



Los Altos Parkway

Ion Drive

Office, Medical and Retail Land

Parcel C: APN 516-224-03
1.92 Acre Parcel


Ion Drive & Los Altos Parkway
Sparks, NV 89441

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**PUD Handbook Recently Expanded
to Include Additional Retail Uses**




 ±1.92 Acres
 APN: 516-224-03
 \$18/PSF

Future Reno Orthopedic
 Center Development

Ion Drive

Los Altos Parkway

Opportunity

Build-ready pad available for a variety of uses along Ion Drive and Los Altos Parkway, located adjacent to the medical office building housing Saint Mary's and Reno Orthopedic Clinic (ROC). ROC has also purchased the corner lot, meaning two of the three lots at this intersection have or will feature a substantial medical office presence, further reinforcing the area as a growing healthcare hub. In addition to being an ideal location for medical providers serving the expanding Sparks, NV population, this site is well suited for banks, financial institutions, professional office, medical office, veterinary clinics, dental offices, training centers, vocational or trade schools, fitness facilities, restaurants, and/or day care use.

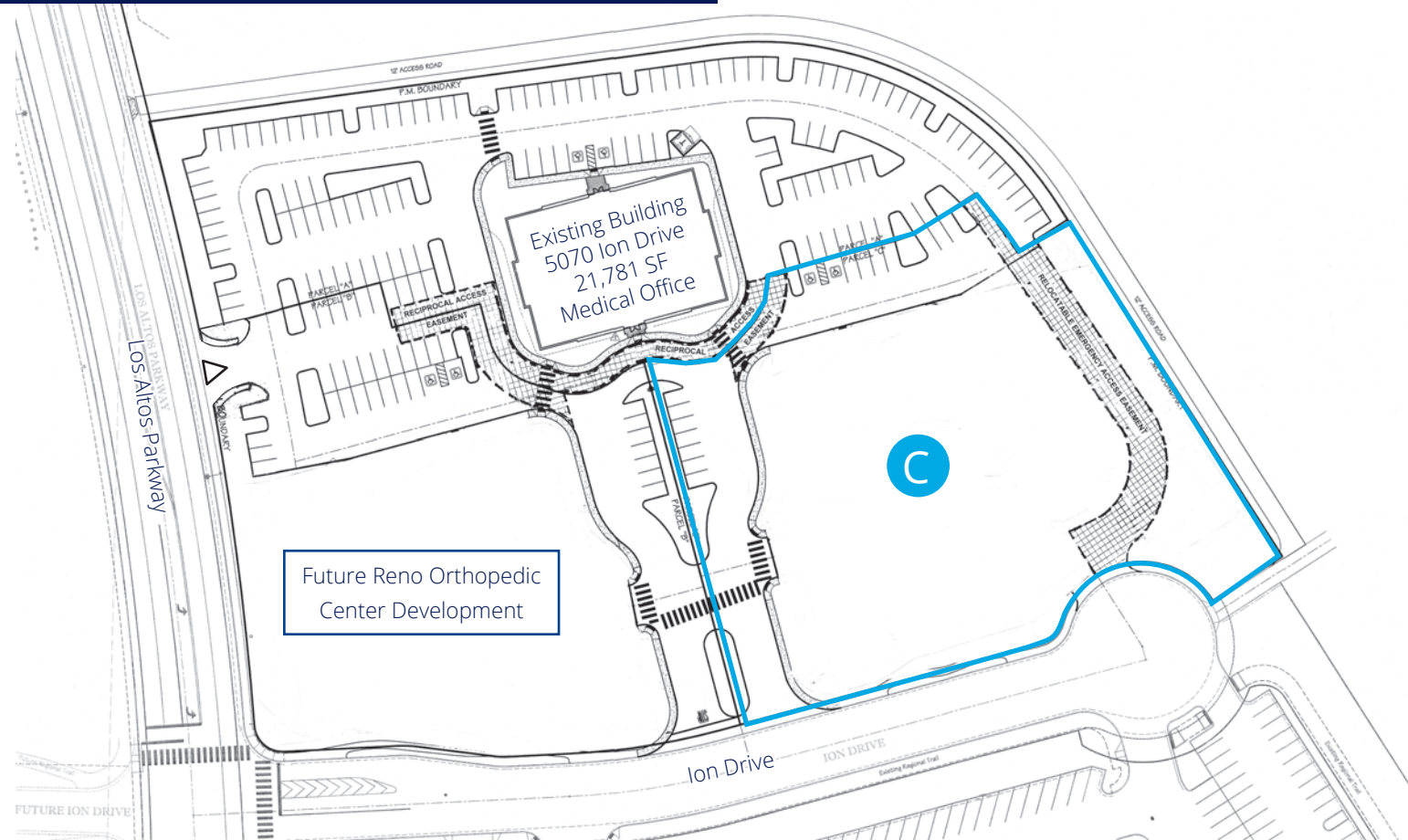
Property Highlights

Located in the rapidly growing Sparks, NV market. Office, medical and retail demands are on the rise and are expected to continue as the population ages.

C 0 Los Altos Parkway | Sparks, NV 89436

- APN: 516-224-03
- ±83,576 SF (±1.92 acres)
- Vacant, improved land pad
- On-Site Improvements: Parking, Landscaping & Utilities

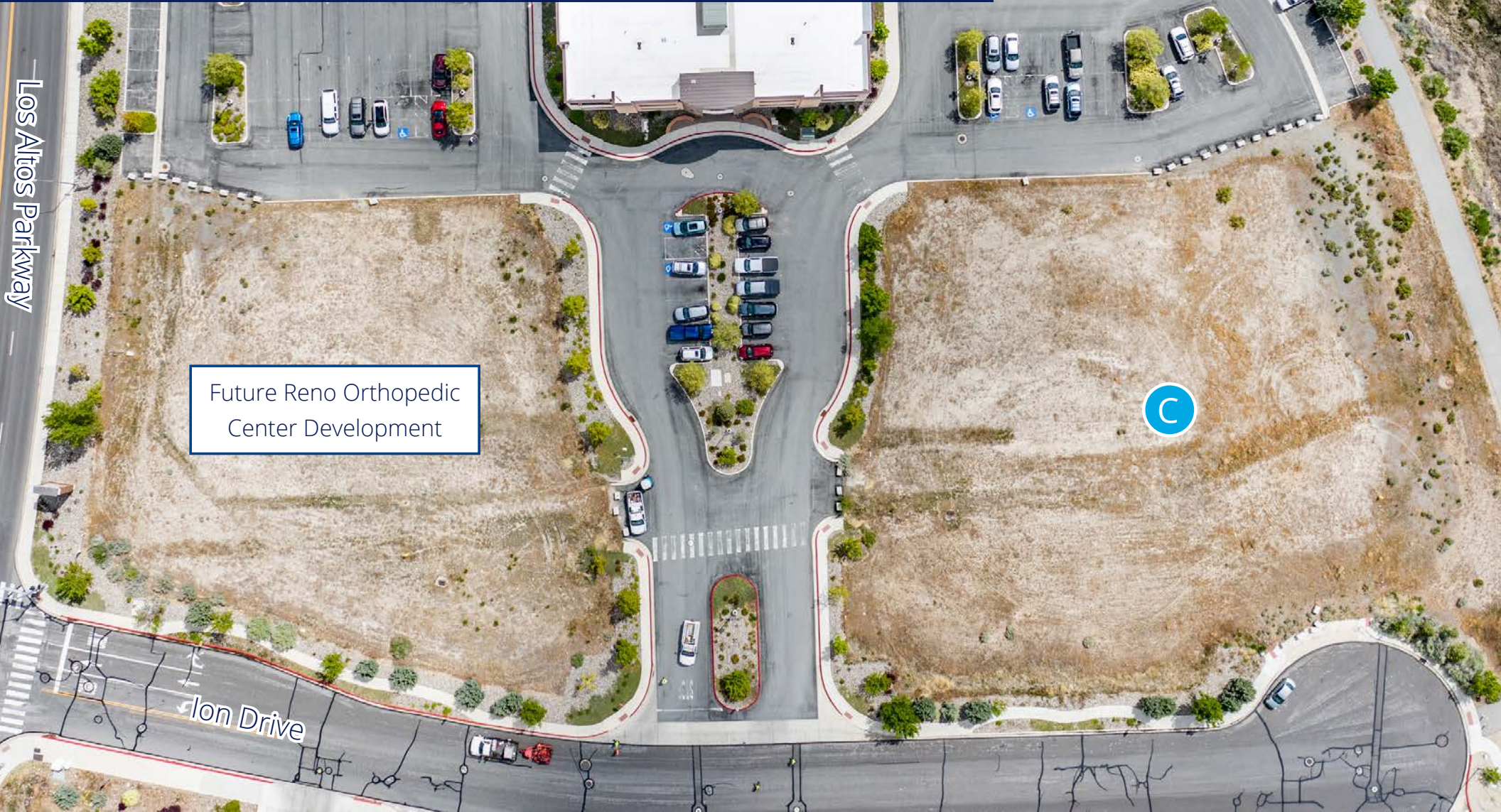
Asking Price: \$1,504,368 (\$18.00/SF)



