

For Lease

E. Glendale Ave. & McCarran Blvd.



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851 E. Glendale Ave.
Sparks, NV 89431

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Listing Snapshot



\$1.25 PSF NNN
Lease Rate



± 4,200 SF
Available Square Footage



\$0.25 PSF
Estimated NNN

Property Highlights

- Ideal location in the Sparks industrial corridor
- ± 1,461 SF office
- ± 2,493 SF warehouse
- One (1) 10'x12' grade-level roll-up door
- 200 AMP, 3-phase power
- Glendale Ave. frontage
- 15' clear height
- New flooring, paint, and LED office lighting to be installed

Demographics

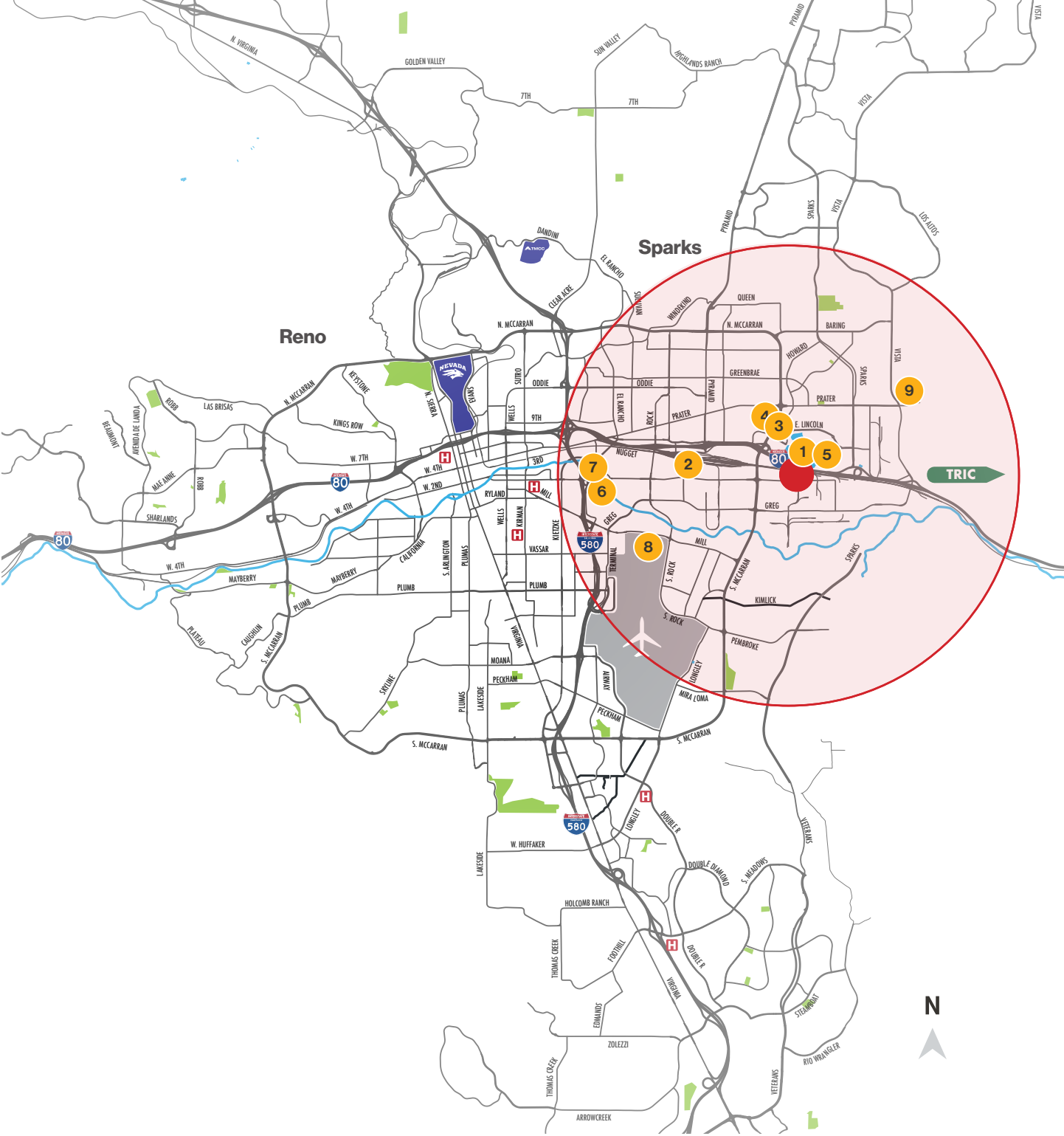
	1-mile	3-mile	5-mile
2026 Population	5,615	73,112	203,359
2026 Average Household Income	\$85,059	\$103,098	\$95,985
2026 Total Households	2,798	29,606	83,955



