

5295

Sun Valley Blvd

SUN VALLEY, NV 89433

RETAIL
OFFICE

FOR SALE
OR LEASE



GARY TREMAINE

SENIOR VP OF RETAIL
775.745.2060 **CELL**
gtremaine@dicksoncg.com
S.29033

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761



CORFAC
INTERNATIONAL

5295

Sun Valley Blvd

SUN VALLEY, NV 89433



Sales Price | \$1,900,000

Lease Rate | \$1.63/SF/NNN

NNN | \$0.23/SF

SUITE A | 3,200 SF

SUITE B | 1,200 SF

SUITE C | 1,000 SF

Zoning | NC
Neighborhood Commercial

Total Bldg SF | 8,452 SF

APN | 085-701-03

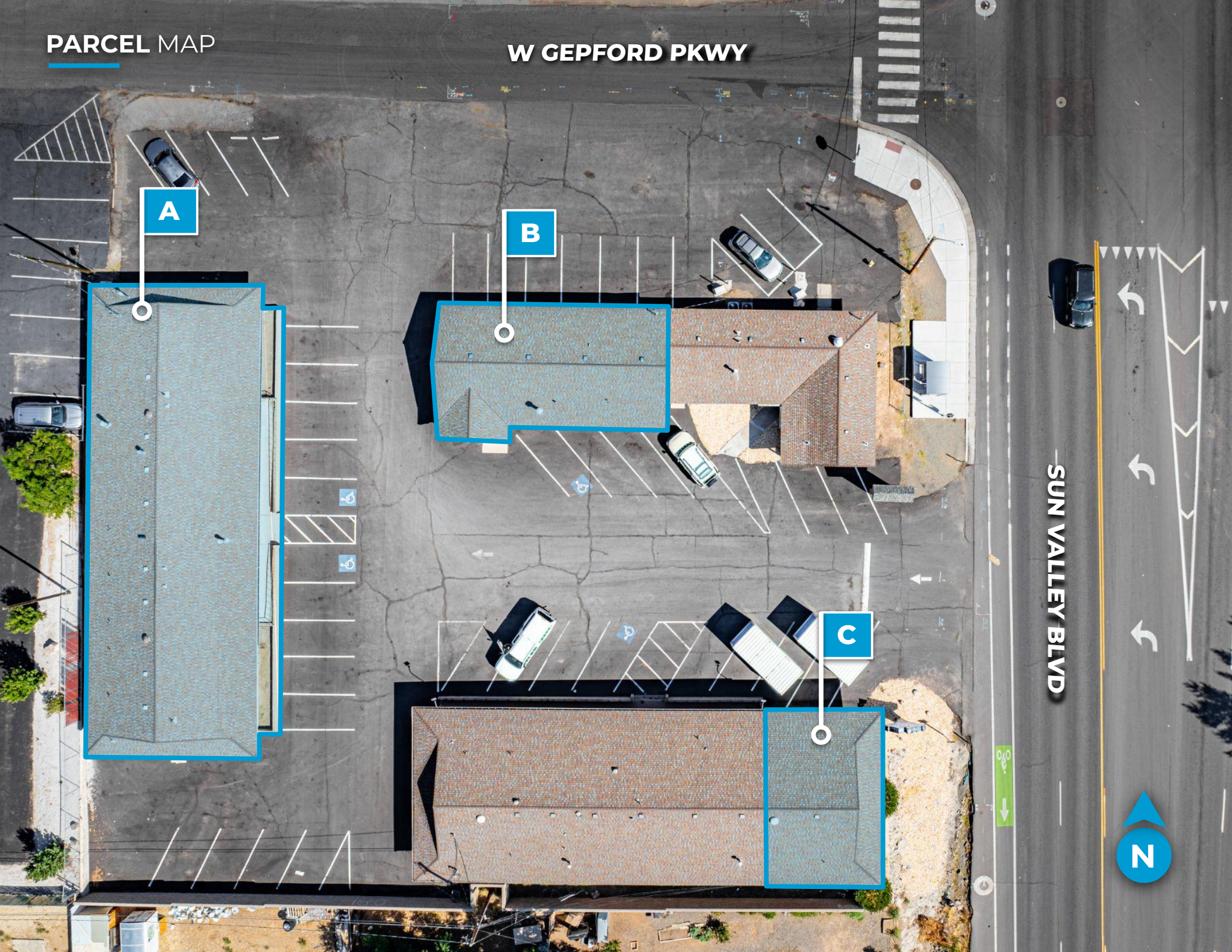
ABOUT THE PROPERTY

- Three spaces available for lease in separate freestanding, single-level retail and medical office buildings.
- High traffic location, with 2024 NDOT daily counts of 27,500 cars per day.
- Easy access to Sun Valley Boulevard, Clear Acre Lane, and U.S. Highway 395.



