

For Lease

The Bridges at Victorian Square



LOGIC



1125 & 1130 Avenue of the Oaks
Sparks, NV 89431

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Listing Snapshot



Negotiable
Lease Rate



± 2,063 - 3,091 SF
Available Square Footage



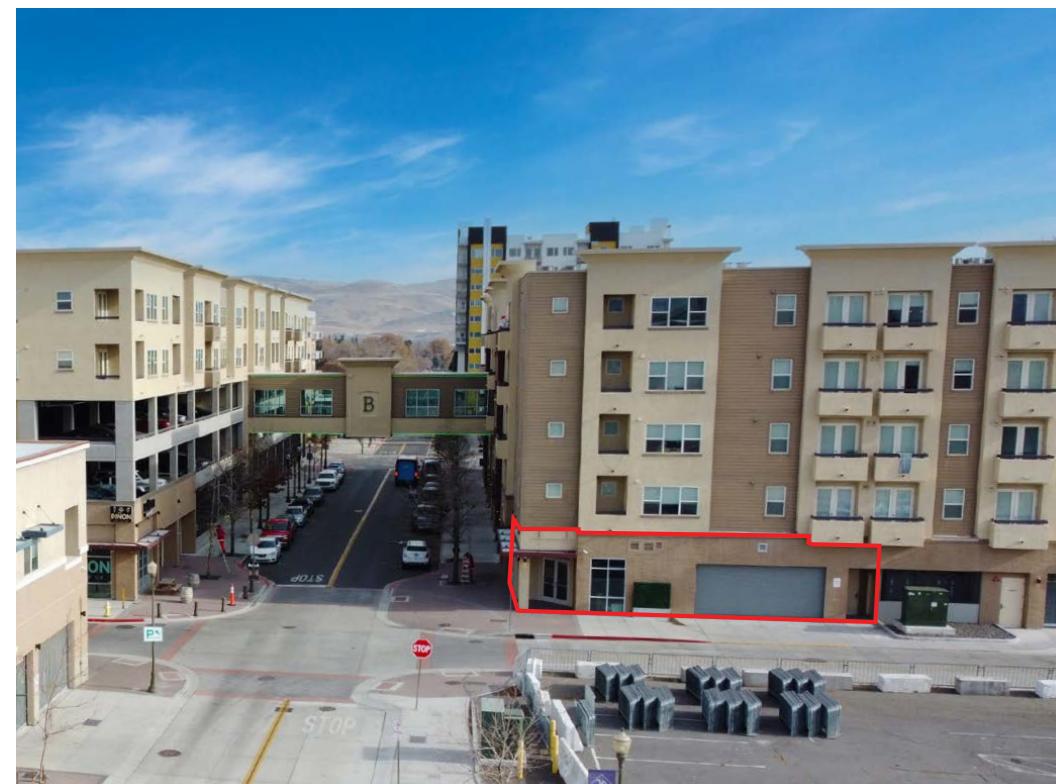
\$0.56 PSF
Estimated Lease Expense

Property Highlights

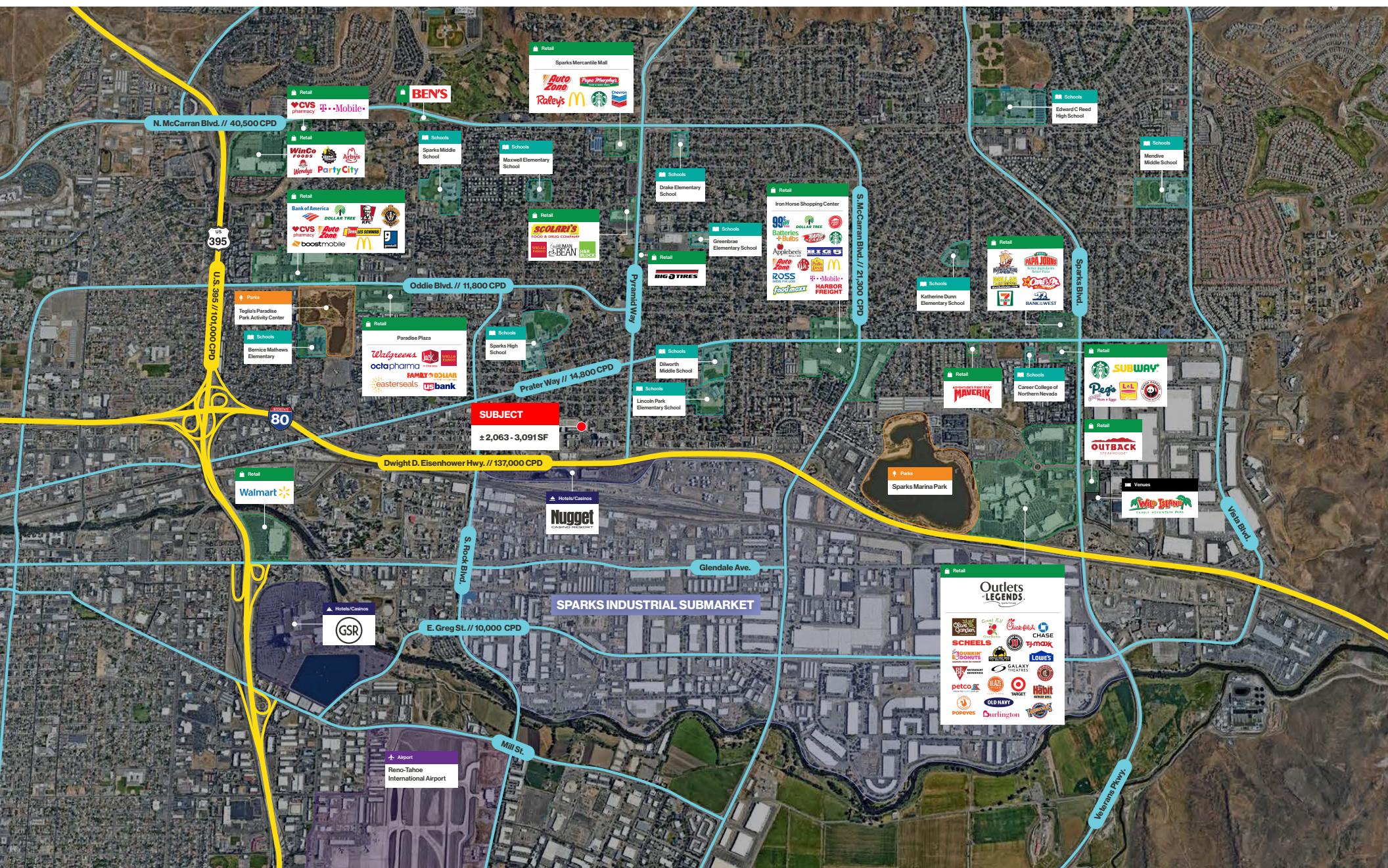
- Ground-floor retail space at The Bridges at Victorian Square
- Turn-key ± 2,063 SF bar/lounge space with private outdoor patio
- Southern vacancy in gray-shell delivery condition to accommodate a variety of users
- Grease interceptor access in place for restaurant user
- Built-in clientele with 194 apartment units located on site and over 650 apartment units within a 0.25-mile radius
- Neighboring tenants include Engine 8 Urban Winery, Champagne Dentistry, Elevated Orthodontics, and Galaxy Theaters
- Daytime population over 23,965 with 980 businesses within a 1-mile radius

