

# THE PAVILIONS



**FOR  
LEASE**

**Retail, Office, and Restaurant**

**8155-8195 S Virginia St, Reno, NV 89511**

**Fritz Duda Company | 775.446.5610 | [leasingnv@fritzduda.com](mailto:leasingnv@fritzduda.com)**





## Leasing Opportunities:

|             |          |               |
|-------------|----------|---------------|
| Suite A-600 | 3,670 sf | North end cap |
| Suite B-250 | 2,250 sf | Middle suite  |
| Suite B-950 | 1,831 sf | South end cap |

Ideal for restaurant





**Suite A-600**

**3,670 sf**

**End cap with charming windows & double door entrance  
Located across from Starbucks and next to Bobby Page's Cleaners**





Suite B-250

2,250 sf

Cozy middle suite with two entry doors  
Located between Lee's Discount Liquor and Stretch Zone





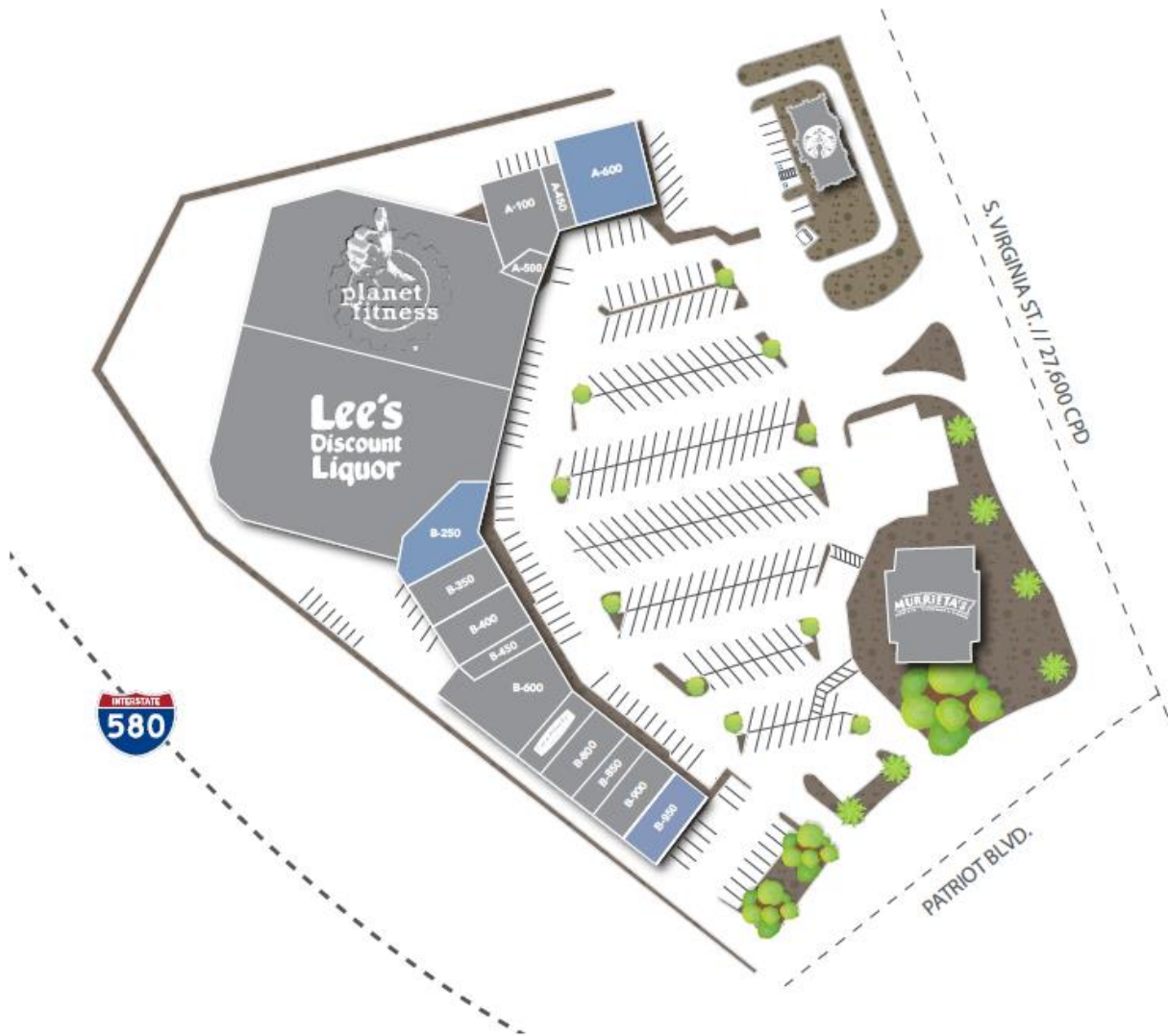
**Suite B-950**

**1,831 sf**

**End cap with generous windows & great natural light  
Located next to Visionary Eye Center and across from Murrieta's and In-N-Out Burger**



## Property Site Plan



| PAVILIONS |                            |           |
|-----------|----------------------------|-----------|
| UNIT      | TENANT                     | SF        |
| 8195      | Murrieta's                 | 5,735 SF  |
| 8165-A    | Lee's Discount Liquor      | 23,729 SF |
