

FOR LEASE

D'ANDREA POINTE SHOPPING CENTER



±2,430
AVAILABLE SF



Retail/Office
PRODUCT TYPE



\$2.55/SF
LEASE RATE



NNN - \$0.86/SF
LEASE TYPE

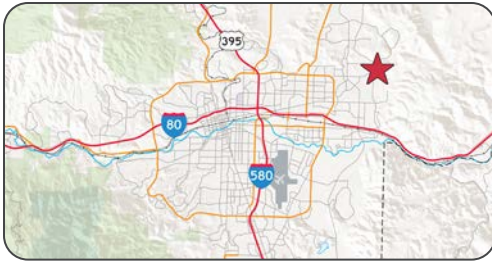


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NAI Alliance



Property Highlights

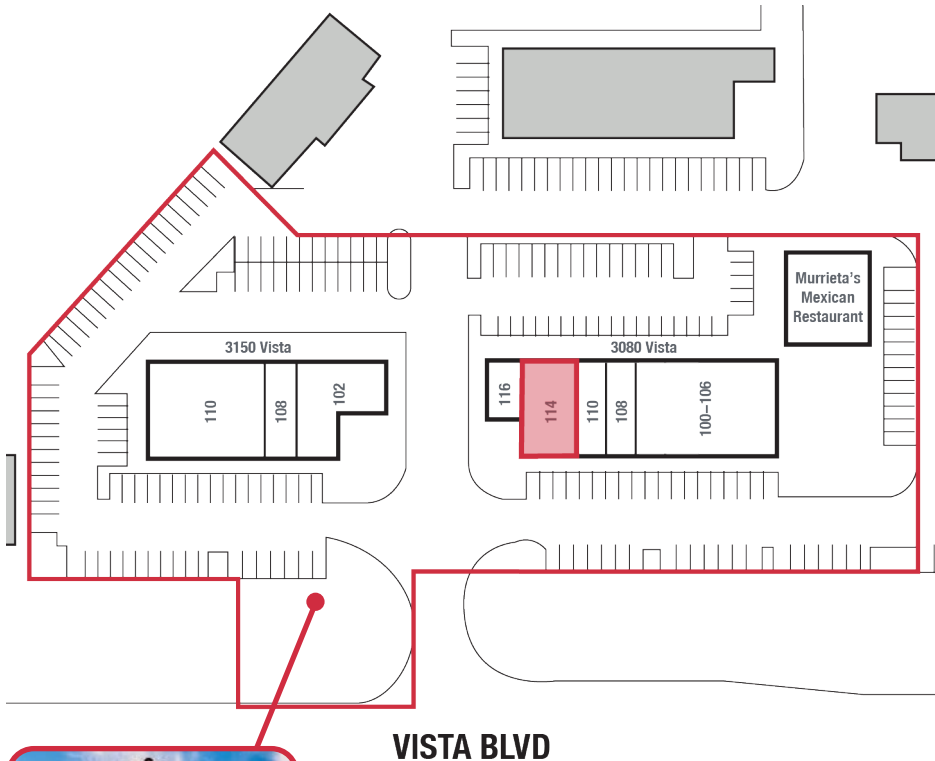
D'Andrea Pointe Shopping Center is ideally located on Vista Boulevard in Sparks, adjacent to tenants including Walgreens, Safeway, and Starbucks. With over 21,900 cars passing by each day, tenants will enjoy the exceptional visibility that Vista Boulevard has to offer.

The subject property services the D'Andrea Master Planned Community and Golf Course as well as surrounding Sparks and Spanish Springs communities. It is located within a few miles of a hospital and numerous warehouse businesses as well as a high population density within a 5-mile range.

Property Details

Address	3060 - 3150 Vista Boulevard Sparks, NV 89436
Total SF	±23,149
Available SF	±2,430
Lease Type	NNN - \$0.86/SF
Zoning	Planned Development
Submarket	Sparks
Lot Size	±2.44 acres
Year Built	2006
APN	02-020-29





3150 Vista Blvd

Unit 102	Guild Mortgage	±1,826 SF
Unit 108	State Farm	±1,200 SF
Unit 110	My Kid's Smile	2,542 SF

