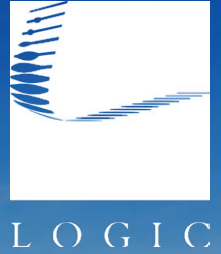


For Lease

The Bridges at Victorian Square



1125 & 1130 Avenue of the Oaks
Sparks, NV 89431

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Listing Snapshot



Negotiable
Asking Rent



± 1,200 - 3,091 SF
Total Square Footage



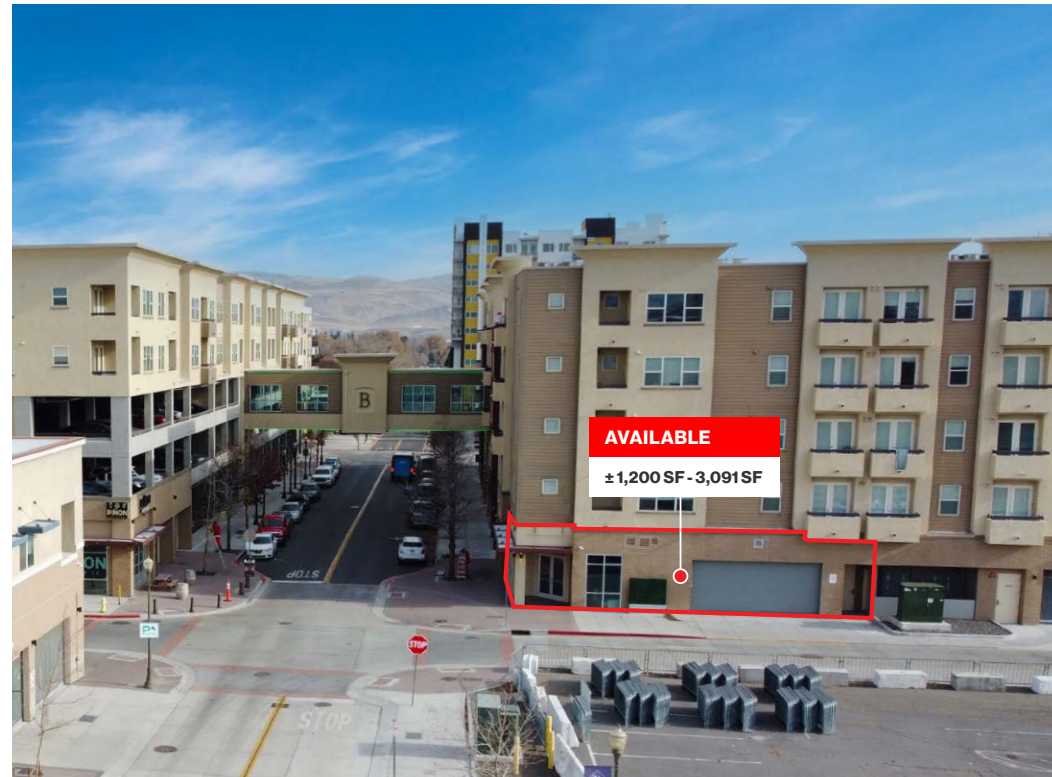
\$0.56 PSF
Lease Expense

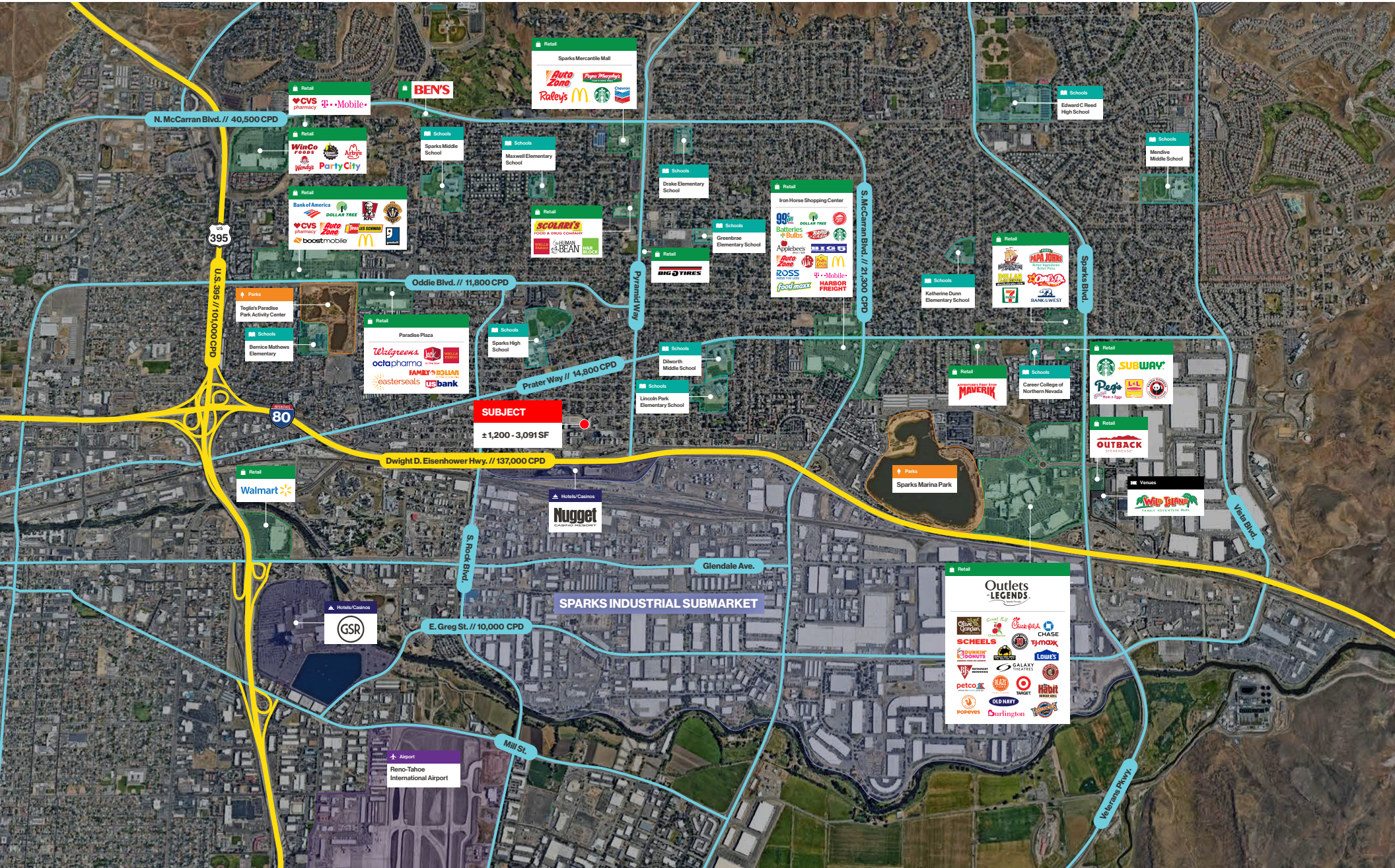
Property Highlights

- Ground-floor retail space at The Bridges at Victorian Square
- Gray-shell delivery condition which can be demised as low as ± 1,200 SF
- 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 Mari Chuy's, Engine 8 Urban Winery, Champagne Dentistry, Piñon Bottle, and Galaxy Theaters
