

# FOR LEASE: RETAIL

2295-2303 S.VIRGINIA STREET  
RENO, NV 89501  
**ORCHARD PLAZA**

**SF Available:**

-825 SF- 2295 S. Virginia St. Suite 13

**PRICE**

**\$1.50 PSF/NNN**

**PROPERTY OVERVIEW:**

Center is serviced by a traffic signal; exposure to over 26,500 cars per day\*; co-tenants include Black Bear Diner, El Pollo Loco, KimberRidge Commercial Real Estate, American Family Insurance, and Shanghai Bistro Restaurant. Center was recently renovated with exterior improvements including a new facade, paint, and signage.



**Contact: Kimberly Clark**

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**KimberRidge Commercial Real Estate**

2295 S. Virginia Street, Ste. 16

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**Kimberly Clark**  
775-980-7232  
Kimberly@kcrenv.com

**Property Information:**  
2293-2303 S. Virginia St.  
Orchard Plaza

**AVAILABLE**  
—2295 S. Virginia St. Suite 13  
825 SF

**PRICE:**  
\$1.45 per sf/NNN

**Area**

Centrally located on S. Virginia near the Plumb Lane intersection; adjacent to Silver Wing residential development and the Park Lane Promenade coming soon. Flexible terms and improvement considerations.

## LEASE DETAILS

**ORCHARD PLAZA**  
2293-2303 S. Virginia St.  
\$1.45 per sf/NNN



**\*pictures shown are of a different unit in the shopping center. After improvements, 2295 S. Virginia St. #13 will look similar to unit shown.**

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