| 8165-B    | Planet Fitness             | 23,729 SF |
| A-100     | Bella Italia               | 2,238 SF  |
| A-450     | Bobby Page's Cleaners      | 600 SF    |
| A-500     | Truckee River Tile & Stone | 508 SF    |
| A-600     | AVAILABLE                  | 3,670 SF  |
| B-600     | Absolute Music             | 3,870 SF  |
| B-250     | AVAILABLE                  | 2,250 SF  |
| B-350     | Stretch Zone               | 1,400 SF  |
| B-400     | Eden Nail Salon            | 1,904 SF  |
| B-450     | Edward Jones               | 850 SF    |
| B-700     | Papa Murphy's Pizza        | 1,080 SF  |
| B-800     | Crazy D's Hot Chicken      | 1,008 SF  |
| B-850     | Let Us Mail                | 900 SF    |
| B-900     | Visionary Eye Center       | 1,653 SF  |
| B-950     | AVAILABLE                  | 1,831 SF  |
| PAD       | Starbucks                  | 2,000 SF  |



## Pavilions Tenants – North

Lee's Discount Liquor  
Bella Italia

Planet Fitness  
Bobby Page's Cleaners

Truckee River Tile & Stone  
Starbucks





### Pavilions Tenants – South

**Murrieta's**  
**Crazy D's Hot Chicken**  
**Edward Jones**

**Visionary Eye Center**  
**Papa Murphy's Pizza**  
**Eden Nail Salon**

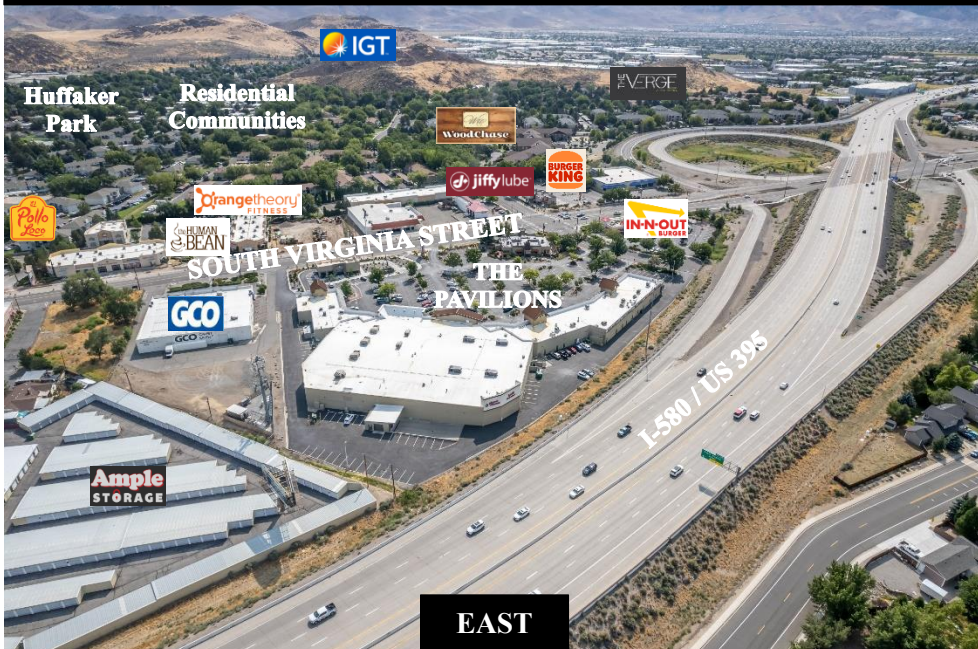
**Let Us Mail**  
**Absolute Music**  
**Stretch Zone**