- Daytime population over 23,965 with 980 businesses within a 1-mile radius

Demographics

	1-mile	3-mile	5-mile
2024 Population	17,152	111,243	245,765
2024 Average Household Income	\$70,336	\$77,941	\$89,534
2024 Total Households	7,608	44,746	100,157







Retail

GALAXY THEATRES

Retail

Masi Chuy's

Retail

PIÑON BOTTLE CO

Retail

champagne FAMILY DENTISTRY

Retail

ELEVATED ORTHODONTICS

Multifamily

SQUARE 1

Multifamily

THE DECO

Retail

8

Retail

Dotty's

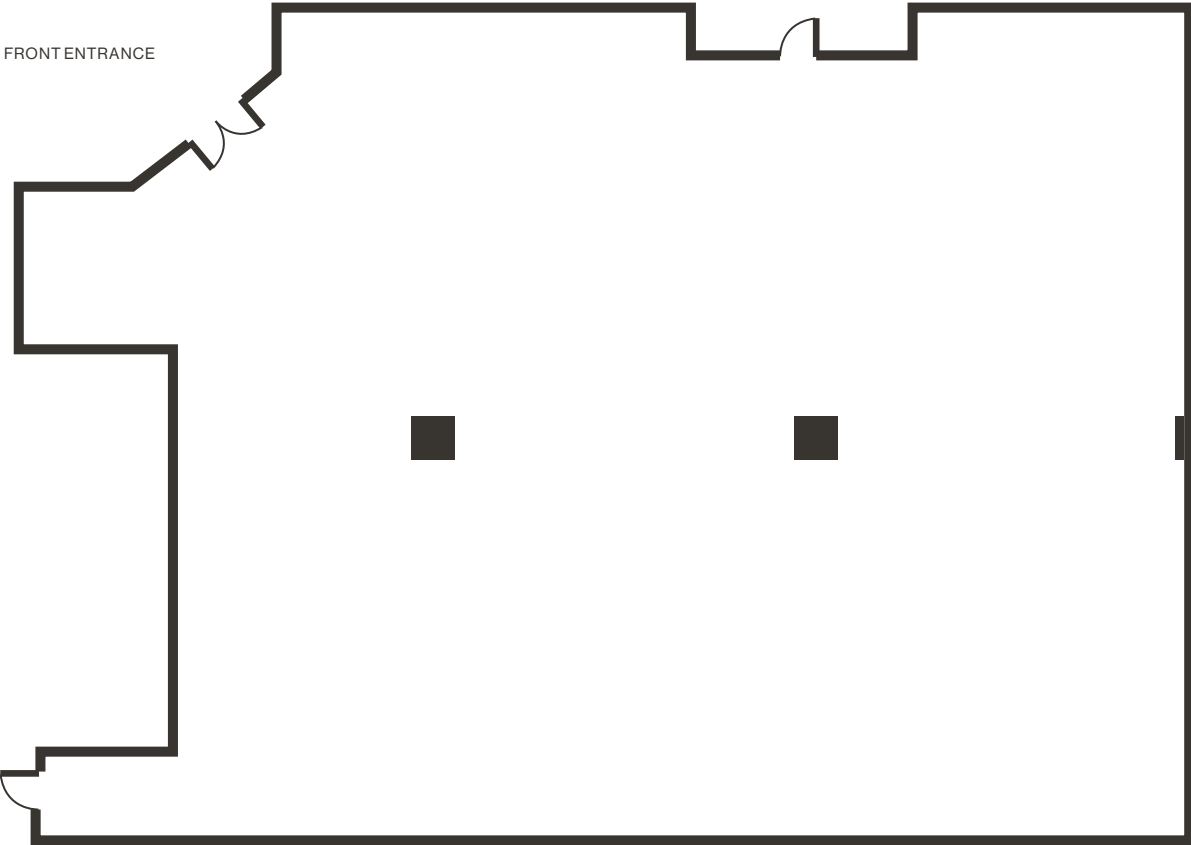
AVAILABLE
±1,200 - 3,091 SF

Site Plan

Available NAP



Floor Plan



Property Photos



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For inquiries please reach out to our team.

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