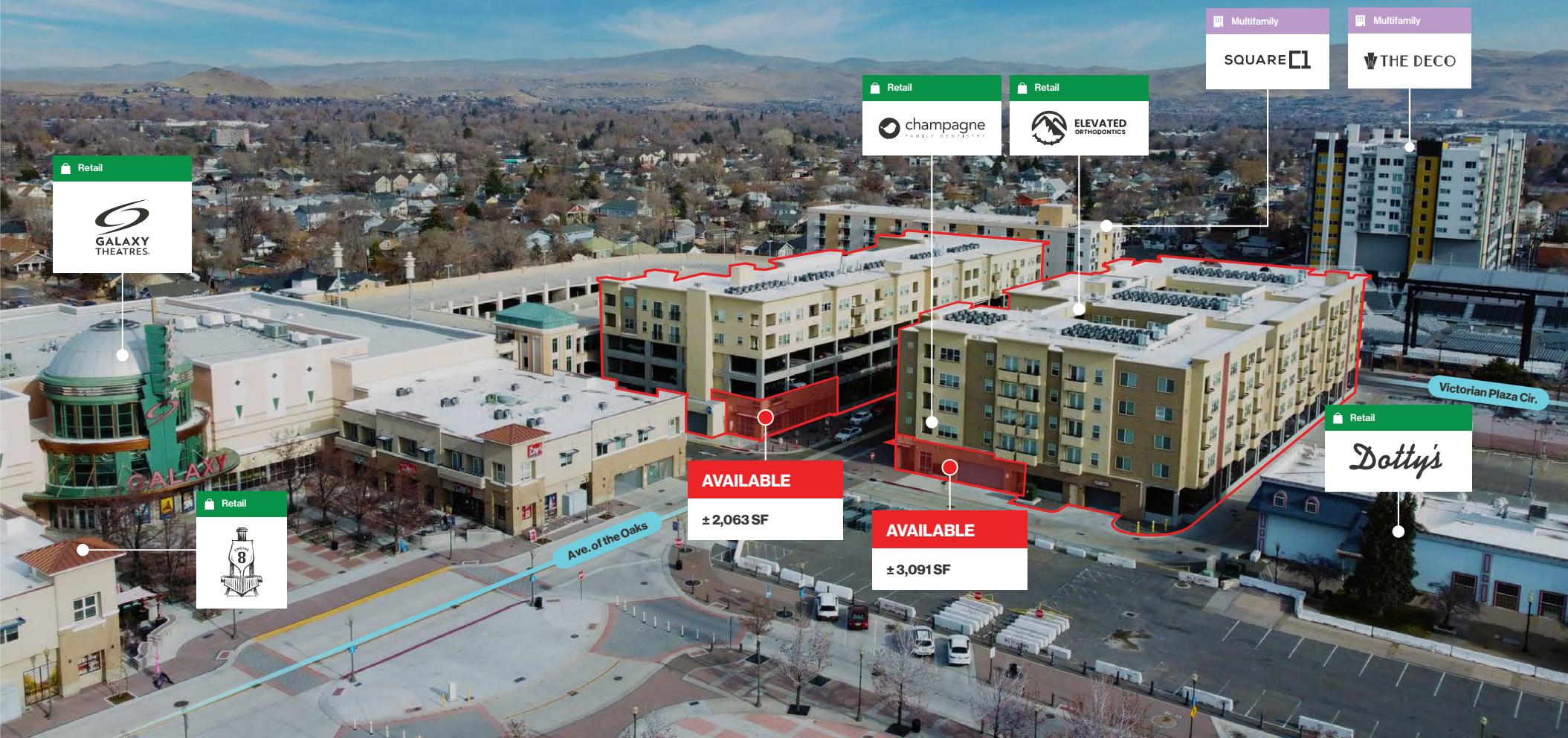
Demographics

	1-mile	3-mile	5-mile
2025 Population	17,221	111,135	245,987
2025 Average Household Income	\$74,362	\$80,753	\$93,616
2025 Total Households	7,716	44,897	100,687



