

For Lease

Victorian Ave. & Stanford Way



40 Victorian Ave.
Sparks, NV 89431

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Listing Snapshot



\$7,100/Mo. NNN
Lease Rate



± 15,000 SF Lot
Available Square Footage



\$0.28 PSF
Estimated NNN Expense

Property Highlights

- Vehicle lot with wash bay and office for lease - **See Site Plan**
- I-80 frontage
- Monument signage available for qualifying tenants
- Wash bay with oil sand separator
- ± 500 SF private office

Demographics

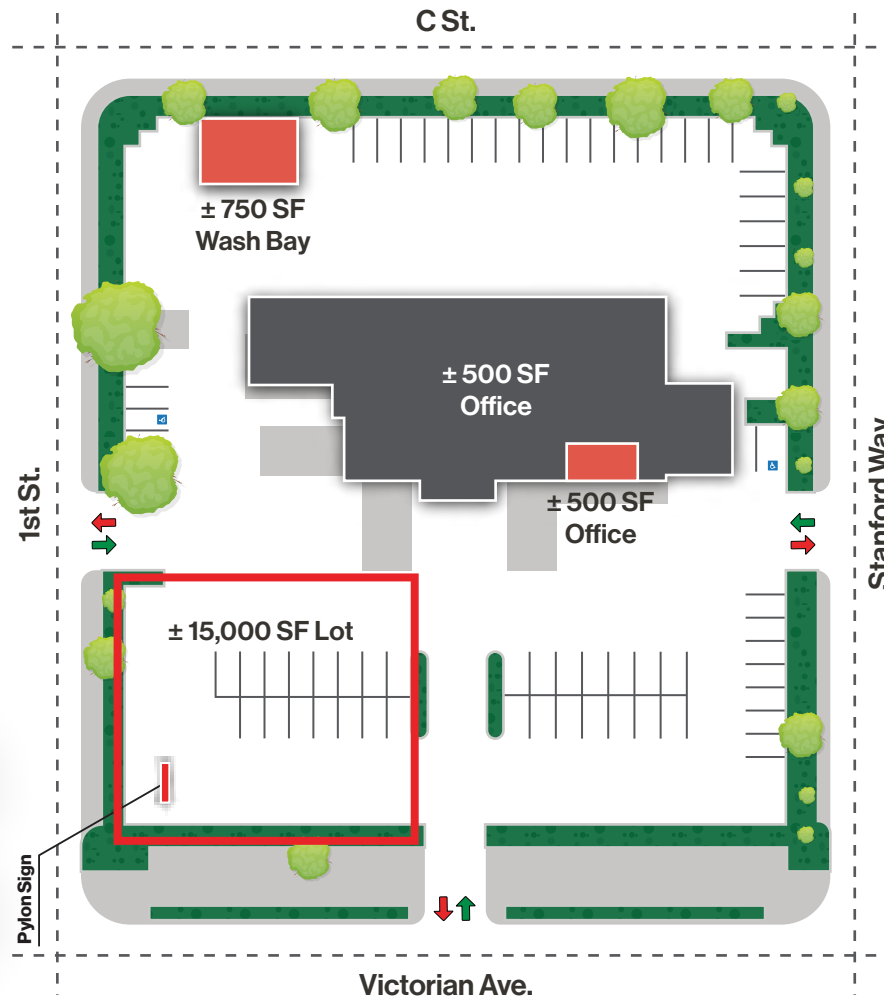
	1-mile	3-mile	5-mile
2025 Population	15,797	90,557	227,155
2025 Average Household Income	\$84,980	\$90,050	\$91,634
2025 Total Households	7,324	36,076	92,783





Site Plan

 Subject  Available  NAP



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