Zoning

Per the Kiley Ranch PUD Handbook Master Plan the property is zoned IVE.C. Current zoning allows for banks, financial institutions, professional, office, medical office, veterinary clinics, dental offices, training centers, vocational, trade schools, fitness, restaurants and day care use. In addition, other uses are permitted with a Special Use Permit including churches, places of worship, mini warehouse or car wash. All approved uses are subject to the City of Sparks and Kiley Ranch PUD Handbook which was recently expanded.

[Request the Full Table of Uses Here](#)



Future Reno Orthopedic
Center Development

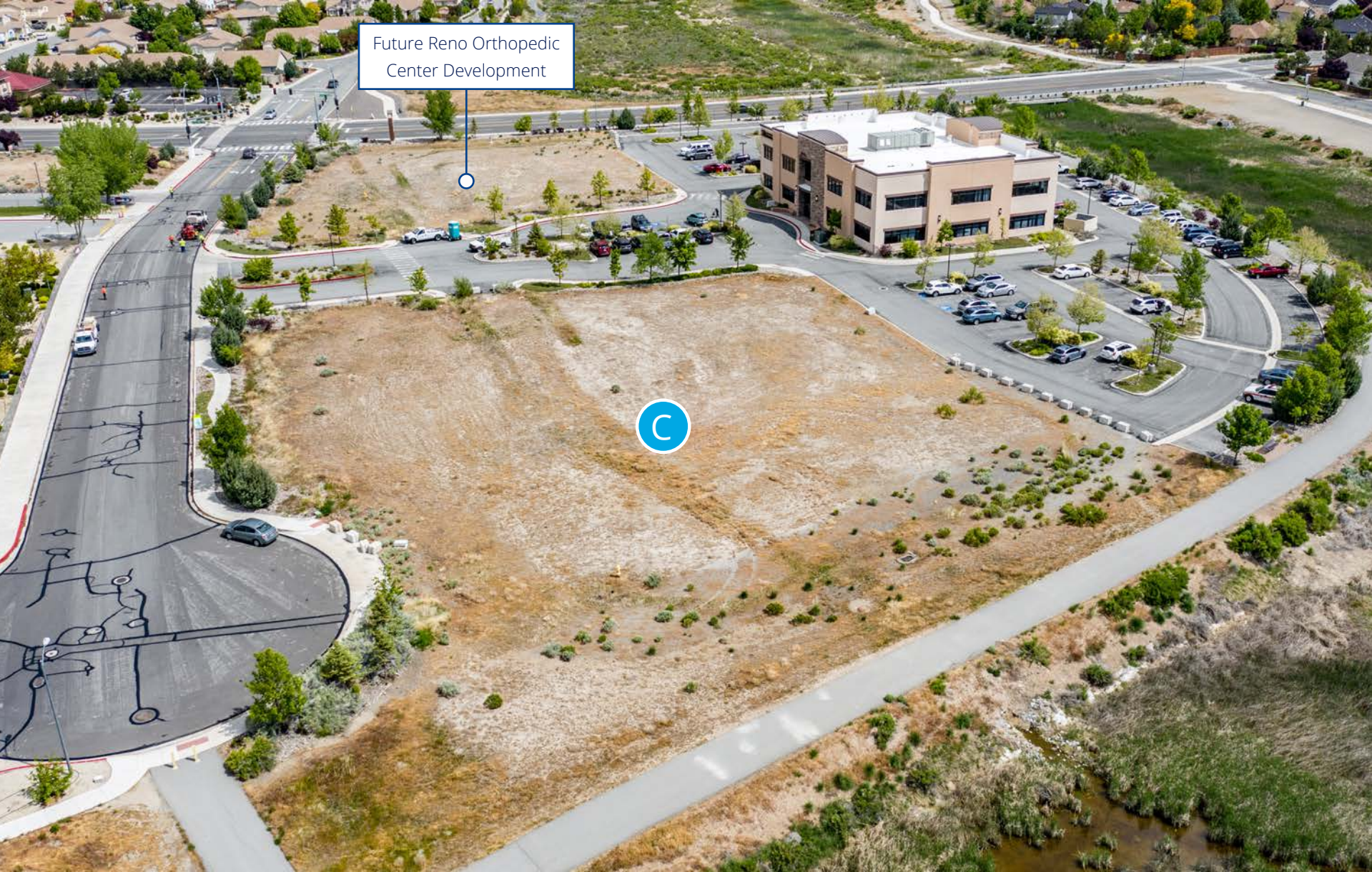


Los Altos Parkway

lon Drive

Land Pad Photographs

C 1.92 AC Land Pad - APN: 516-224-03





Nearby Services

Sparks Crossing Shopping Mall



- Sonic Drive-In
- Panda Express
- Blind Onion Pizza & Pub
- GourMelt
- Wingstop

- Sparks Public House