Aerial





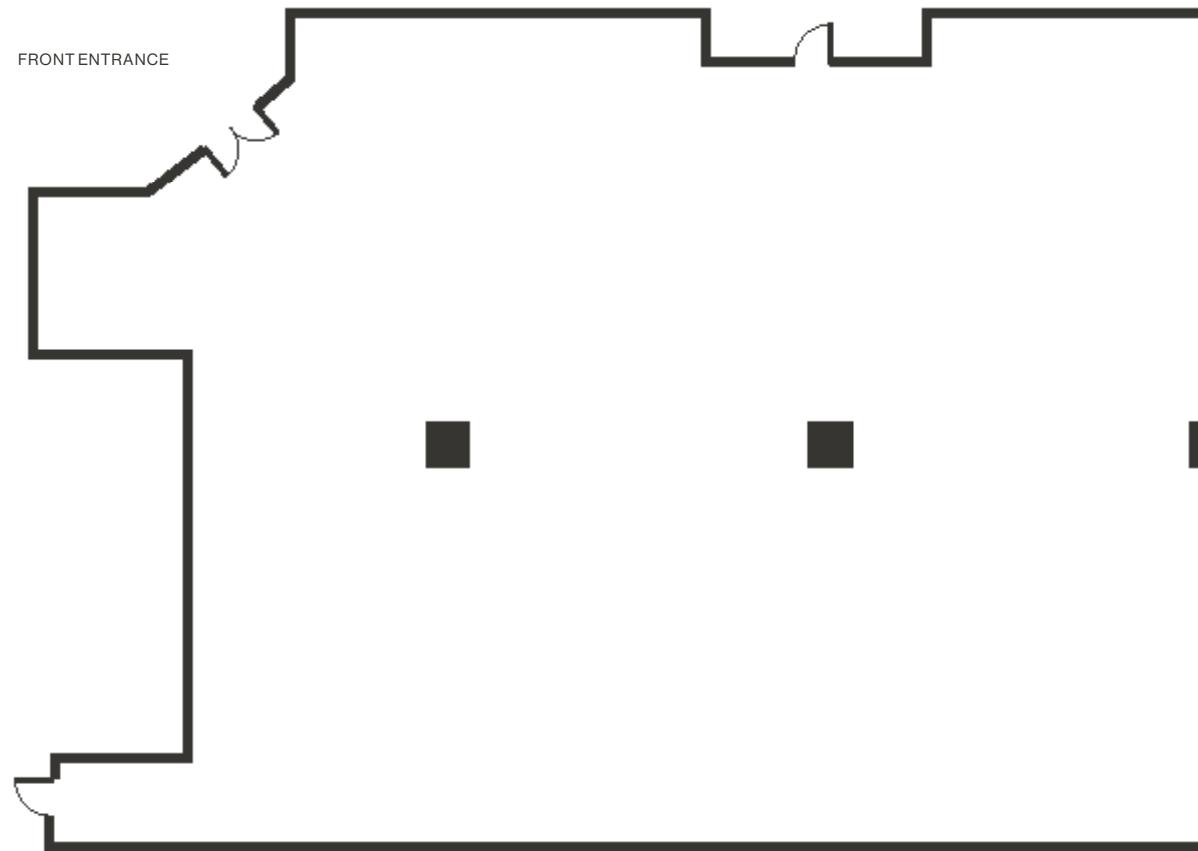
Site Plan

■ Available ■ NAP



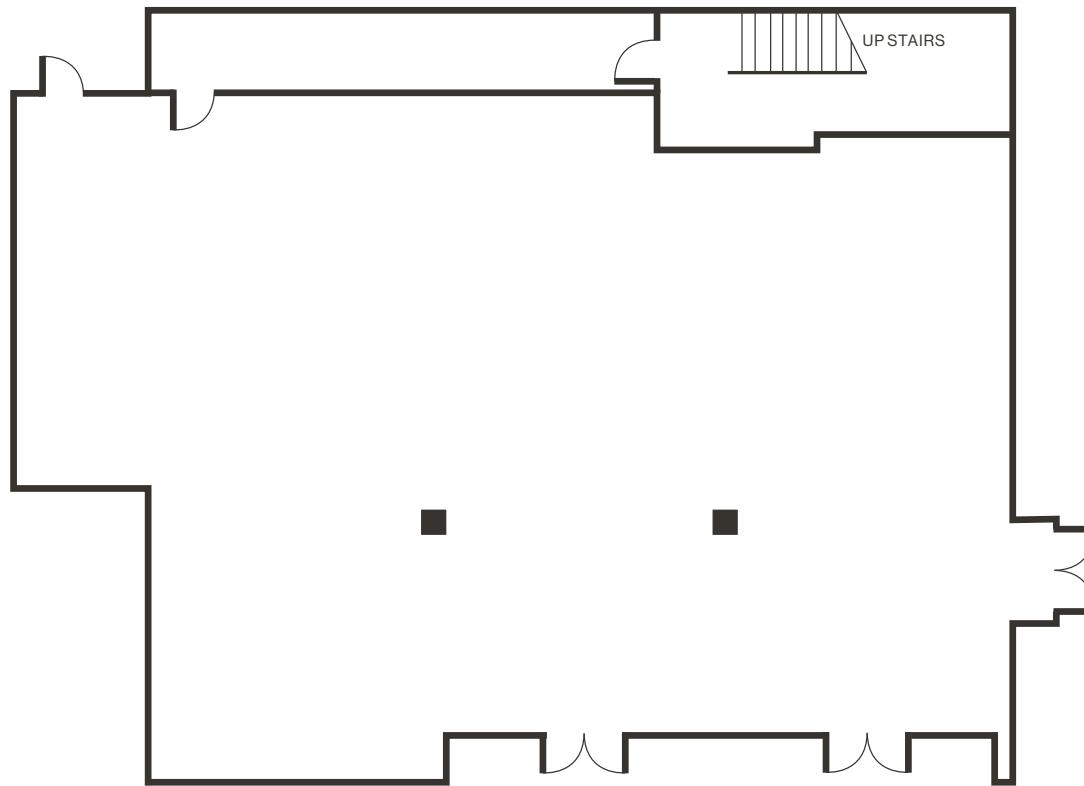
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Floor Plan
Suite 1125 #181