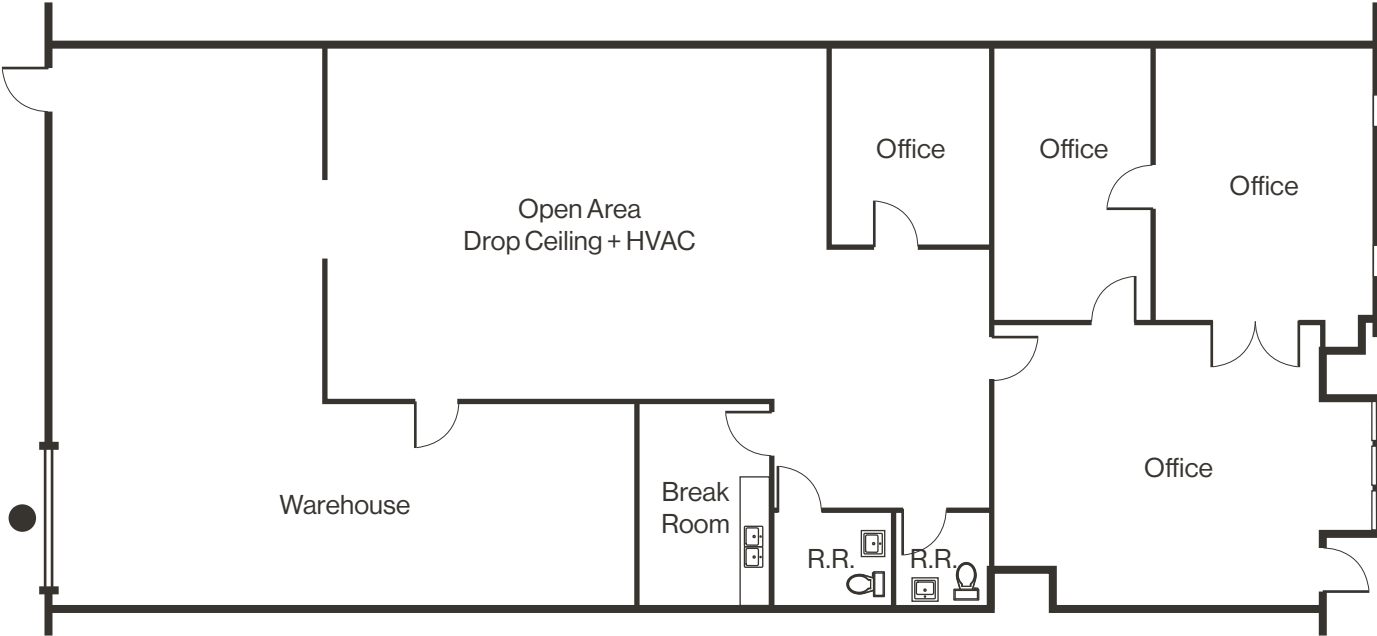
Vicinity Map

Nearby Amenities

- 1 Sparks Marina
- 1.80 miles
- 2 Nugget Casino Resort
- 1.9 miles
- 3 Silver State Plaza
- 1.4 miles
- 4 Iron Horse Shopping Center
- 1.6 miles
- 5 The Outlets at Legends
- 2.6 miles
- 6 Grand Sierra Resort and Casino
- 3.3 miles
- 7 Walmart Supercenter
- 2.9 miles
- 8 Reno-Tahoe International Airport
- 4.4 miles
- 9 Northern Nevada Medical Center
- 4.1 miles







Property Photos



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For inquiries please reach out to our team.

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