### Neighboring The Pavilions

- To the north: Ample Self Storage, GCO Carpet Outlet, AutoZone, CVS, Napa Sonoma Grocery Co., Orangetheory Fitness, The Human Bean, El Pollo Loco, Haleyon Apartments, Target, The Home Depot, Whole Foods Market, and Meadowood Mall
- To the south: In-N-Out Burger, Audi Reno Tahoe, Tesla Showroom, WinCo Foods, Hilton Garden Inn, Sprouts, and Renown South Reno Medical Center
- To the east: Burger King, Jiffy Lube, Wood Chase Apartments and Condos, Huffaker Park, The Verge Apartments, IGT, and residential communities
- To the west: Crystal Lake Park and residential communities





#### INCOME

|                         | 2 mile   | 5 mile    | 10 mile  |
|-------------------------|----------|-----------|----------|
| Avg Household Income    | \$98,012 | \$109,001 | \$95,791 |
| Median Household Income | \$73,184 | \$83,459  | \$72,462 |
| < \$25,000              | 1,023    | 7,538     | 22,555   |
| \$25,000 - 50,000       | 2,110    | 10,650    | 30,087   |
| \$50,000 - 75,000       | 1,613    | 9,183     | 24,310   |
| \$75,000 - 100,000      | 1,426    | 7,254     | 18,936   |
| \$100,000 - 125,000     | 813      | 6,344     | 15,539   |
| \$125,000 - 150,000     | 607      | 4,971     | 11,156   |
| \$150,000 - 200,000     | 717      | 6,308     | 12,770   |
| \$200,000+              | 911      | 7,403     | 13,414   |

