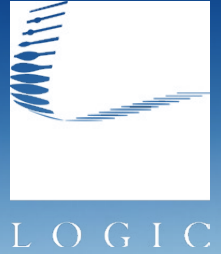


For Lease

Sticks @ MidTown



704 - 764 S. Virginia St.
Reno, NV 89501

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Listing Snapshot



\$2.85 PSF NNN
Lease Rate



± 1,275 SF
Available Square Footage



\$0.53 PSF
Lease Expense

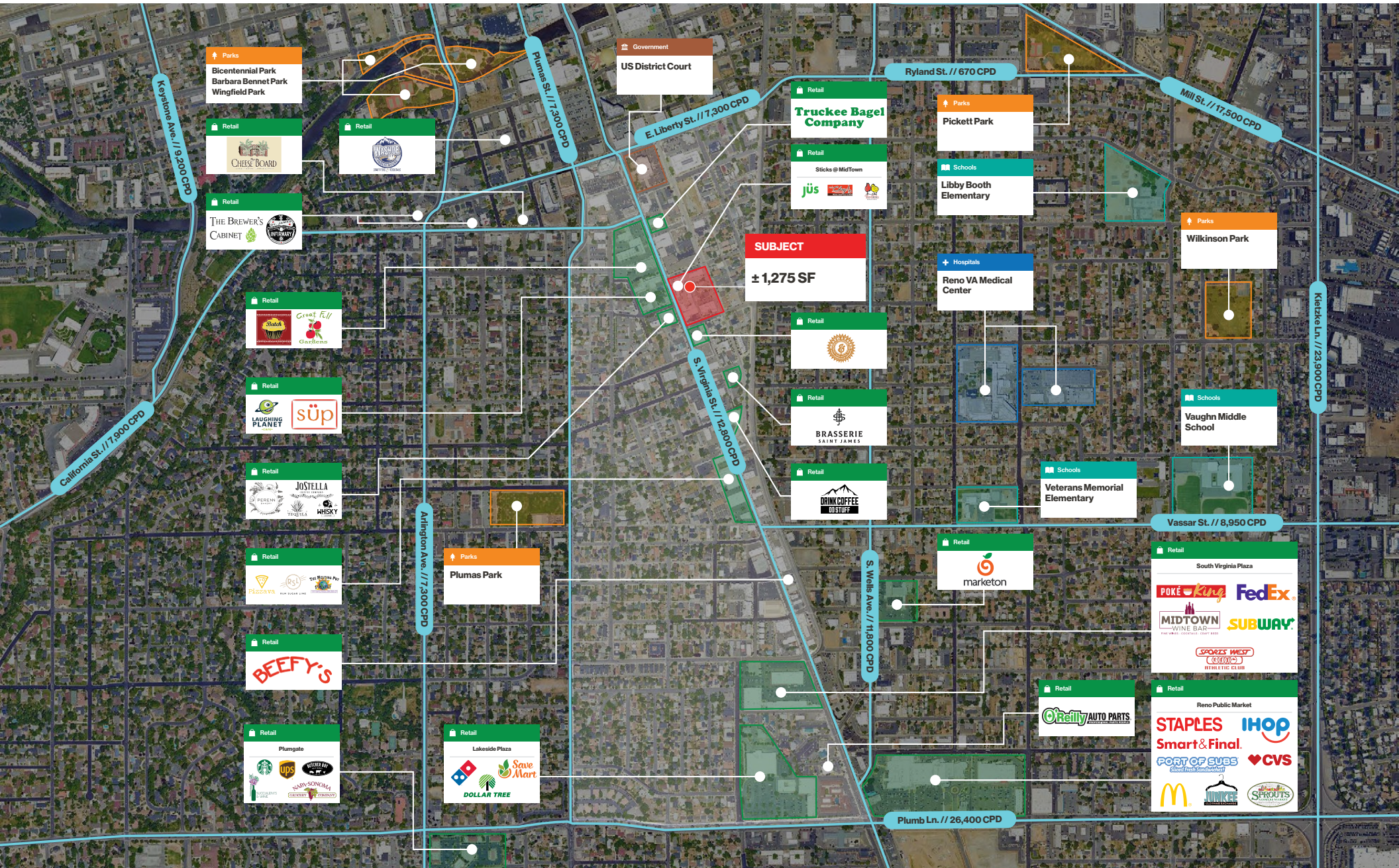
Property Highlights

- Class-A standalone retail in the heart of MidTown
- ±1,275 SF turn-key ice cream shop with grease interceptor access — Available 10/1/2026
- Frontage and signage along S. Virginia St
- On-site parking in place along with street parking along S. Virginia St. and S. Center St
- Class-A building completed in 2015
- ADA restrooms in place
- Heavy foot traffic area benefiting from multiple MidTown events
- Surrounding tenants include Two Chicks, Tasty Pot, Crave Cookies, Inclined Burgers, Sierra Belle, and Sugar Blvd.
- Walk Score | 96 walkers paradise

Demographics

