

9,558 SF Building
FOR SALE

906

Victorian Avenue
SPARKS, NV 89431

\$2,200,000



*Owner has a real estate license

CBRE

EXECUTIVE SUMMARY

Rare opportunity to acquire a ±9,558 square foot, three-unit retail building in the heart of downtown Spark's Victorian Square.

The recently vacated building is prime redevelopment play consisting of two ground floor bars, formerly Paddy & Irenes with 30+ year operating history and The Ranch House which served as a local music venue. The 2nd floor of the property consists of 2,523 square feet of mostly open floor plan with restrooms.

The property sits in the center of Victorian Square, adjacent to a public parking garage, within close proximity to the Nugget Event Center, large luxury residential complexes, a high-rise casino and a variety of restaurants and bars that cater to both locals and visitors alike. The area boasts a wide range of summer events, including regular concerts at the 8,500 seat Nugget Event Center, The Best of the West Rib Cook Off, Hot August Nights and more. The building offers freeway visibility to the heavily traveled I80 corridor.



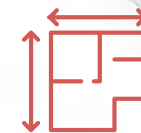
SALE PRICE
\$2,200,000



APN: 032-193-07



Built: 1928



Building Size: 9,558 SF



Two Story Building



Zoning: MUD (Sparks -
Mixed Use Development)