#### POPULATION

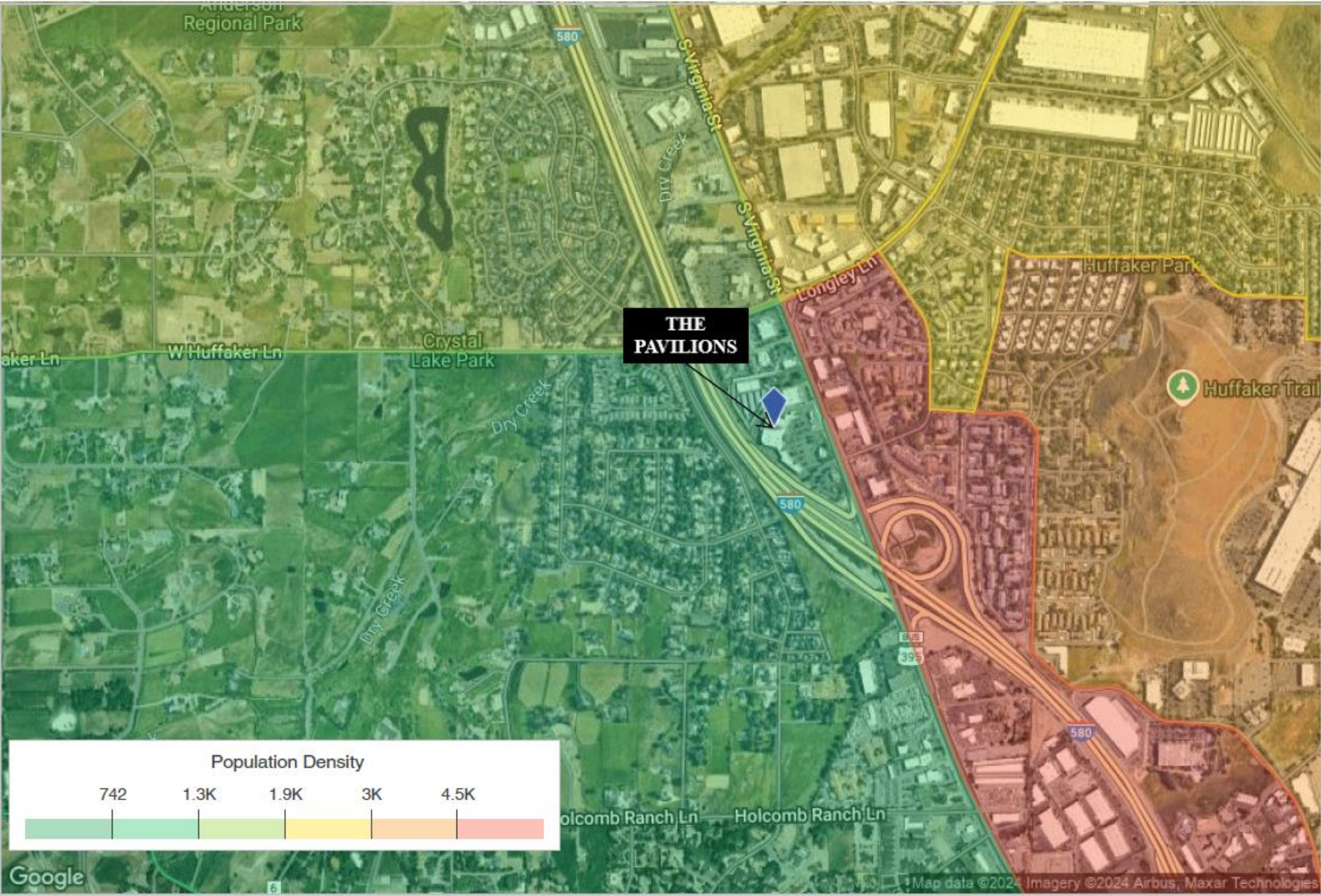
|                             | 2 mile | 5 mile  | 10 mile |
|-----------------------------|--------|---------|---------|
| 2020 Population             | 19,397 | 137,999 | 356,847 |
| 2024 Population             | 20,660 | 142,393 | 365,501 |
| 2029 Population Projection  | 21,952 | 150,469 | 385,701 |
| Annual Growth 2020-2024     | 1.6%   | 0.8%    | 0.6%    |
| Annual Growth 2024-2029     | 1.3%   | 1.1%    | 1.1%    |
| Median Age                  | 39.3   | 41.2    | 39      |
| Bachelor's Degree or Higher | 37%    | 38%     | 31%     |

#### TRAFFIC

| Collection Street     | Cross Street         | Traffic Volume | Distance from Property |
|-----------------------|----------------------|----------------|------------------------|
| North-South Freeway   | Rusty Rd SW          | 115,763        | 0.09 mi                |
| South Virginia St     | E Patriot Blvd SE    | 25,366         | 0.10 mi                |
| South Virginia St     | E Patriot Blvd NE    | 4,238          | 0.12 mi                |
| E Patriot Blvd        | Dixon Ln SW          | 8,450          | 0.12 mi                |
| South Virginia St     | E Patriot Blvd N     | 25,089         | 0.13 mi                |
| US Hwy 395            | South Virginia St SE | 3,071          | 0.16 mi                |
| E Patriot Blvd        | South Virginia St SW | 4,952          | 0.17 mi                |
| South Virginia Street | E Patriot Blvd N     | 27,247         | 0.18 mi                |
| South Virginia St     | Longley Ln NW        | 25,918         | 0.20 mi                |
| Longley Ln            | South Virginia St NE | 9,640          | 0.20 mi                |



