

**FOR LEASE**

# Sierra Marketplace

3650 South Virginia St, Reno, NV 89502



## CONTACT

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## Property Highlights

**ADDRESS** 3650 South Virginia Street, Reno, NV 89502

**ZONING** Mixed Convention Regional Center Plan (MUCC)

**TRAFFIC COUNTS** Approximately  $\pm$ 43,000 cars on South Virginia and Moana Lane

**PROPERTY OVERVIEW** Co-tenants include Atlantis Casino, Popeyes Chicken, Cricket Wireless, Rapid Cash, Geico, Bazaar Greek restaurant, Washoe County Republican Office, Richards Gallery of Fine Arts, Sourced Staffing, Elements and Biggest Little Investments.

Fully signalized intersection and 1/2 mile from I-580 on/off ramps at Moana Lane.

Excellent visibility from South Virginia Street and Moana Lane, two main arterial corridors in Central Reno.

Approximately 200 ft from Atlantis Casino, having  $\pm$ 800 guest rooms.

Approximately 1/3 mile from Peppermill Hotel and Casino, having  $\pm$ 1,600 guest rooms.

Approximately 1,000 ft from Reno/Sparks Convention Center.

**VIDEO** <https://youtu.be/6Tt1qtl3Owg>



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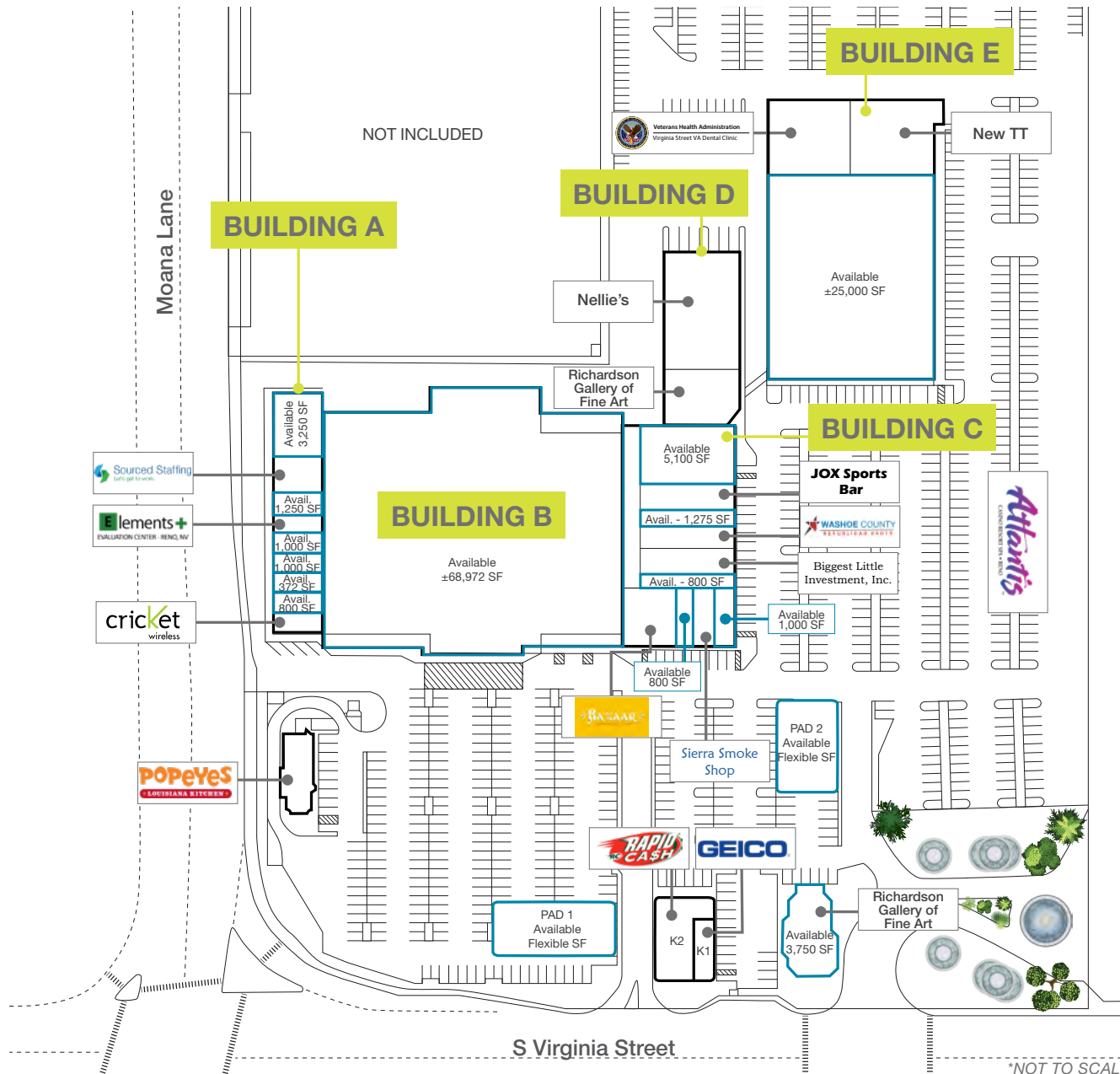
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## SITE PLAN

