

FOR LEASE | QUAIL PARK SOUTH | PRIME SOUTH RENO LOCATION

# 8040 South Virginia Street

Reno, Nevada 89511

LAST SPACE  
AVAILABLE



## Property Highlights

- Available September 1, 2026
- Suite 4-5: 6,622 ± SF
- Lease Rate: \$2.50/SF/mo NNN
- Turnkey Class A Medical Office
- Building and Monument Signage Available
- Excellent Visibility and Access on South Virginia St
- Near Interstate I-580
- Frontage: 70 ± Feet on South Virginia St

## Medical Office Turnkey Improvements

- |                    |                      |
|--------------------|----------------------|
| • Exam Rooms: 20   | • Nurses Stations: 3 |
| • Procedure Room   | • Waiting Room       |
| • Multiple Offices | • IT Room            |
| • Restrooms: 6     | • Storage            |



Tad Loran  
NV RE # S.0078025  
Vice President  
775.332.7313  
[tad.loran@avisonyoung.com](mailto:tad.loran@avisonyoung.com)



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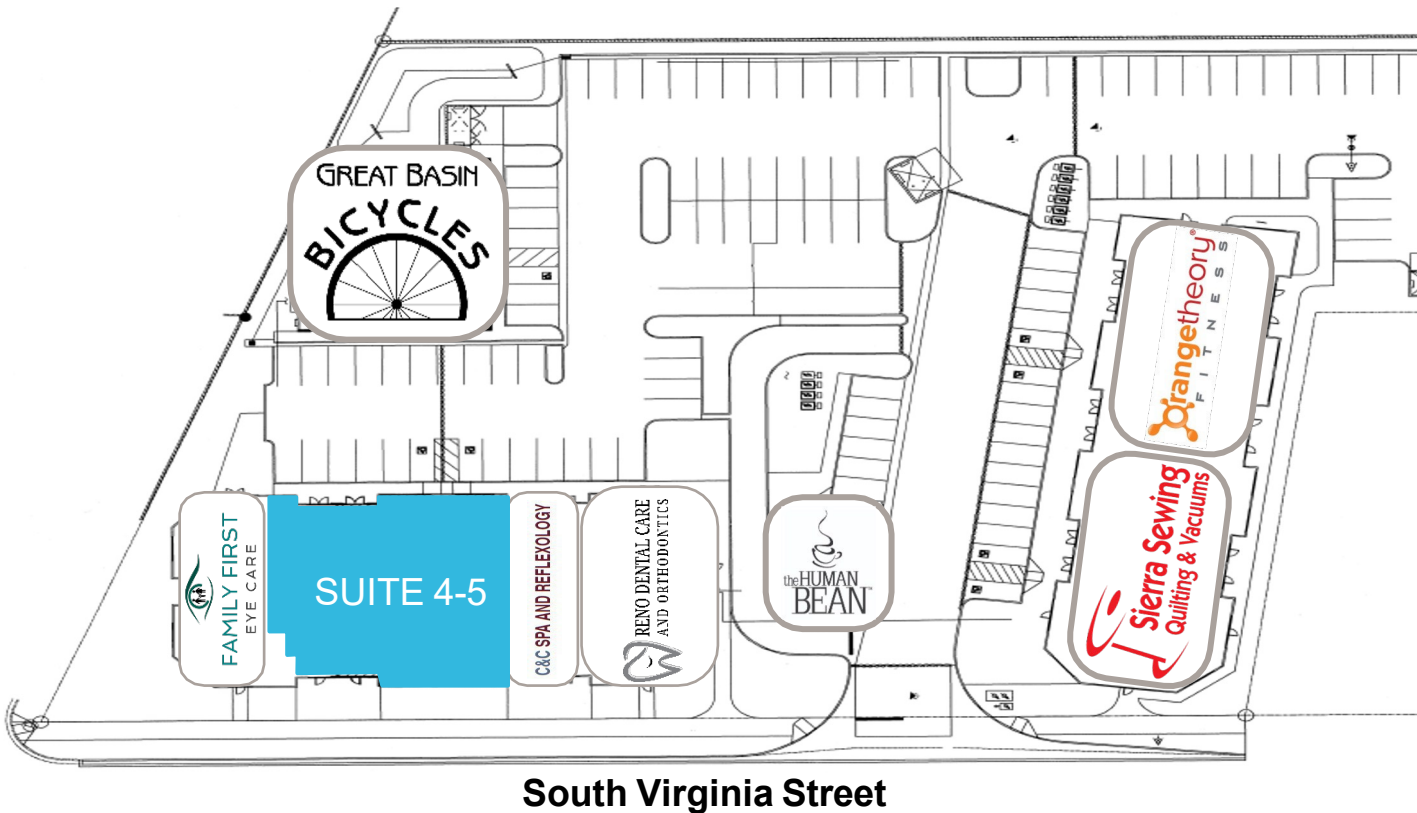
**AVISON  
YOUNG**

Western Alliance  
Commercial, Inc.

