

2121

Victorian Ave
SPARKS NV 89431

RETAIL
FOR LEASE

 **Take a Tour**

**4,000 SF - OPEN CONCEPT
BUFFET RESTAURANT**

**Located Inside The Rail City Casino
with over 1500 unique visitors per day**



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CORFAC
INTERNATIONAL



2121

Located within Rail City Casino, this open concept buffet style restaurant offers exceptional visibility from Interstate 80 and Victorian Avenue, capturing exposure from thousands of daily commuters and visitors.

Positioned in a high-traffic gaming and entertainment destination, this retail space also benefits from an adjacent employee break room, with access to shared kitchen, storage, and common area amenities beyond the listed square footage.



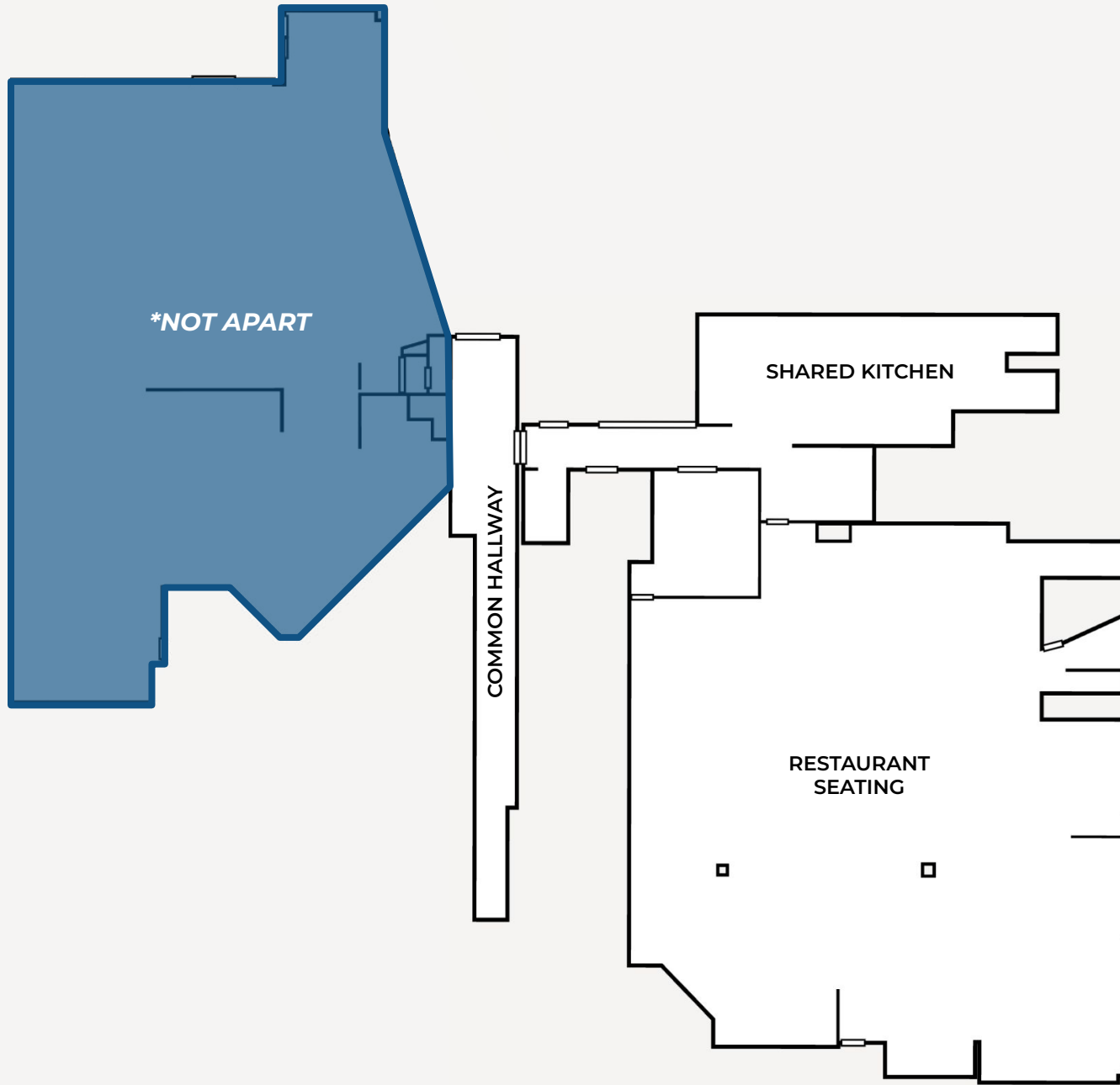
[Take a Tour](#)