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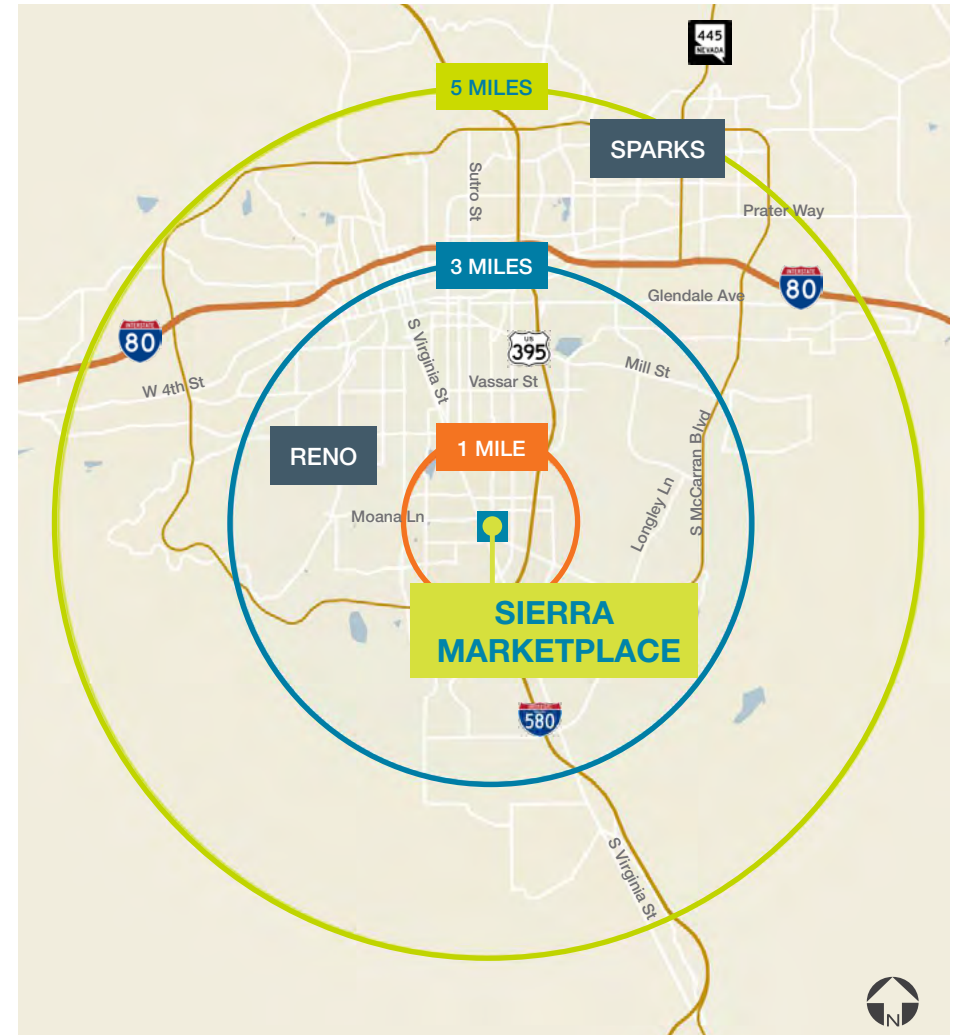


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### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2018 Population	26,517	91,666	210,308
2018 Daytime Population	32,947	160,800	287,733
2023 Projected Population	28,301	96,431	222,071
2010 Census Population	23,711	84,698	193,746
2018-2023 Annual Population Growth Rate	1.31%	1.82%	1.09%
2018 Median Age	31.3	39.1	37.4
% Some College or Higher	22.6%	24.3%	24.1%
HOUSEHOLDS			
2018 Households	11,150	44,744	97,630
2023 Projected Households	11,715	46,630	102,229
2010 Census Households	10,471	42,301	91,801
2000 Census Household	10,014	37,533	76,273
2010-2018 Annual Household Growth Rate	6.29%	5.76%	3.08%
2018-2023 Annual Household Growth Rate	4.82%	4.22%	4.71%
2018 Average Household Size	2.68	2.30	2.37
INCOME			
2018 Median Household Income	\$30,919	\$40,583	\$42,889
2023 Projected Median Household Income	\$35,076	\$45,388	\$48,675
2018 Average Household Income	\$42,942	\$63,280	\$66,226
2023 Projected Average Household Income	\$49,505	\$71,182	\$74,337
2018 Per Capita Income	\$16,274	\$27,910	\$28,142
HOUSING			
2018 Housing Units	11,150	44,744	97,630
2018 Occupied Units	9,835	39,330	86,988
2018 Vacant Units	1,315	5,414	10,642
2018 Owner Occupied Units	2,119	15,079	36,123
2018 Renter Occupied Units	7,716	24,251	50,865
2018 Median Housing Value	\$35,440	\$290,405	\$278,218
2018 Average Housing Value	\$188,786	\$363,967	\$349,142



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