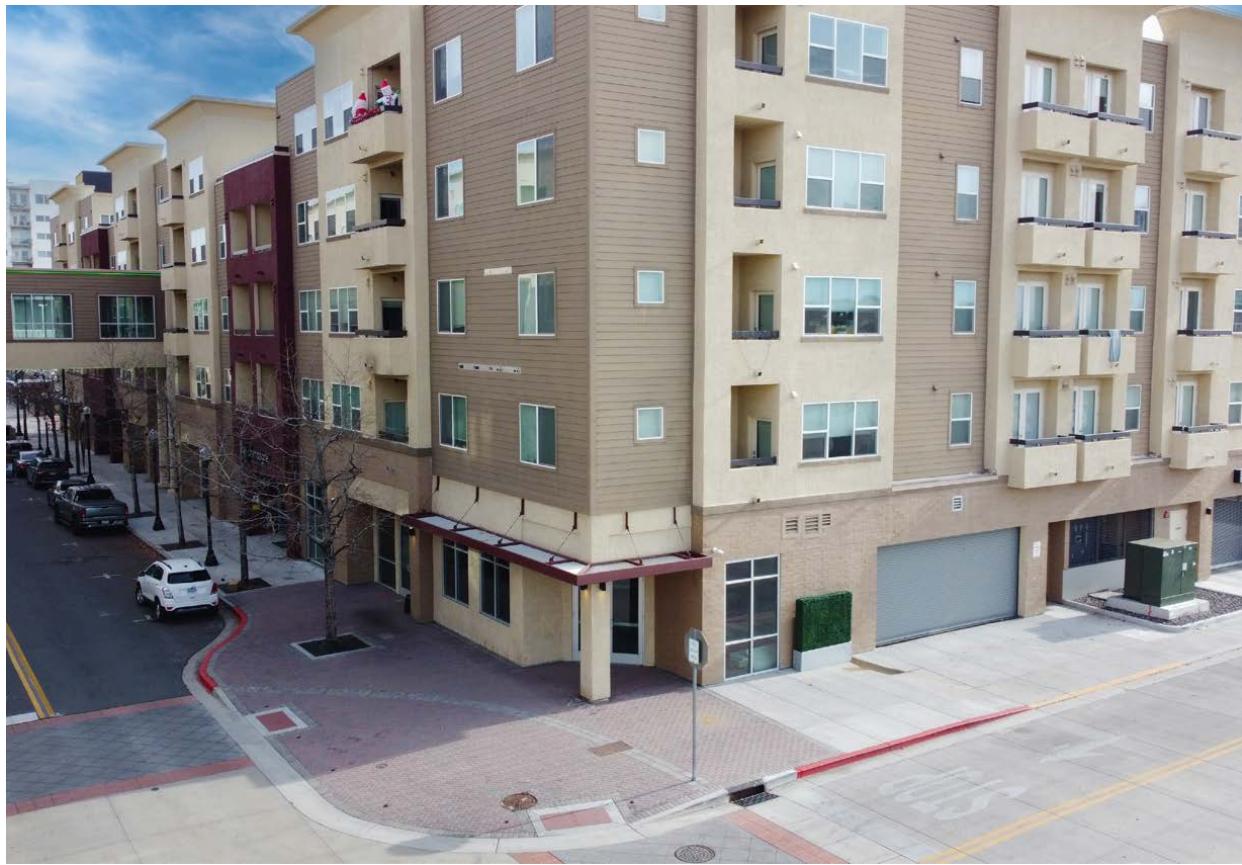
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Floor Plan
Suite 1130 #180



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Property Photos



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