Negotiable Lease Rate

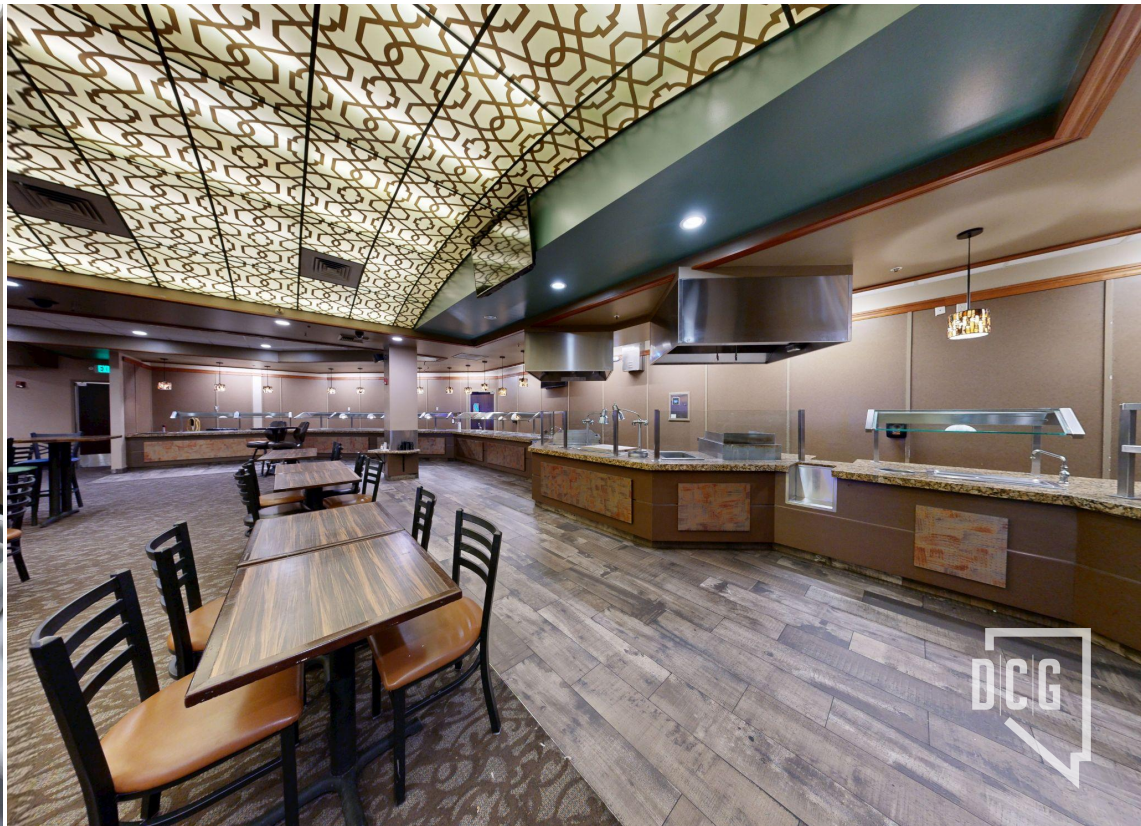
Available Space | 4,000 SF

- Ideal opportunity for a buffet/open concept.
- Existing buffet stations equipped with food warmers.
- Direct access to the shared kitchen.
- Casino has over 1500 unique visitors per day.