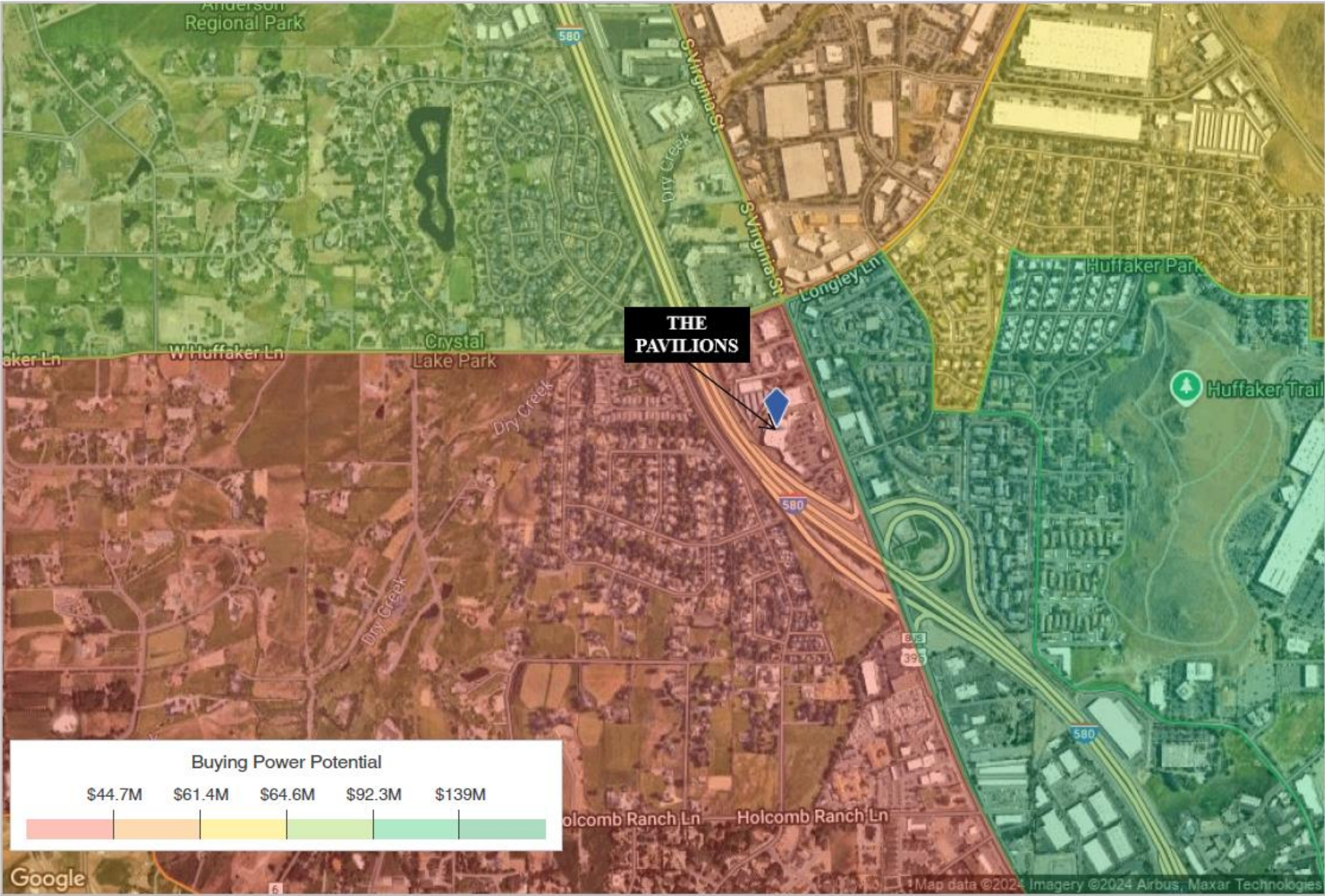
Pavilions Population Density



Pavilions Median Household Income



Pavilions Buying Power Potential



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For leasing information, please contact:

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