

FOR LEASE

846 VICTORIAN AVENUE



Second-floor Office
PRODUCT TYPE



±1,152
SIZE (SF)



Now
AVAILABLE



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NAI Alliance



Property Highlights

846 Victorian Ave. offers second-floor office space above Great Basin Brewing Co. in Sparks, NV. The property sits on Victorian Ave, home to popular events and in close proximity to Sparks Nugget Casino.

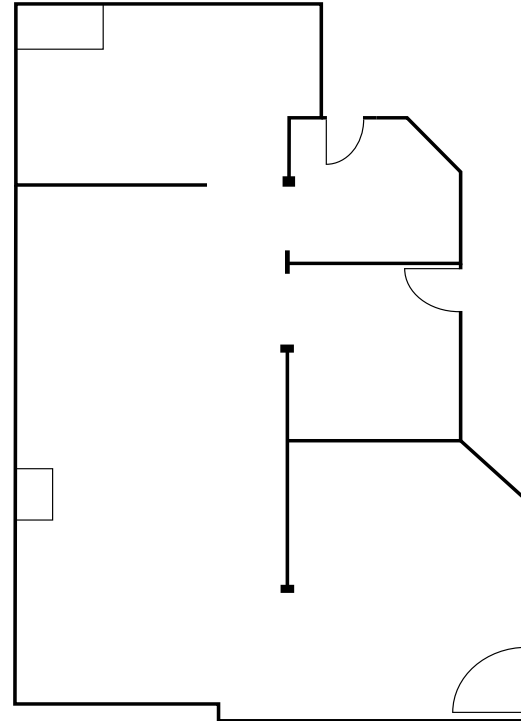
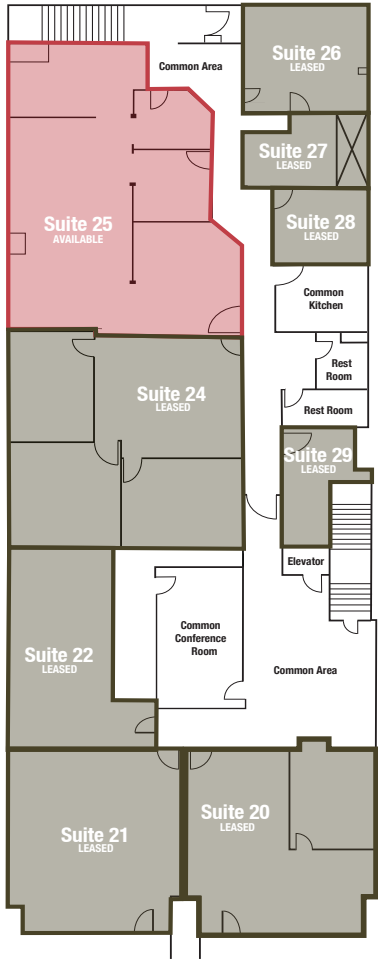
Property Details

Address	846 Victorian Avenue Sparks, NV 89431
Available SF	±1,152
Building Size SF	±14,039
Lease Rate	Call Broker
Lease Type	Full Service Gross
Parking	Dedicated surface lot, shared among building tenants and patrons
APN	032-194-14
Year Built	1952 & 1964
Zoning	MUD - Mixed Used Development



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846 VICTORIAN AVENUE



Suite 25

Address/Unit	Size (SF)	Available	Notes
Suite 25	±1,152	Now	Multiple entrances, multiple work areas



±1,152

SIZE (SF)



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Contact Broker

RATE



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RATE


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5-MILE KEY FACTS



242,199
POPULATION



5.8%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

5-MILE INCOME FACTS



\$70,900

MEDIAN
HOUSEHOLD
INCOME



\$38,214

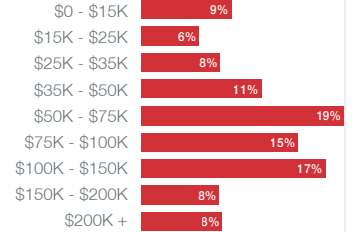
PER CAPITA
INCOME



\$103,139

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,411
BUSINESSES



162,131
EMPLOYEES

5- MILE EDUCATION FACTS

15%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



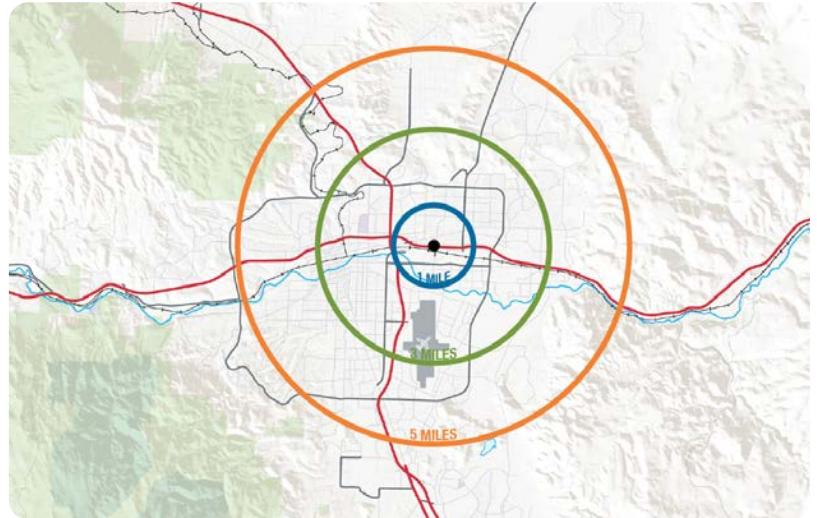
31%

SOME
COLLEGE



27%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

846 VICTORIAN AVENUE

SUBJECT

PYRAMID WY

80

S MCCARRAN BLVD

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	0.1 MI 1 MIN DRIVE
RENO-TAHOE AIRPORT	4 MI 8 MIN DRIVE
SOUTH RENO	8 MI 15 MIN DRIVE
CARSON CITY	28 MI 30 MIN DRIVE

Surrounding Area Map

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