Submarket: Sparks



Lot Area: .0160 Acre

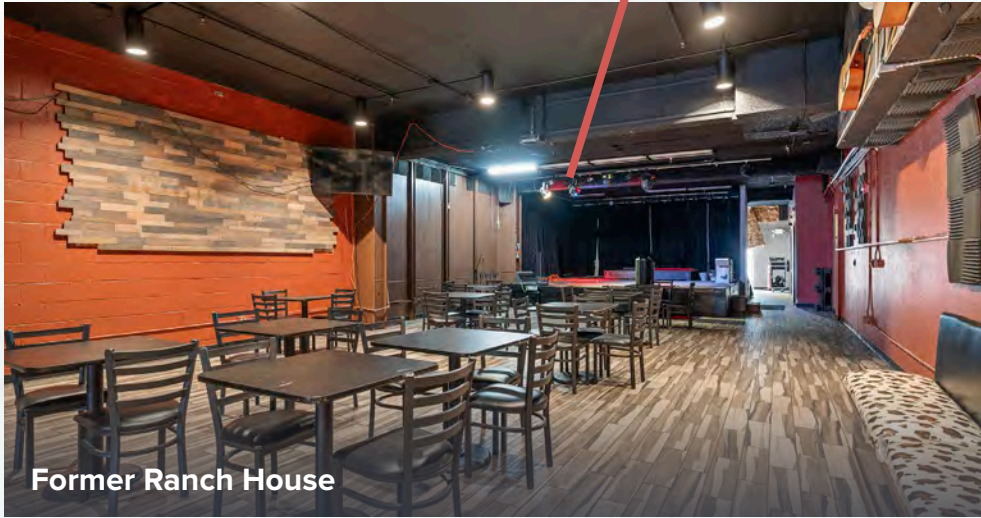


Occupancy: 0%



Fire Sprinklers

INTERIOR



Former Ranch House



Former Paddy & Irene's

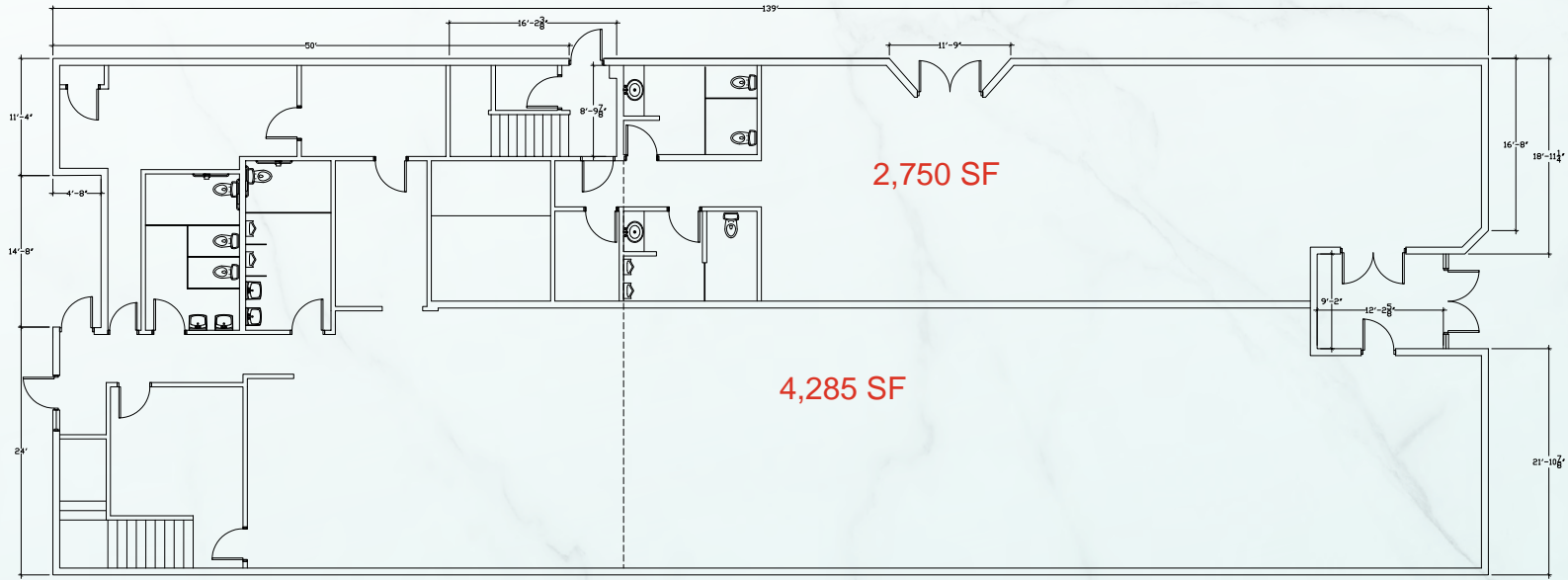


EXTERIOR

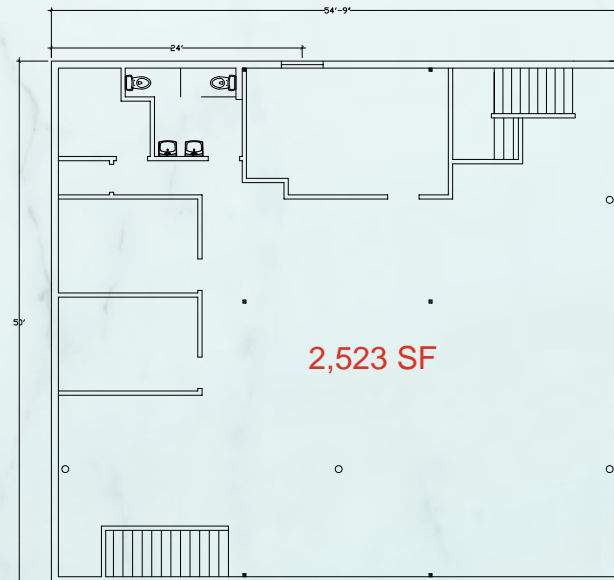


FLOOR PLAN

9,558 SF TOTAL



EXISTING PLAN



PARCEL MAP

APN 032-193-07



SITE PLAN



2024 DEMOS & 2023 TRAFFIC COUNTS

2024	1 Mile	3 Miles	5 Miles
Population	15,911	105,762	241,721
Households	7,194	42,801	98,562
Businesses	1,155	5,336	11,397
Employees	15,604	83,812	165,048

2023 Daily Traffic Counts
Source NDOT.com



TRAVEL TIMES



University of Nevada

SPARKS

RENO

15 Minutes to the California Border

Reno Tahoe International Airport

906
Victorian Avenue
SPARKS, NV 89431



30 Minutes to Carson City & 45 Minutes to Tahoe

AMENITIES



FOUNTAINHOUSE
Apartment
VICTORIAN SQUARE

GALAXY
THEATRES

Victorian Plaza Cir

SQUARE 1
Apartments

906
Victorian Avenue
SPARKS, NV 89431

Ella Wood
Apartments



Sparks
Municipal Court



ATRIUM
Apartments

Oaks Apartments

Nugget
EVENT CENTER

GREAT BASIN
BREWING CO.



RTC Centennial Plaza Station

SIEGEL SUITES
FLEXIBLE-STAY APARTMENTS

Victorian Ave

PIZZA & PUB

The Depot Gallery
& Bookstore



Pietro's Famiglia

Oaks Apartments



St. Mary's Amphitheater

Nugget
CASINO RESORT

Nugget Ave

S Pyramid Way

906

Victorian Avenue
SPARKS, NV 89431

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