BUFFET / OPEN CONCEPT RESTAURANT

 [Take a Tour](#)



SHARED KITCHEN



2121
VICTORIAN AVE

VICTORIAN AVE

Rail City
CASINO



DOWNTOWN RENO



2121
VICTORIAN AVE



EL RANCHO DR



22ND ST

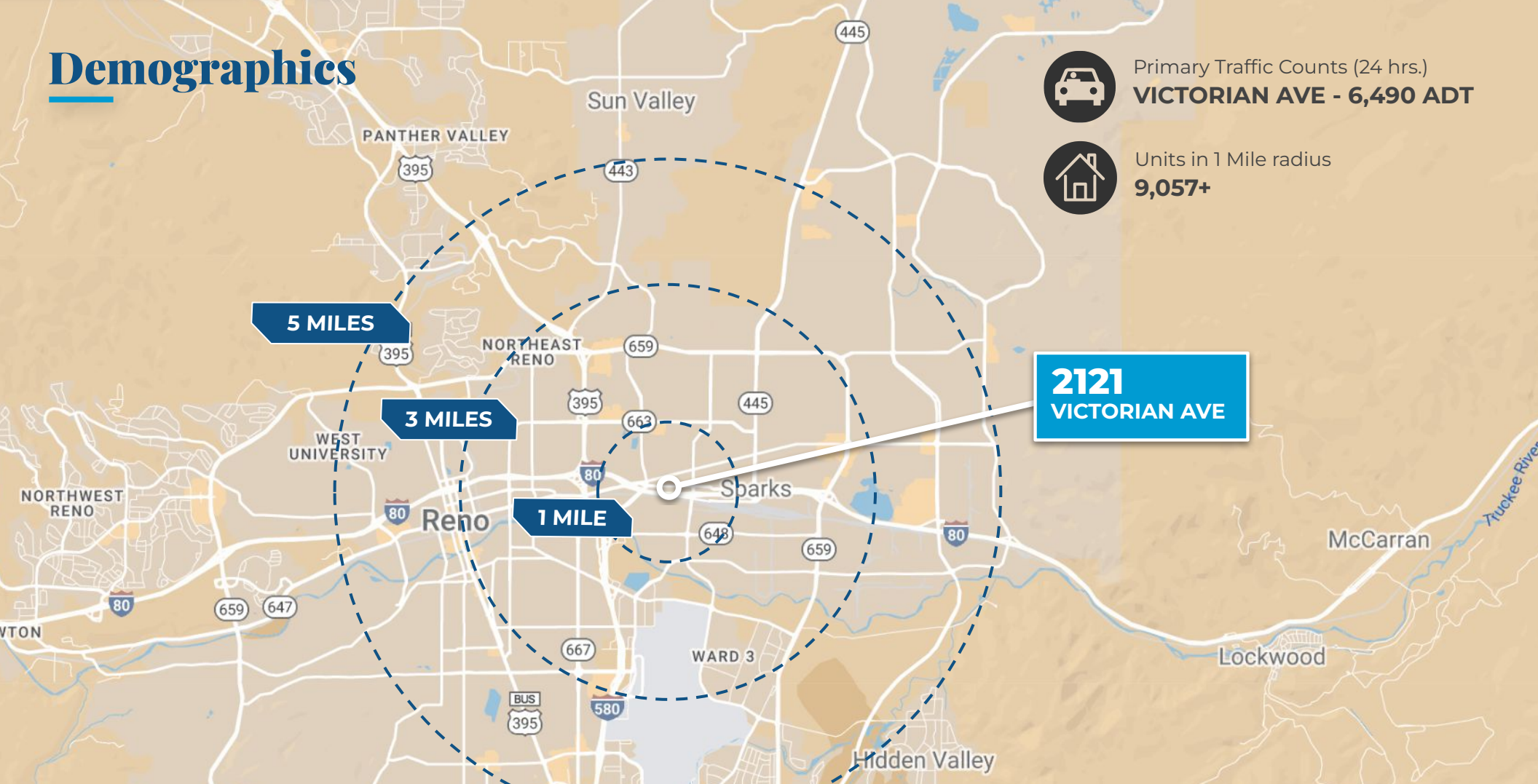
TACOS
TIJUANA



VICTORIAN AVE

PRATER WAY

Demographics



Primary Traffic Counts (24 hrs.)
VICTORIAN AVE - 6,490 ADT



Units in 1 Mile radius
9,057+

5 MILES

3 MILES

1 MILE

**2121
VICTORIAN AVE**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	20,454	124,0313	255,441
Average Household Income	\$55,385	\$79,756	\$95,372
Households	9,057	53,480	107,835
Population Growth Rate 2023-2028	0.83%	0.80%	0.68%

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A Smart Choice for Growth

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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