

# For Sale

## Multiple Commercial Properties

SE Corner South Virginia & Hubbard Way  
Reno, Nevada

### Property Summary

#### Location

2700 S. Virginia	:	020-111-15
2740 S. Virginia	:	020-111-47
2750 S. Virginia	:	020-111-45
0 S. Virginia	:	020-111-52
2780 S. Virginia	:	020-111-54
0 S. Virginia	:	020-111-55
0 Hubbard Way	:	020-111-57
2760 S. Virginia	:	020-111-59

Total Land Area	:	172,669 SF
Total Building Area	:	22,221 SF

Net Operating Income	:	\$398,500.00/YR (NOI includes \$8,000.00/Mo for 2700 S. Virginia which is currently vacant)
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Purchase Price	:	\$10,000,000.00
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See Following Page For Additional Information

Frank Gallagher, SIOR  
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**GALLAGHER COMMERCIAL**  
— PROPERTIES —

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*Commercial Real Estate Services*

All information is deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property

# Parcel Map



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# 2700 S. Virginia Street



Parcel	:	020-111-15
Land Size	:	10,846 SF
Bldg Size	:	7,040 SF Ground Floor 4,176 SF Basement
Use	:	Commercial/Retail
Tenant	:	Vacant
Rent	:	N/A



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# 2740 S. Virginia Street



Land Size : 8,450 SF  
Building Size : 2,028 SF  
Use : Restaurant  
Tenant : Nevada Tacos  
Rent : \$5,500.00/Month  
\$5,850.00/Month 12/01/24 - 11/30/26  
\$6,200.00/Month 12/01/26 - 11/30/27



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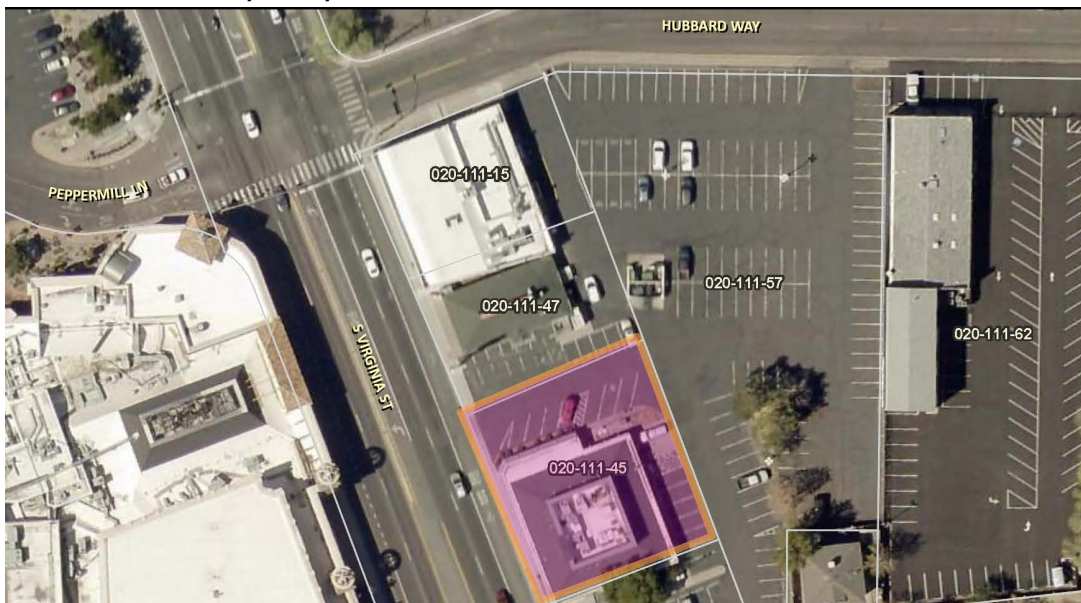
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# 2750 S. Virginia Street



Parcel : 020-111-45  
Land Area : 12,806 SF  
Building Area : 5,484 SF  
Use : Restaurant  
Tenant : Ruby River Steakhouse  
Rent : \$12,500.00/Month plus \$20,500.00/Year in overages  
08/30/2027 Termination



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# 0 S. Virginia Street



Parcel	:	020-111-52
Land Area	:	6,403 SF
Building Area	:	N/A
Use	:	Parking, Ruby River
Rent	:	N/A



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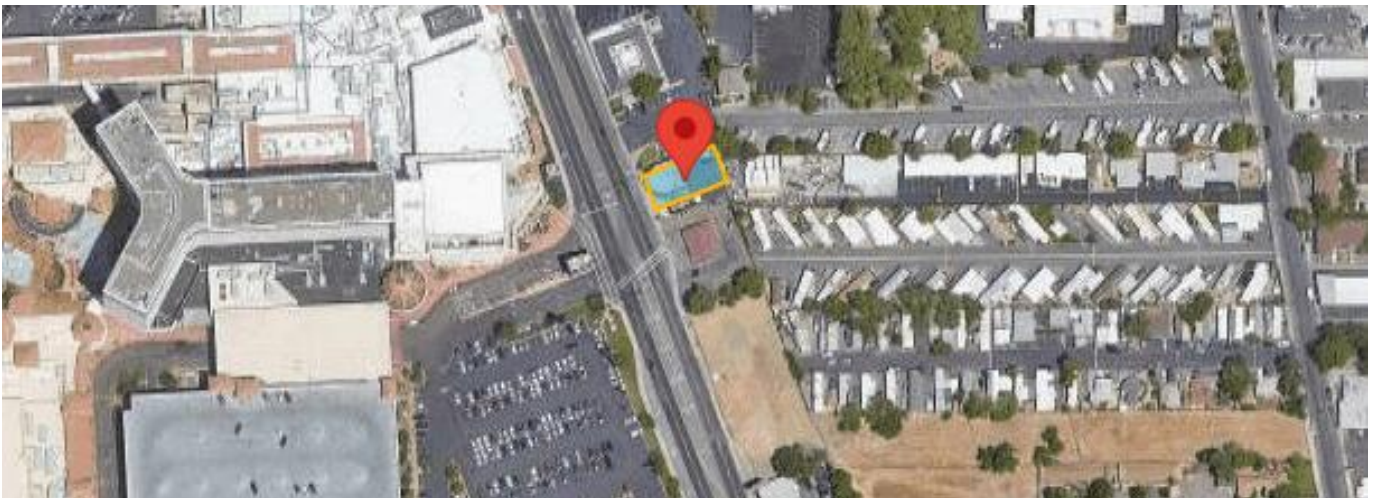
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# 2780 S. Virginia Street



Parcel	:	020-111-54
Land Area	:	5,140 SF
Building Area	:	1,680 SF
Use	:	Restaurant
Tenant	:	Clary's Bar & Grill
Rent	:	\$5,500.00/Month
		Termination 08/31/24



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# 0 S. Virginia Street



Parcel	:	020-111-55
Land Area	:	2,221 SF
Building Area	:	N/A
Use	:	Patio Seating for Clary's
Rent	:	N/A



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# 0 Hubbard Way



Parcel : 020-111-57  
Land Area : 42,732 SF  
Use : Parking  
Rent : N/A



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# 2760 S. Virginia Street



Parcel	:	020-111-59
Land Area	:	84,071 SF
Building Area	:	1,813 SF (Office & Manager Apt.)
Use	:	RV Park
Tenant	:	Silver Sage RV Park
Rent	:	N/A Owner/Operator



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