PARCEL MAP

W GEPFORD PKWY



A

B

C

SUN VALLEY BLVD











AREA MAP



MIDTOWN DISTRICT

DOWNTOWN



5295 SUN VALLEY BLVD

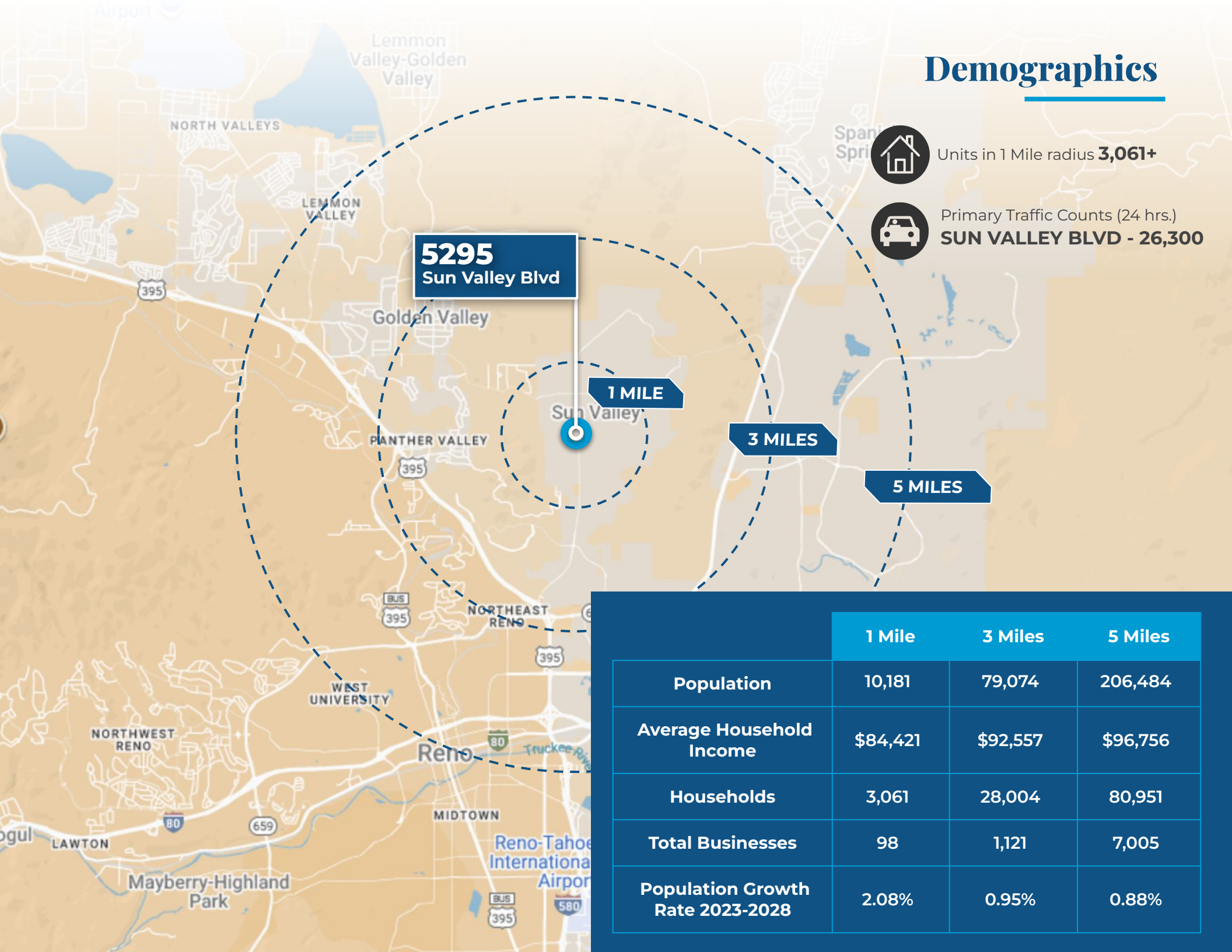
SUN VALLEY BLVD



Primary Traffic Counts (24 hrs.)
SUN VALLEY BLVD - 27,500



Demographics



5295
Sun Valley Blvd

1 MILE

3 MILES

5 MILES



Units in 1 Mile radius **3,061+**



Primary Traffic Counts (24 hrs.)
SUN VALLEY BLVD - 26,300

	1 Mile	3 Miles	5 Miles
Population	10,181	79,074	206,484
Average Household Income	\$84,421	\$92,557	\$96,756
Households	3,061	28,004	80,951
Total Businesses	98	1,121	7,005
Population Growth Rate 2023-2028	2.08%	0.95%	0.88%

GARY TREMAINE

SENIOR VP OF RETAIL

775.745.2060 **CELL**

gtremaine@dicksoncg.com

S.29033

JOSH MENANTE

ASSOCIATE

775.527.6186 **CELL**

jmenante@dicksoncg.com

S.201761



**Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*

6140 Plumas Street, Suite 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

CORFAC
INTERNATIONAL