Space Available

Suite 4-5

6,622 ± SF



## Demographics

| Distance | Population | Avg. Household Income |
|----------|------------|-----------------------|
| 1 Mile   | 7,425      | \$98,589              |
| 3 Miles  | 62,741     | \$116,693             |
| 5 Miles  | 143,673    | \$118,584             |

*\*2026 Costar*

## Traffic Counts

US395, S Virginia St, .3 mi S of Longley 26,300 ADT  
S Virginia, 120ft S of Delucchi Ln 21,600 ADT

*\*\*2026 NDOT*

## Co-Tenants Include

|                         |                  |
|-------------------------|------------------|
| - Reno Dental Care      | - The Human Bean |
| - Family First Eye Care | - Orange Theory  |
| - Great Basin Bicycles  | - Sierra Sewing  |
| - C&C SPA               | - Kia FIT        |

DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6590 South McCarran Blvd, Suite A | Reno, NV 89509  
avisonyoung.com

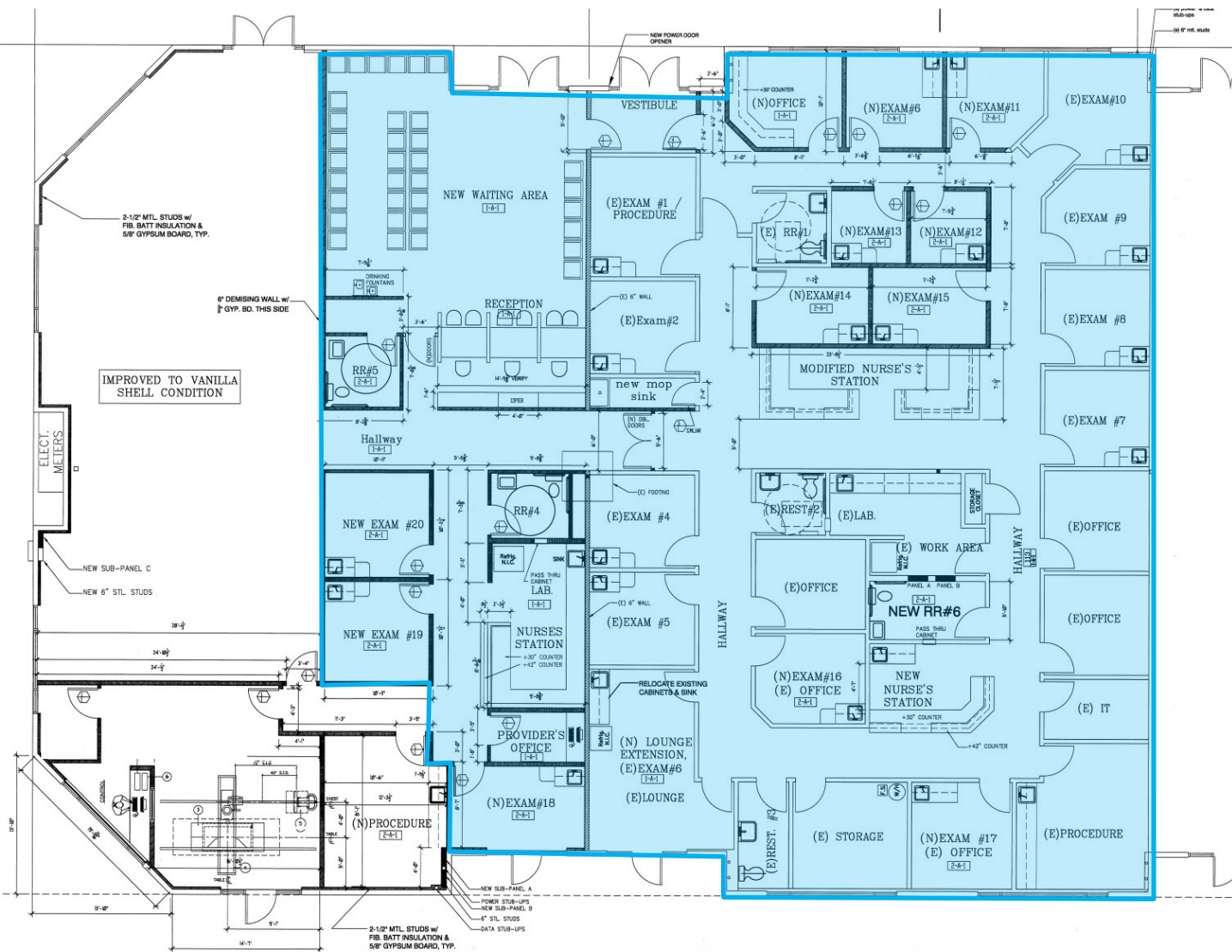
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Western Alliance  
Commercial, Inc.

## CLASS A MEDICAL OFFICE SPACE

6,622 ± SF Available  
Lease Rate: \$2.50/SF/mo  
Lease Type: NNN



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