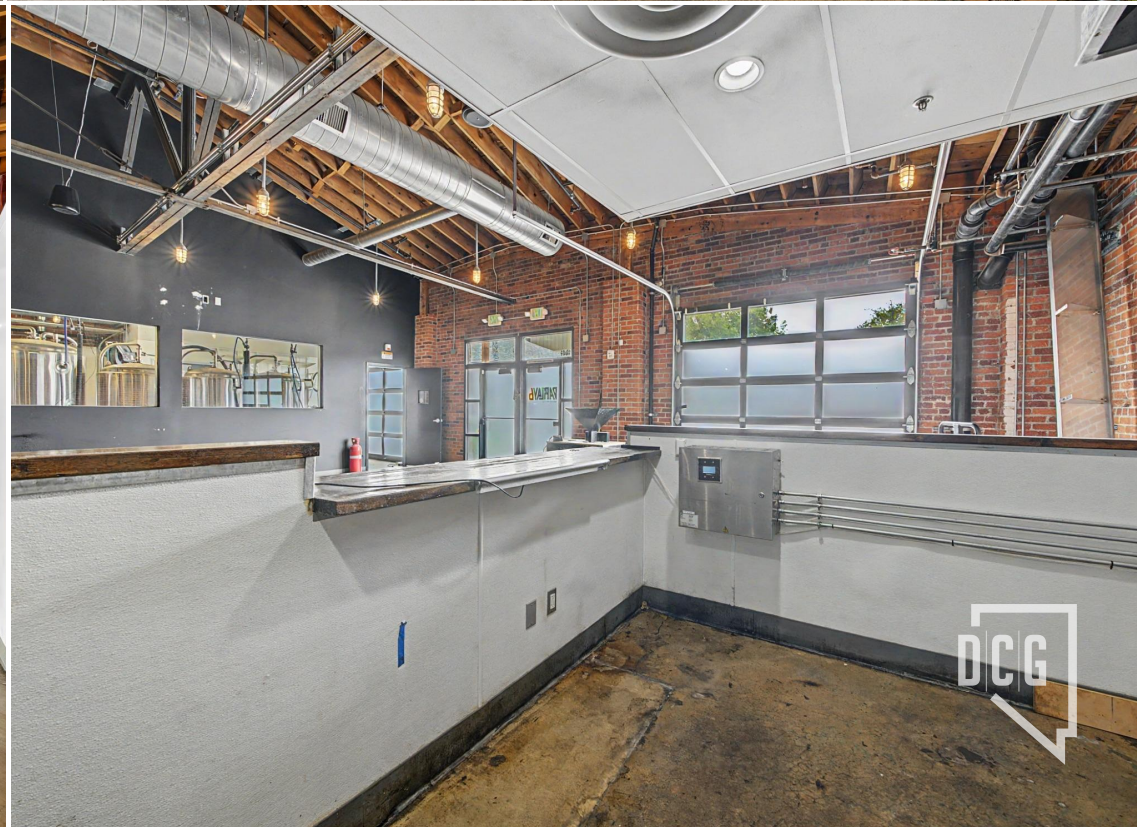
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





