

For Lease

# The Bridges at Victorian Square



1125 & 1130 Avenue of the Oaks  
Sparks, NV 89431

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# Listing Snapshot



**Negotiable**  
Lease Rate



**± 2,588 - 3,091 SF**  
Available Square Footage



**\$0.56 PSF**  
Estimated Lease Expense

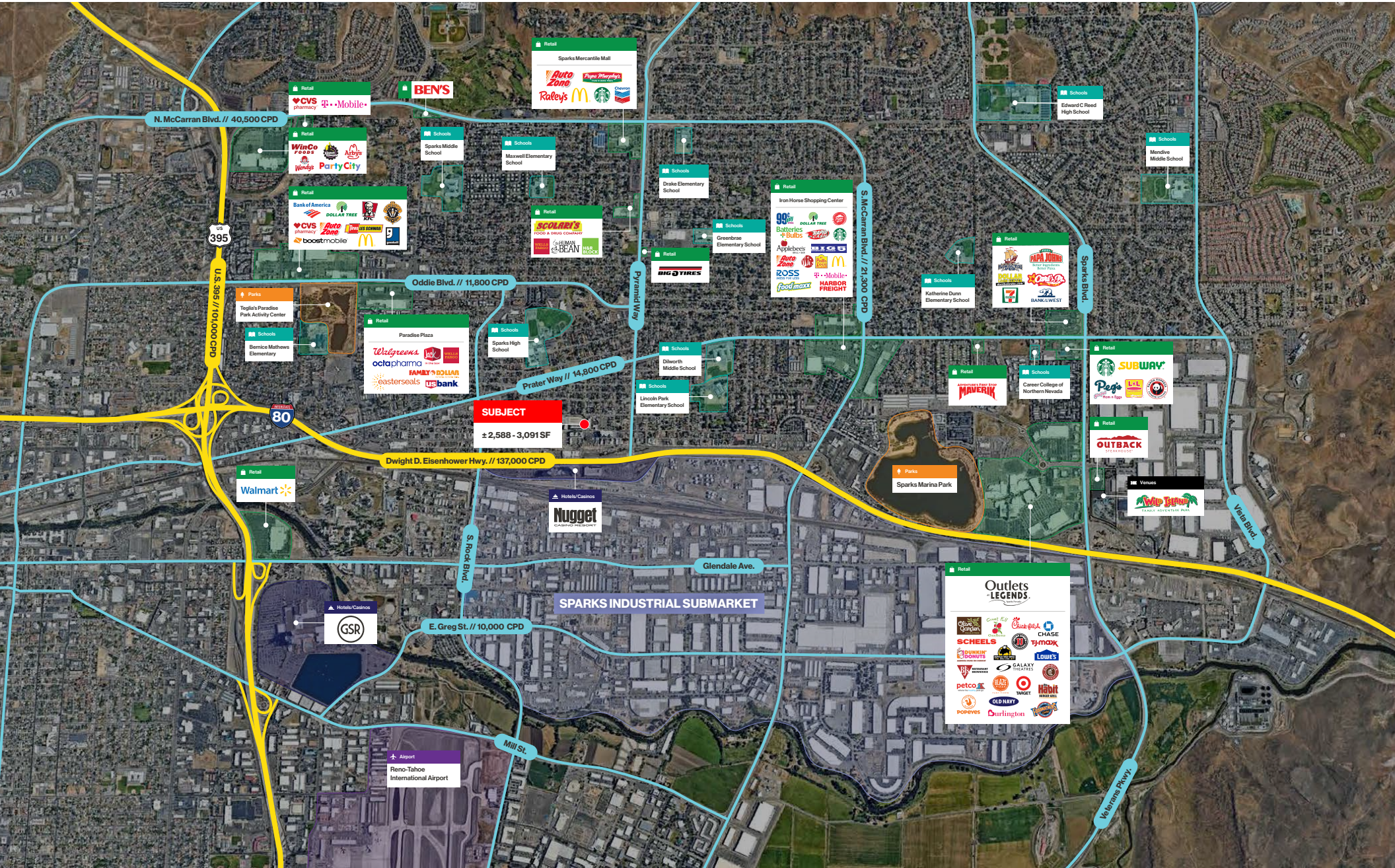
## Property Highlights

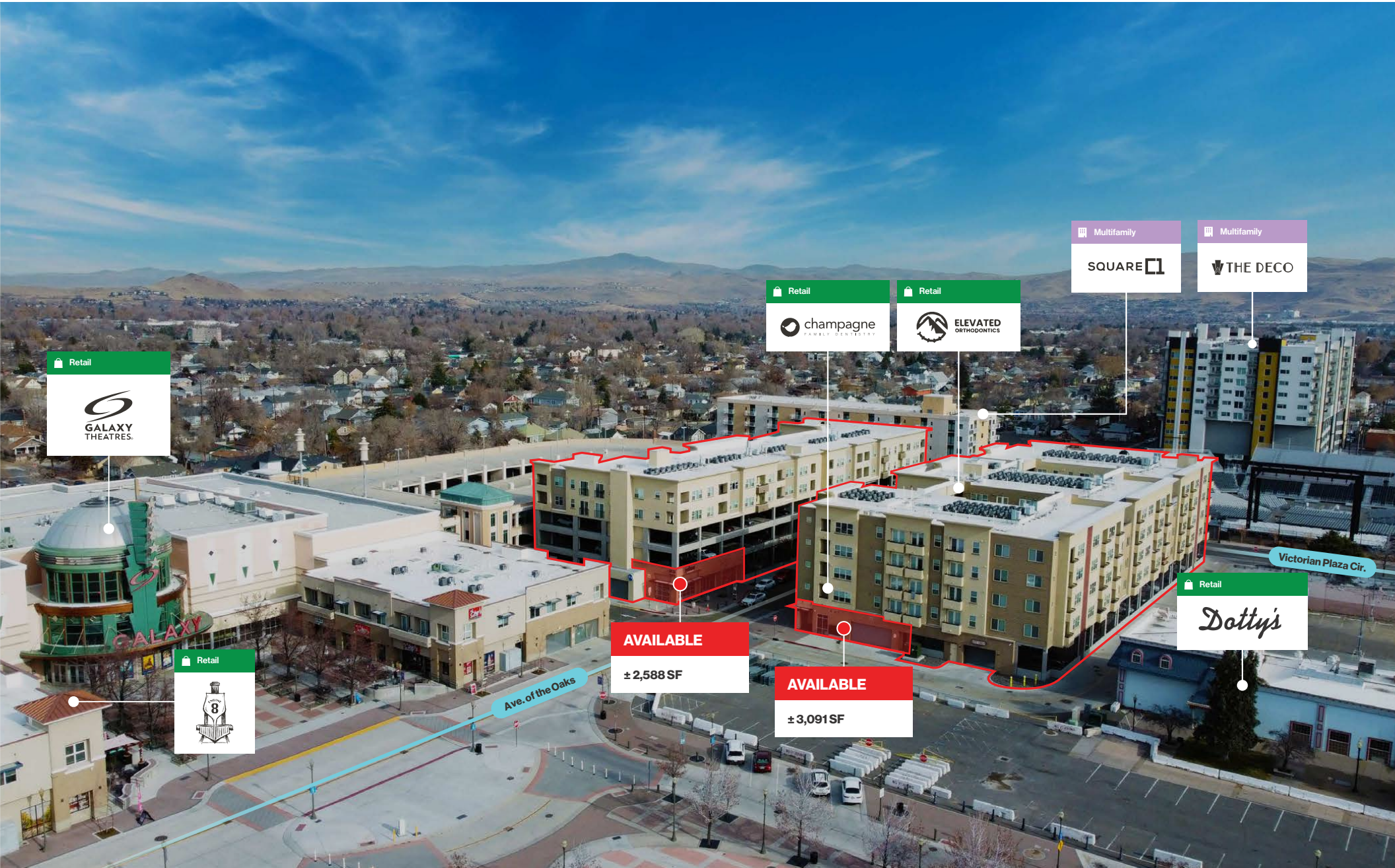
- Ground-floor retail space at The Bridges at Victorian Square
- Turn-key ± 2,588 SF bar/lounge space with private outdoor patio
- Southern vacancy in gray-shell delivery condition to accommodate a variety of users
- Grease interceptor access in place for restaurant user
- Built-in clientele with 194 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