3080 Vista Blvd

Unit 100 – Unit 106	AFC Urgent Care	±5,159 SF
Unit 108	Gao's Noodle House	±1,268 SF
Unit 110	Pizza Guys	±1,300 SF
Unit 114	AVAILABLE	±2,430 SF
Unit 116	Edward Jones	±790 SF

3060 Vista Blvd

Unit 3060	Murrieta's Mexican Restaurant	±3,025 SF
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±2,430

AVAILABLE SF



\$2.55/SF

LEASE RATE



NNN - \$0.86/SF

LEASE TYPE



±23,149

TOTAL SF



Immediately

AVAILABILITY



FOR LEASE

D'ANDREA POINTE SHOPPING CENTER



Reno-Tahoe
International
Airport

DOWNTOWN
RENO

80

Outlets
at
LEGENDS
Sparks, Nevada

usbank

UNITED STATES
POSTAL SERVICE

SAFeway



STARBUCKS

CVS
pharmacy

Walgreens

VILLAS

SUBJECT

ANYTIME
FITNESS

VISTA BLVD

Nearby Businesses



±2,430

AVAILABLE SF



\$2.55/SF

LEASE RATE



NNN - \$0.86/SF

LEASE TYPE



±23,149

TOTAL SF



Immediately

AVAILABILITY

KEY FACTS



154,226

POPULATION



5.0%

UNEMPLOYMENT



2.6

HOUSEHOLD
SIZE (AVG.)



37

MEDIAN
AGE

INCOME FACTS



\$84,297

MEDIAN
HOUSEHOLD
INCOME



\$40,323

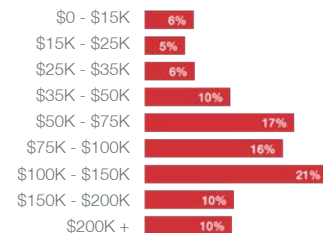
PER CAPITA
INCOME



\$210,919

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



4,278

BUSINESSES



60,748

EMPLOYEES

EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



27%

HIGH
SCHOOL
GRADUATE



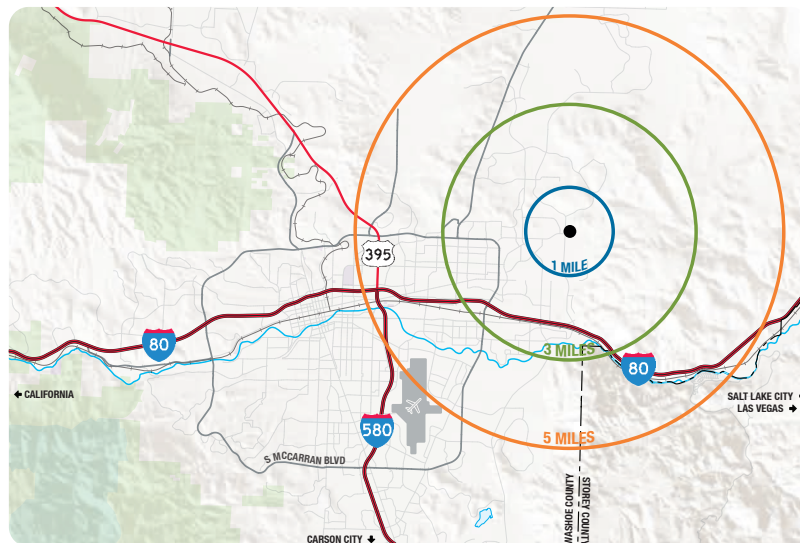
33%

SOME
COLLEGE

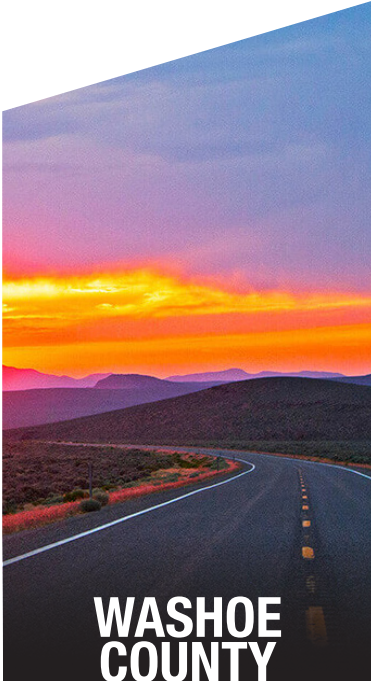


26%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

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