

FOR LEASE

844 VICTORIAN AVENUE



Second-floor Office
PRODUCT TYPE



±636-1,152
SIZE (SF)



Now
AVAILABLE



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NAI Alliance



Property Highlights

844 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.

Office spaces in a variety of layouts available from ± 636 SF - $\pm 1,152$ SF.

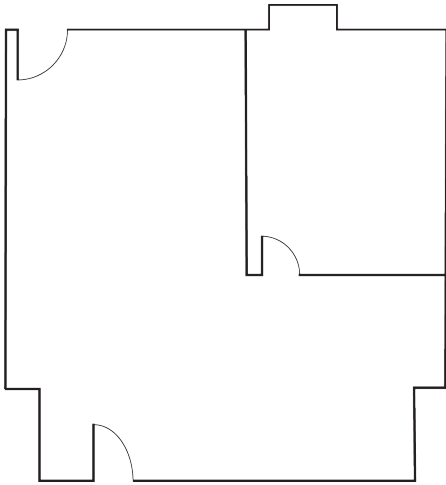
Property Details

Address	844 Victorian Avenue Sparks, NV 89431
Available SF	$\pm 2,725$ (Suite 20: ± 636 , Suite 24: ± 937 , Suite 25: $\pm 1,152$)
Building Size SF	$\pm 14,039$
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

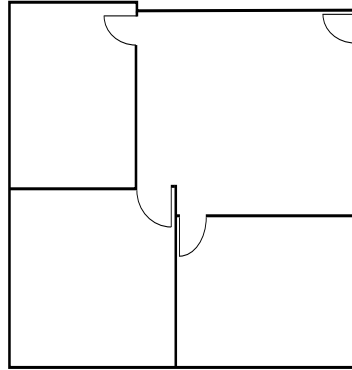


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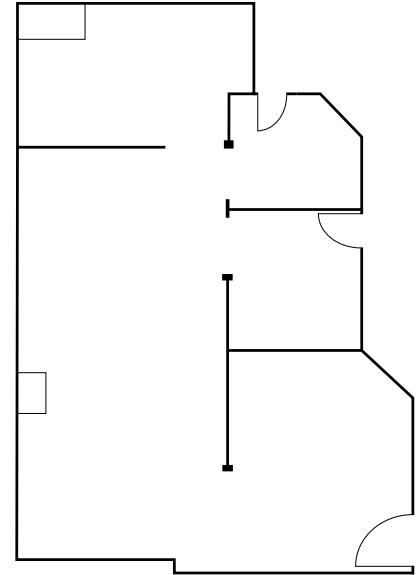
844 VICTORIAN AVENUE



Suite 20



Suite 24



Suite 25

Address/Unit	Size (SF)	Available	Notes
Suite 20	±636	Now	Open office space with balcony
Suite 24	±937	Now	With 3 private offices
Suite 25	±1,152	Now	Multiple entrances, multiple work areas



±636-1,152

SIZE (SF)



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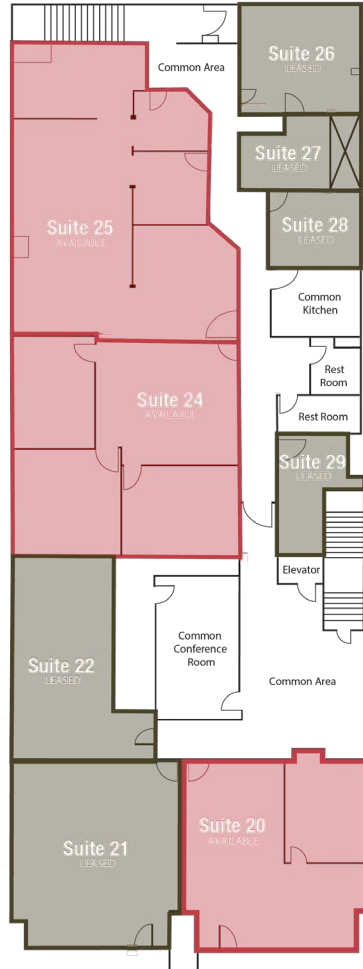
Contact Broker

RATE



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Property Photos



±636-1,152

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Property Photos


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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

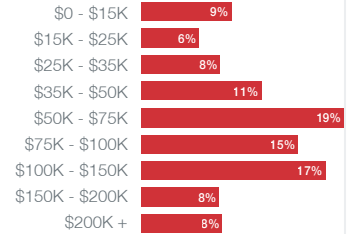
PER CAPITA
INCOME



\$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



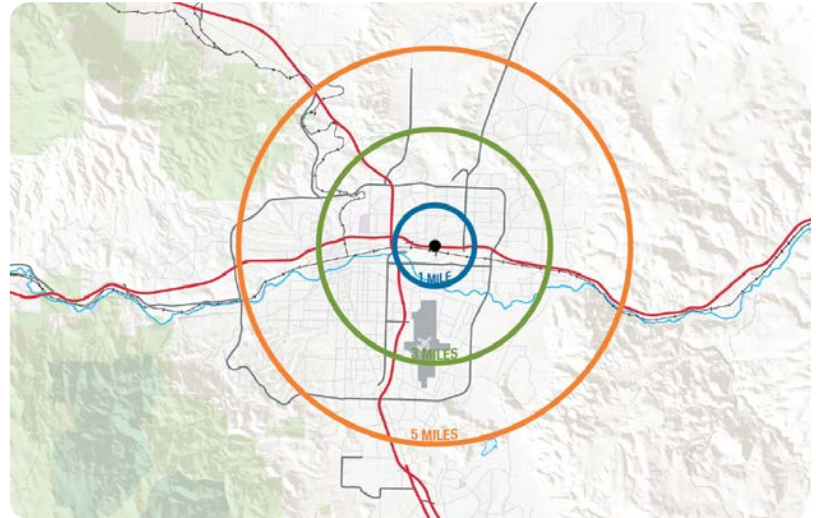
31%

SOME
COLLEGE



27%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

844 VICTORIAN
AVENUE

PYRAMID WY

SUBJECT

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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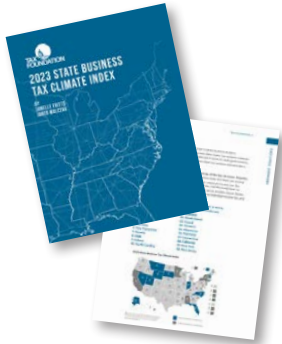


Contact Broker
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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

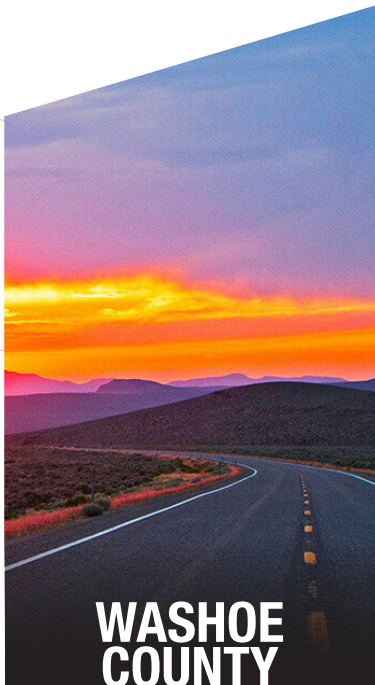
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TAHOE RENO INDUSTRIAL CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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