Retail

**GALAXY THEATRES**

Retail

8

Retail

**champagne**  
FAMILY DENTISTRY

Retail

**ELEVATED**  
ORTHODONTICS

Multifamily

**SQUARE 1**

Multifamily

**THE DECO**

**AVAILABLE**

± 2,588 SF

**AVAILABLE**

± 3,091 SF

Retail

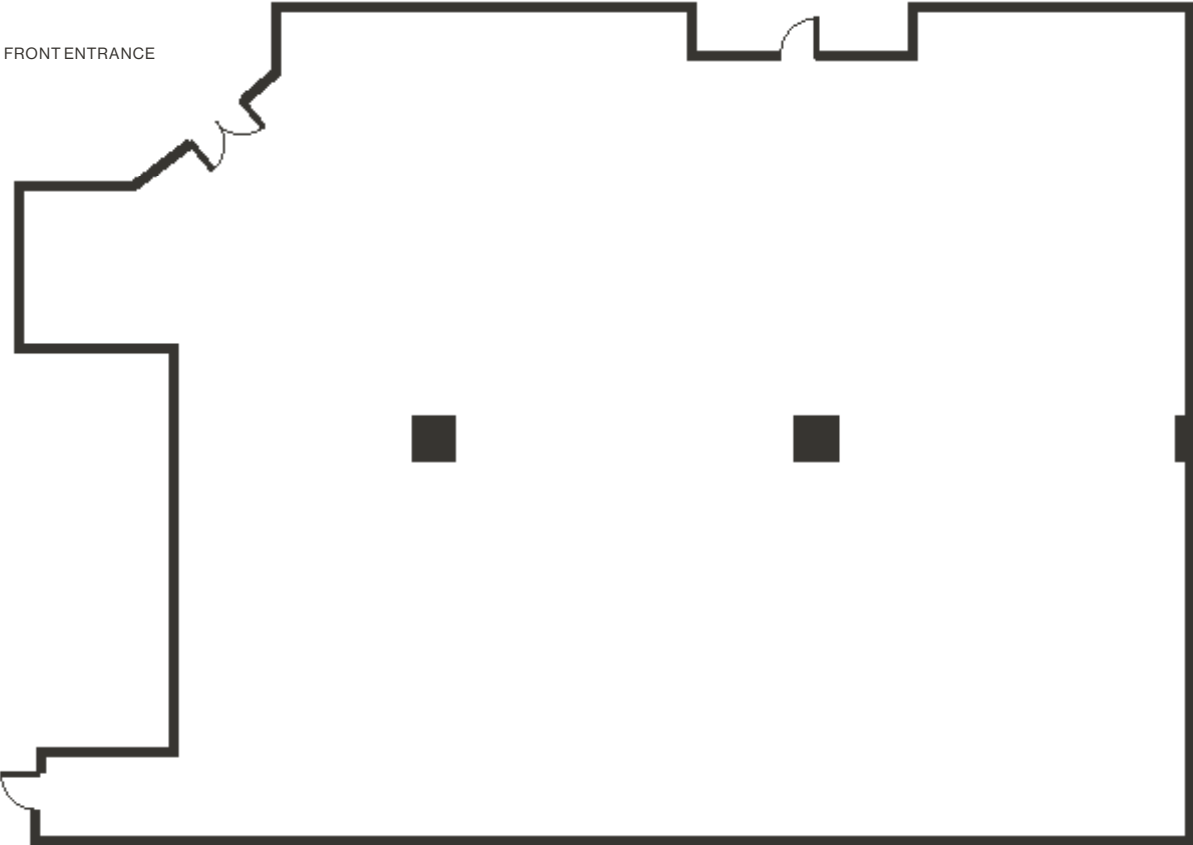
*Dotty's*

# Site Plan

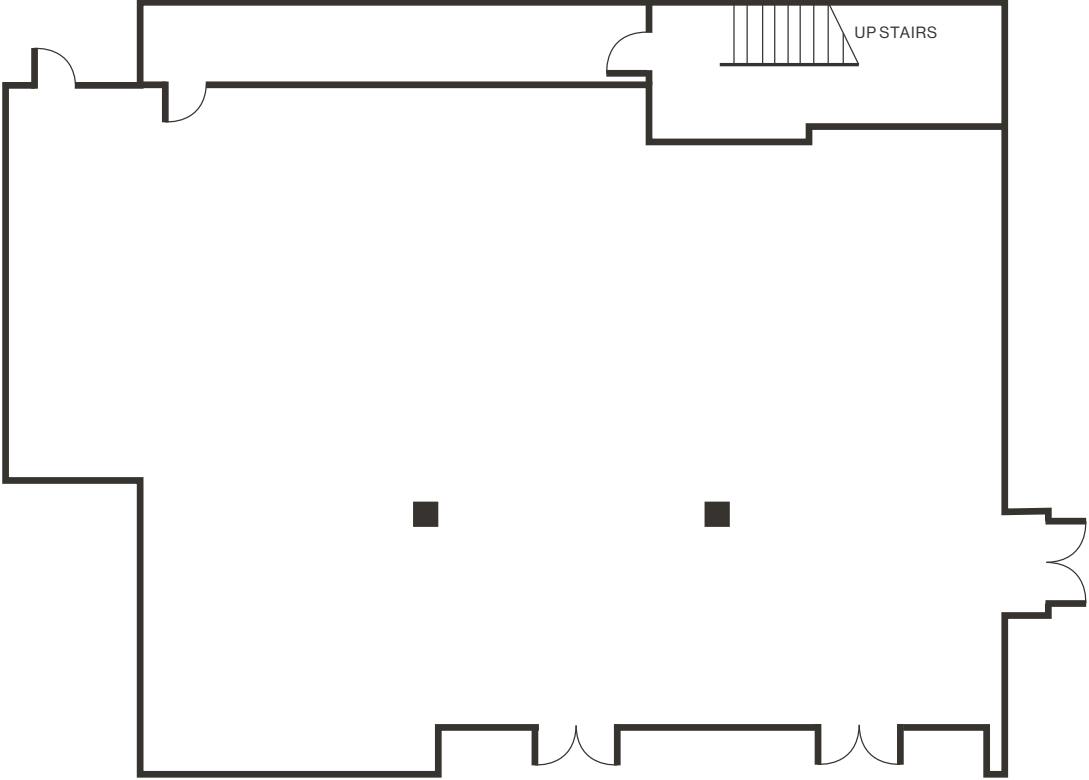
Available NAP



Floor Plan  
Suite 1125 #181



Floor Plan  
Suite 1130 #180



Property Photos



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For inquiries please reach out to our team.

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