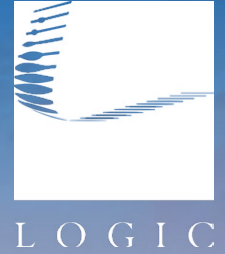


For Lease

Victorian Ave. & Stanford Way



40 Victorian Ave.
Sparks, NV 89431

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Listing Snapshot



\$7,100/Mo. NNN
Lease Rate



± 15,000 SF Lot
Available Square Footage



\$0.28 PSF
Estimated NNN Expense

Property Highlights

- Vehicle lot with wash bay and office for lease - **See Site Plan**
- I-80 frontage
- Monument signage available for qualifying tenants
- Wash bay with oil sand separator
- ± 500 SF private office

Demographics

	1-mile	3-mile	5-mile
2025 Population	15,797	90,557	227,155
2025 Average Household Income	\$84,980	\$90,050	\$91,634
2025 Total Households	7,324	36,076	92,783





AVAILABLE
± 15,000 SF Lot

Dwight D. Eisenhower Hwy. // 137,000 CPD

Prater Way // 14,800 CPD

E. Greg St. // 10,000 CPD

S. McCarran Blvd. // 21,300 CPD

Veterans Pkwy.

Retail

Paradise Plaza

Walgreens, Jack in the Box, Ocala Farms, Family Dollar, Easterseals, US Bank

Retail

Iron Horse Shopping Center

99¢ Only, Batteries + Bulbs, Dollar Tree, Papa John's, Starbucks, Applesbees, Big 5, Auto Zone, Ross Dress For Less, Food Maxx, Harbor Freight, Mobil

Retail

7-Eleven, Papa John's, Dollar Tree, Carib's, Bank of America

Retail

Starbucks, Subway, Pogo's, L&L, Dunkin' Donuts

Retail

Outback Steakhouse

Retail

Outlets at Legends

Olive Garden, Great Fall, Chick-fil-A, Chase, Scheels, Dunkin' Donuts, Tj-max, Lowes, Petco, Blaze, Target, Habit, Popeyes, Durlington

Industrial / Office

Swan Products, Colortite, FleetPride, Wesco, Rev Parts, Codale Electric Supply, InReach by Sodexo

Industrial / Office

Post

Industrial / Office

Yellow Supply, Bimbo Bakeries Inc., Western Partitions, Oxygenics, PETRA-1, Star Freight Services, Car's Cash For Junk Clunkers

Hotels/Casinos

Nugget Casino Resort

Industrial / Office

Deeside Trading Co., Deeside Auto Shop Computer

Industrial / Office

Amaru Automotive

Industrial / Office

Fly High Trampoline Park, New Tinted Vision, Wave Scientific, Mastercraft Hardwood Lumber Inc., Complete Geological Supplies, Just Refiners (USA) Inc.

Industrial / Office

Micro Metl Corporation, Allstates Warehousing

Industrial / Office

Global MFP NPSG Global

Industrial / Office

Britevision VBG LLC

Industrial / Office

Peterson Pacific Parchment Company (Paterson Paper)

Industrial / Office

Ashley Furniture HomeStore Warehouse

Industrial / Office

Proto Fab

Industrial / Office

Fracht USA

Industrial / Office

Geodis

Industrial / Office

1Click Logistics

Schools

Bernice Mathews Elementary

Schools

Sparks High School

Schools

Dilworth Middle School

Schools

Lincoln Park Elementary School

Schools

Career College of Northern Nevada

Parks

Teglia's Paradise Park Activity Center

Parks

Sparks Marina Park

Venues

Wild Bird Family Adventure Park

Hotels/Casinos

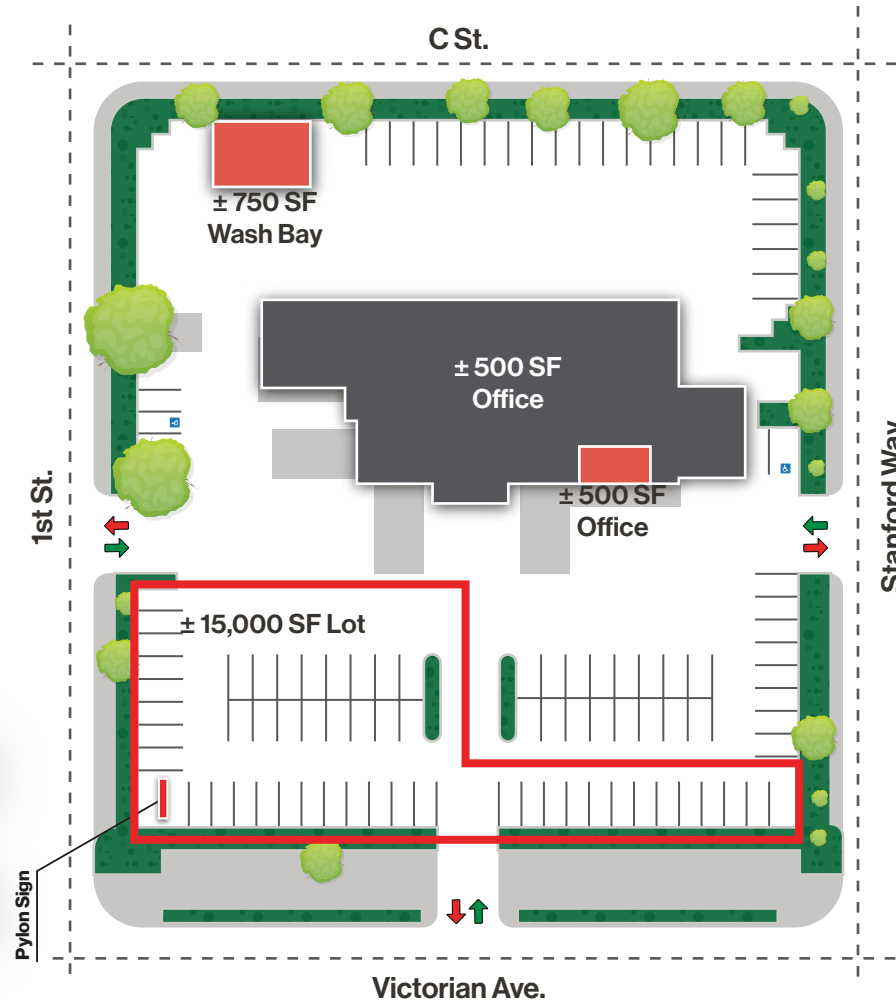
GSR

Airports

Reno-Tahoe International Airport

Site Plan

Subject Available NAP



[Click for a Virtual Office Tour](#) 

[Click for a Virtual Warehouse Tour](#) 



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