	1-mile	3-mile	5-mile
2026 Population	21,216	142,870	251,705
2026 Average Household Income	\$79,315	\$91,085	\$107,353
2026 Total Households	9,860	61,837	104,847





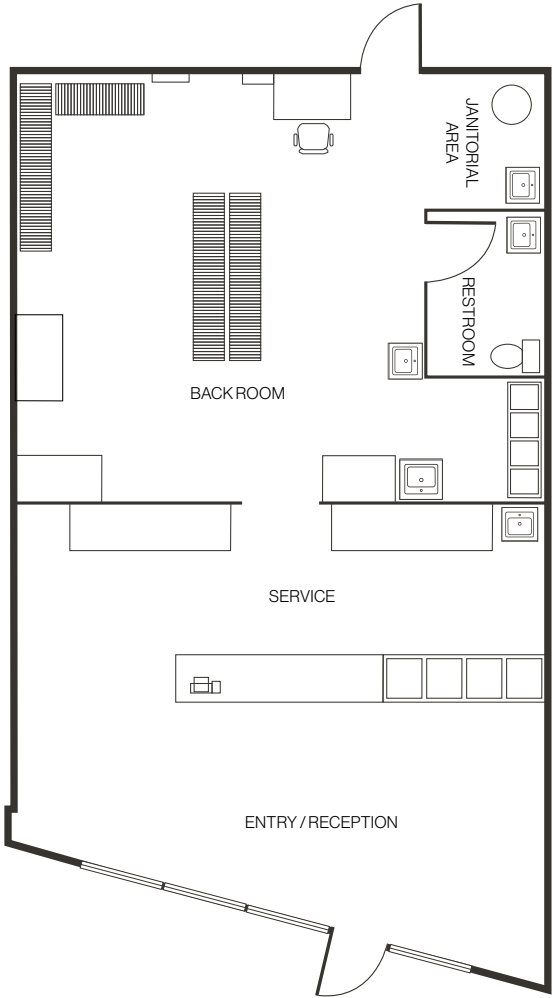
Site Plan

Leased Available NAP

Suite	Tenant	SF(±)
704A	VACANT <i>Former ice cream shop with grease interceptor and floor drains in place</i> Click for a Virtual Tour	1,275
704B	Crave Cookie	1,275
716	TastyPot	2,518
724	Mizz Nails	1,415
726	Sierra Belle	1,350
728	Next Home	1,139
732	Studio W Architects	1,365
736	Nomad Boutique	1,238
740	Alioto's Foccaciaria	1,218
744	Atlas	2,230
752	Two Chicks	2,482
760	Inclined Burgers	2,000
764	Mari Chuy's	2,016



Floor Plan
Suite 704A | ± 1,275 SF



[Click for a Virtual Tour](#) 

Property Photos



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For inquiries please reach out to our team.

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