

# FOR LEASE: RETAIL

2295-2303 S.VIRGINIA STREET  
RENO, NV 89501  
**ORCHARD PLAZA**

## SF Available:

1912.50 SF divisible 1125 SF and 787.50 SF  
2295 S. Virginia Suites 9-10

1520 SF — 2303 S. Virginia Suite 7

825 SF — 2303 S. Virginia Suite 4

## PRICE

\$1.45 PSF/NNN

## PROPERTY OVERVIEW:

Center is serviced by a traffic signal; exposure to over 26,500 cars per day\*; co-tenants include Black Bear Diner, El Pollo Loco, Star Cleaners, American Family Insurance, 2D Wok Restaurant and Maverick Financial. Center was recently renovated with exterior improvements including a new facade, paint, and signage.



**Contact: Kimberly Clark**

License #: B.0049252.CORP

KimberRidge Commercial Real Estate

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**KimberRidge**  
**COMMERCIAL REAL ESTATE**  
COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT • CONSTRUCTION

**Kimberly Clark**  
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**Property Information:**

2293-2302 S. Virginia St.  
Orchard Plaza

**AVAILABLE**

- Suite 2295 - 9 -10 1912.50 SF Divisible to 1125 SF and 787.50 SF
- Suite 2303-7 1520 SF
- Suite 2303-4 825 SF

**PRICE:**

\$1.45 per sf/NNN

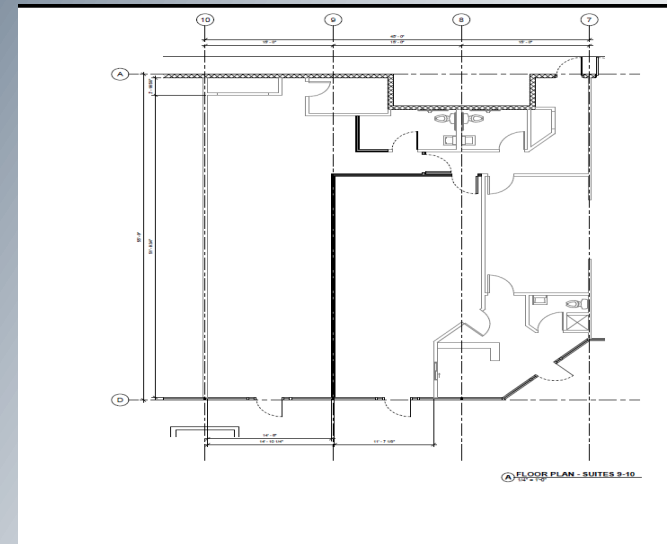
**Area**

Centrally located on S. Virginia near the Plumb Lane intersection; adjacent to Silver Wing residential development and the Park Lane Promenade coming soon. Flexible terms and improvement considerations.

**LEASE DETAILS**

**ORCHARD PLAZA**

2293-2302 S. Virginia St.  
\$1.45 per sf/NNN



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