BATHROOM PHOTOS



AREA MAP | NORTHWEST



Renown[®]
HEALTH

Nugget[™]
CASINO RESORT



VA



U.S. Department
of Veterans Affairs



HOLCOMB AVE



1041
S VIRGINIA ST

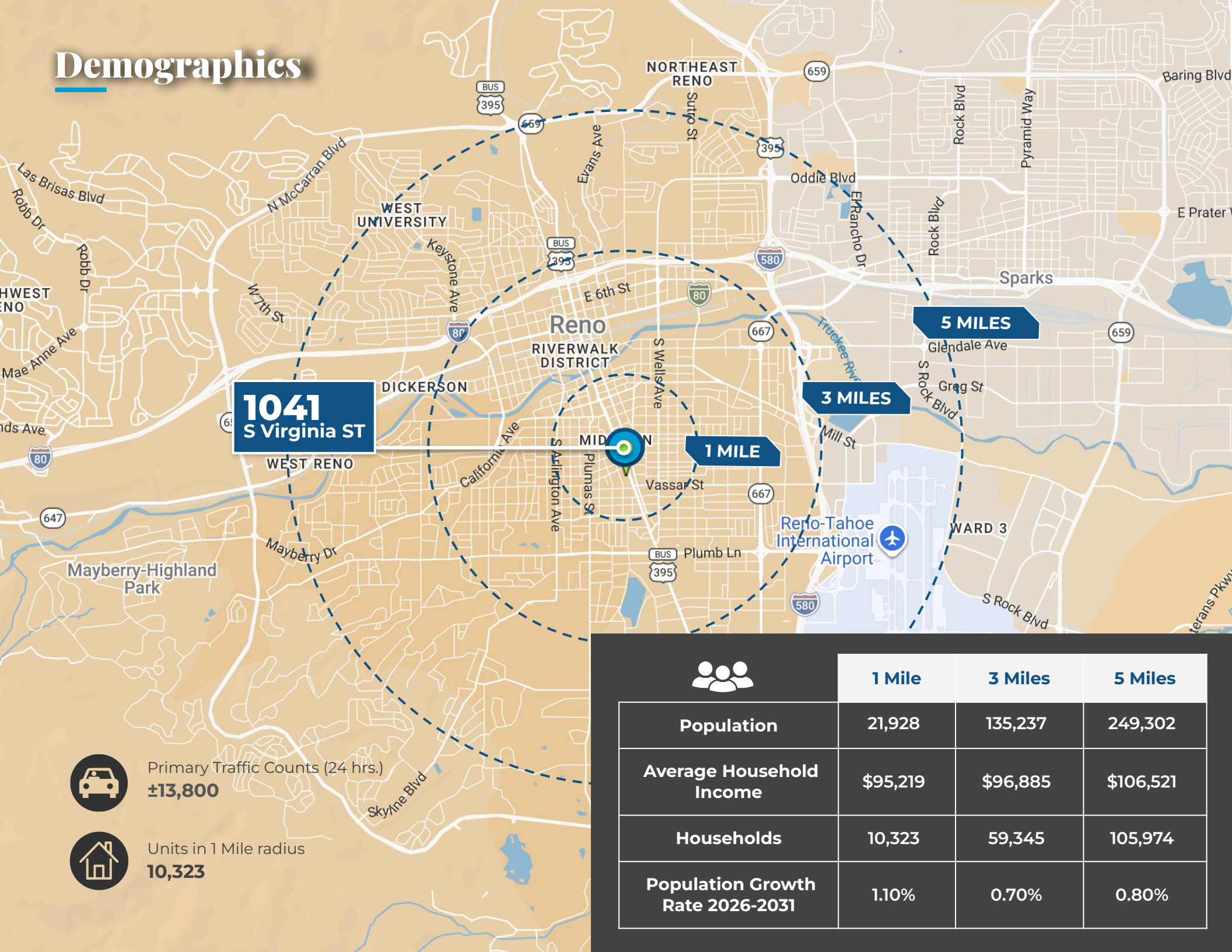
The
FOX
Est. Restaurant & Brewery 2008

S VIRGINIA ST

WINGERS
WAREHOUSE

N

Demographics



1041
S Virginia ST

5 MILES

3 MILES

1 MILE



Primary Traffic Counts (24 hrs.)
±13,800



Units in 1 Mile radius
10,323

	1 Mile	3 Miles	5 Miles
Population	21,928	135,237	249,302
Average Household Income	\$95,219	\$96,885	\$106,521
Households	10,323	59,345	105,974
Population Growth Rate 2026-2031	1.10%	0.70%	0.80%

Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA NEVADA CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



GARY TREMAINE

SENIOR VP OF RETAIL

775.745.2060 **CELL**

gtremaine@dicksoncg.com

S.29033

**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*