

**FOR LEASE**  
Retail/Office



# Vista Village

4830 VISTA BLVD., SPARKS, NV 89436

## 2,240± SF to 4,480± SF SPARKS RETAIL OFFICE FOR LEASE



### PROPERTY DESCRIPTION

- 100 & 102 is currently dark shell and ready for your spec build from 2,240± SF to 4,480± SF
- Landlord to provide warm shell with 5 year lease term.
- Additional Tenant Improvements available to qualified tenants
- Recently updated landscaping to provide better signage

### PROPERTY HIGHLIGHTS

- Located on Vista Blvd. just north of Disc Drive in Spanish Springs
- Monument & Building Signage Available
- Owner is a licensed Real Estate Salesperson in Nevada
- Other tenants include Pinocchio's, Kumon, Sage Veterinary & Bioworx

### OFFERING SUMMARY

<b>SF AVAILABLE</b>	<b>PRICE/SF</b>
2,240± SF to 4,480± SF	\$1.30/SF

<b>TRAFFIC COUNT</b>	<b>LEASE TYPE</b>
22,000 Vehicles per Day	NNN

<b>ZONING</b>	<b>YEAR BUILT</b>
C2	2006



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**KEN STARK**  
NV LICENSE: B.35722.CORP



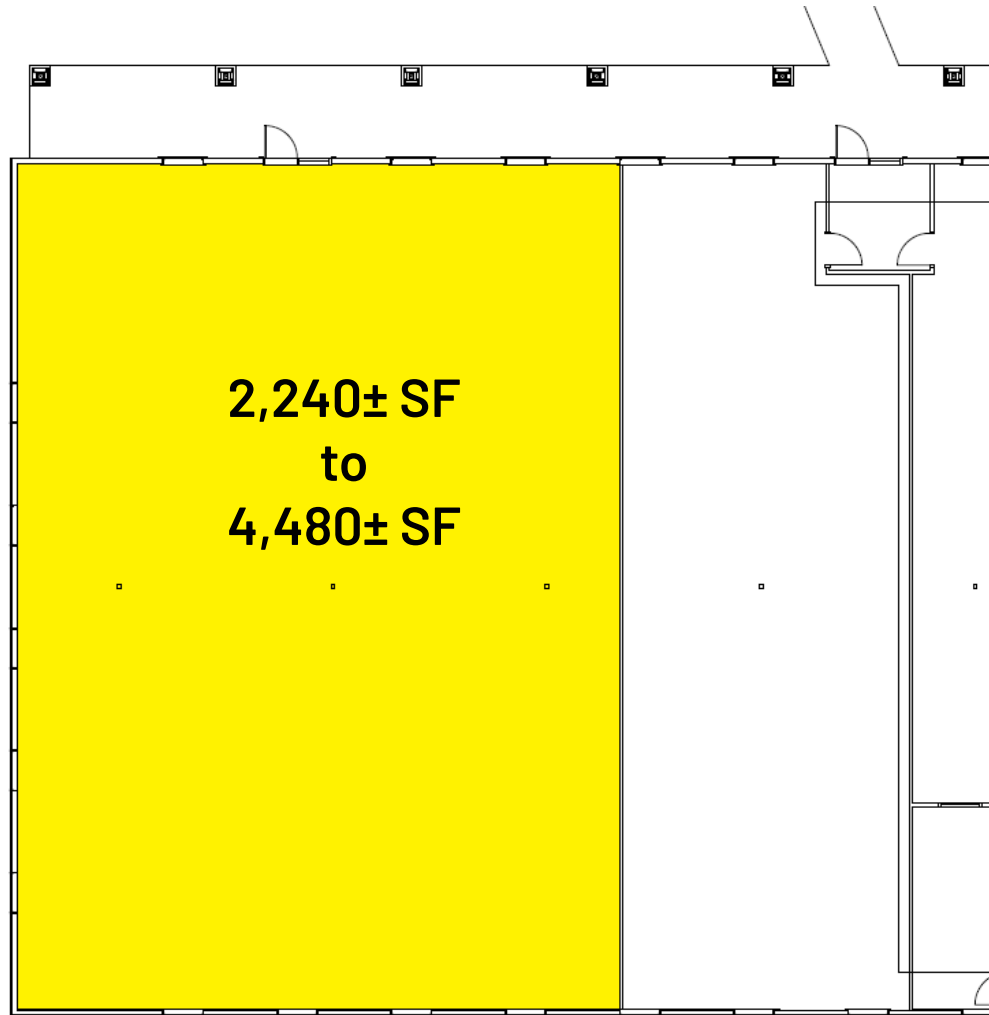
**775.825.4400**

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**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE



[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)



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