

1385 N Virginia St
SUITE 105

The Towers at PinkHill

Reno, NV 89503

RETAIL/OFFICE
FOR LEASE

SPACES HAVE
GREASE INTERCEPTOR

GARY TREMAINE

SENIOR VP OF RETAIL
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CORFAC
INTERNATIONAL

SUITE 105
Office or restaurant
Will be connected to grease
interceptor



Property Highlights

- Located directly across the street from the University of Nevada, Reno, with over 21,000 enrolled students.
- 3 floors of student housing located above, 23 units for 53 students.
- Frontage on Virginia Street and half a mile from Interstate 80.
- Within walking distance to E.L. Wiegand Fitness Center, Lawlor Events Center, Nightingale Concert Hall, and much more!



LEASE RATE | NEGOTIABLE

SUITE 105 | 1,800 SF

**With grease interceptor*

ZONING | MU

MIXED-USED URBAN

AREA MAP | North



ARCHIE'S
giant hamburgers & breakfast

MIKE'S
LOVE & SANDWICHES

World Famous
Little Waldorf
RENO, NEVADA

RUBY'S
SHAKE SHOP

FIFTEEN 51

THE DEAN
RENO

N University of Nevada, Reno

1385
N Virginia St

HILLSIDE DR

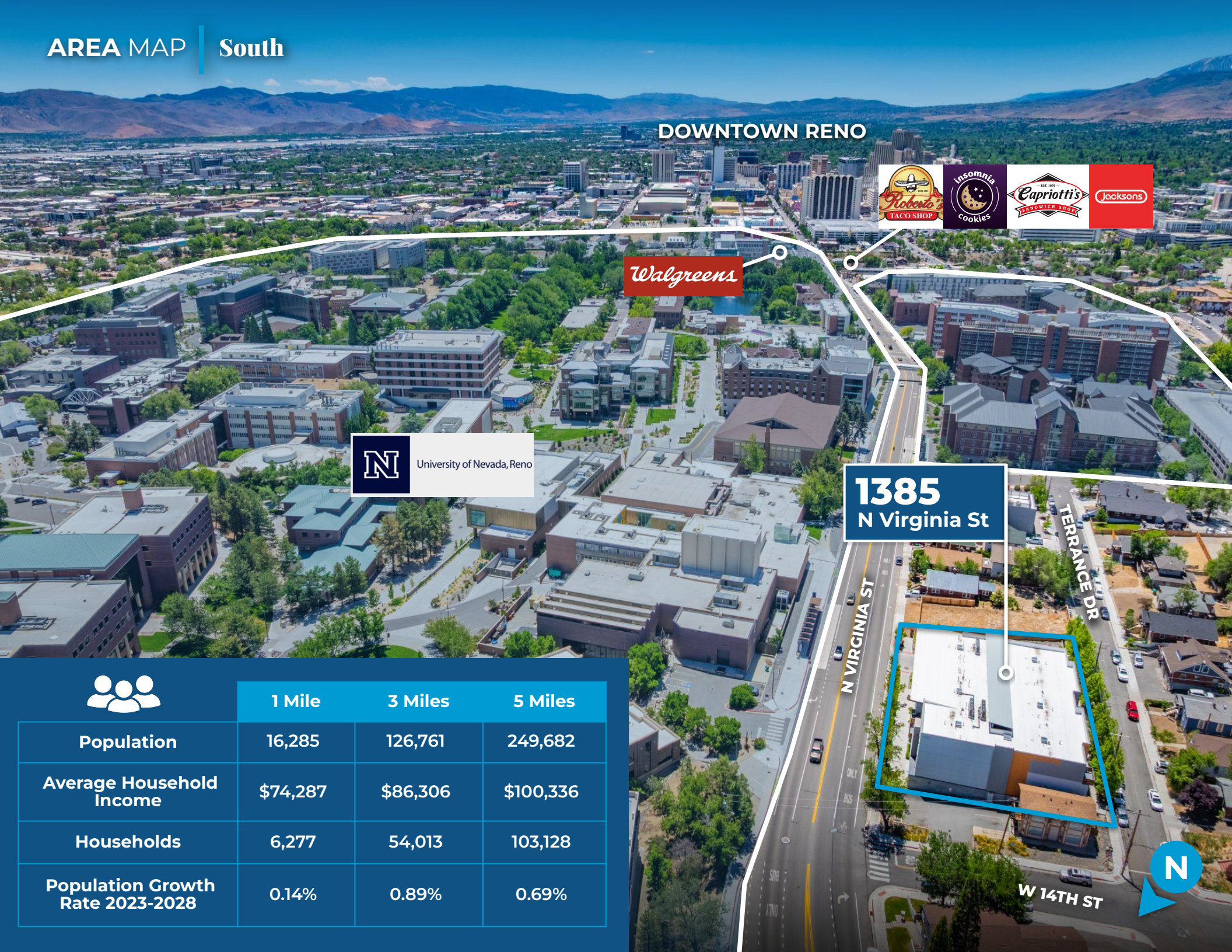
W 14TH ST

TERRANCE DR

N VIRGINIA ST



AREA MAP | South



DOWNTOWN RENO



Walgreens



University of Nevada, Reno

1385
N Virginia St

N VIRGINIA ST

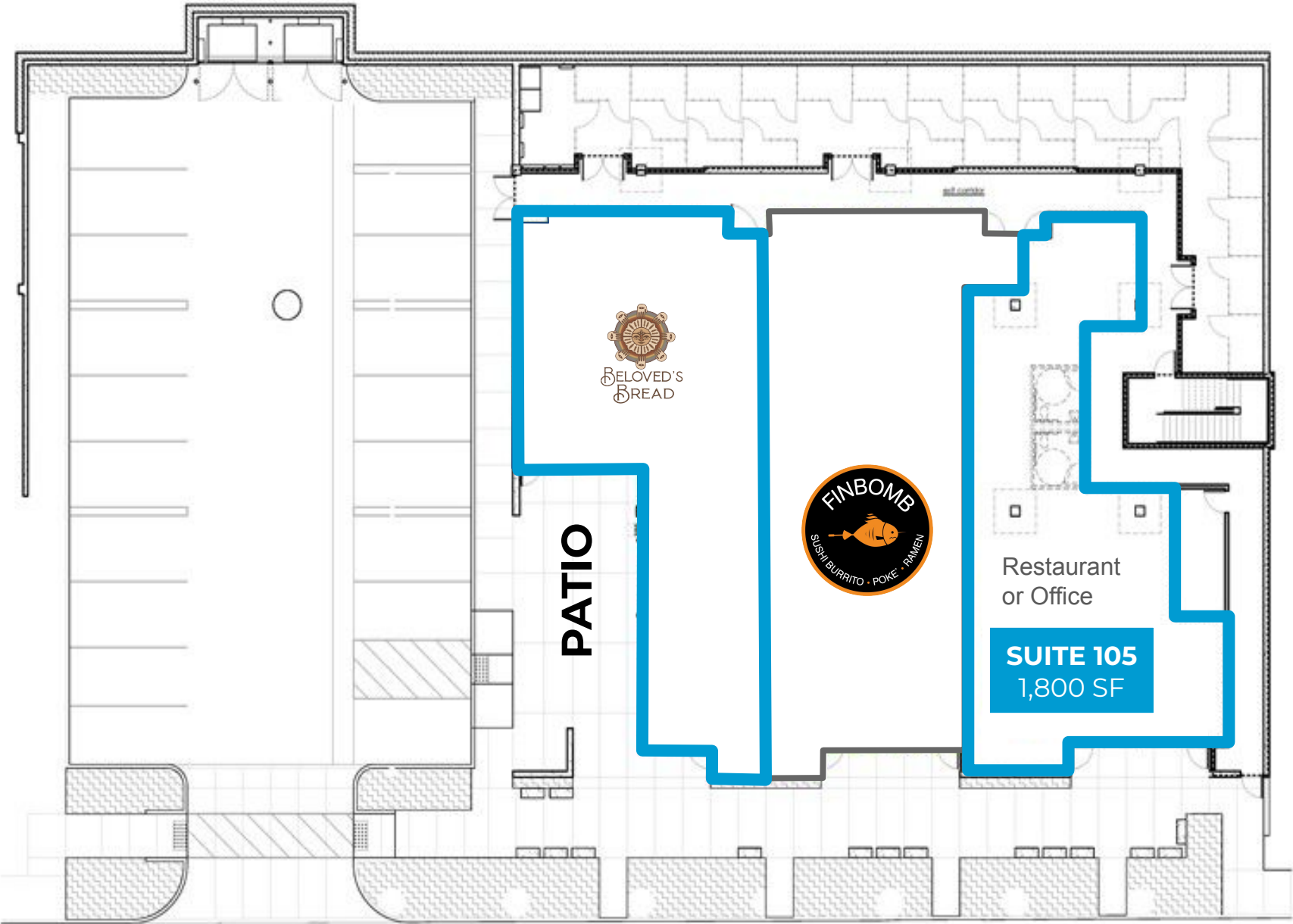
TERRANCE DR

W 14TH ST



	1 Mile	3 Miles	5 Miles
Population	16,285	126,761	249,682
Average Household Income	\$74,287	\$86,306	\$100,336
Households	6,277	54,013	103,128
Population Growth Rate 2023-2028	0.14%	0.89%	0.69%

FLOOR PLAN







- UNR Currently offers 145 undergraduate and 124 graduate programs
- The campus is located north of downtown Reno on approximately 200 acres—remains a central hub for education and community engagement.
- In-state undergraduate tuition (2025–26): \$10K per year. Compared to average Tier-1 R1 public universities, UNR in-state tuition is approximately \$3,000 lower, reinforcing its claim of being significantly more affordable.
- Maintains multiple engineering facilities, including Palmer, Scrugham, Harry Reid, and earthquake engineering labs, alongside ongoing investments in new infrastructure.
- The UNR College of Business stands out as a key asset, offering robust undergraduate programs—including Accounting, Business Administration, Information Systems, and Gaming Management

***Construction is underway on the John Tulloch Business Building, set to open Fall 2025—a major development rather than a new school. It will anchor the College of Business with modern amenities, including a large auditorium, trading labs, and flexible collaboration spaces.**



23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

19K
UNDERGRADUATE
STUDENTS

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th **fastest-growing state in the nation**,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)



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:

NO

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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



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%