- Nam Van Noodle Cafe
- Del Taco
- Jack in the Box
- Starbucks



- Costco
- Best Buy
- Michaels
- Cost Plus World Market
- ULTA Beauty

- Walmart
- Kohl's
- PetSmart
- Verizon
- At&t

Area Map Facing North

Walgreens
O'Reilly AUTO PARTS
usbank
DISCOUNT TIRE
STARBUCKS COFFEE
DUNKIN' DONUTS
KFC
DEL TACO

SITE

Sparks Crossing

BEST BUY
BED BATH & BEYOND
ULTA
ROSS DRESS FOR LESS
PETSMART
Walgreens
Mor
Michaels
SONIC
WORLD MARKET. WORLDMARKET.COM
DOLLAR TREE
PANDA EXPRESS
BOOT BARN

Walmart

KOHL'S

COSTCO WHOLESALE

THE HOME DEPOT

Pyramid Way

Shoppers way

Galleria Parkway

Disc Drive

Los Altos Parkway

Iron Drive

Sparks Galleria

SPROUTS FARMERS MARKET
HomeGoods
Marshalls
Office DEPOT
FITNESS CONNECTION
Red Robin
STARBUCKS
IHOP
TACO BELL
Round Table PIZZA
AAA

Area Map Facing South

Lake Tahoe

Washoe Lake

Reno-Tahoe International Airport

Sparks

Downtown Reno

Sparks Galleria



Sparks Crossing

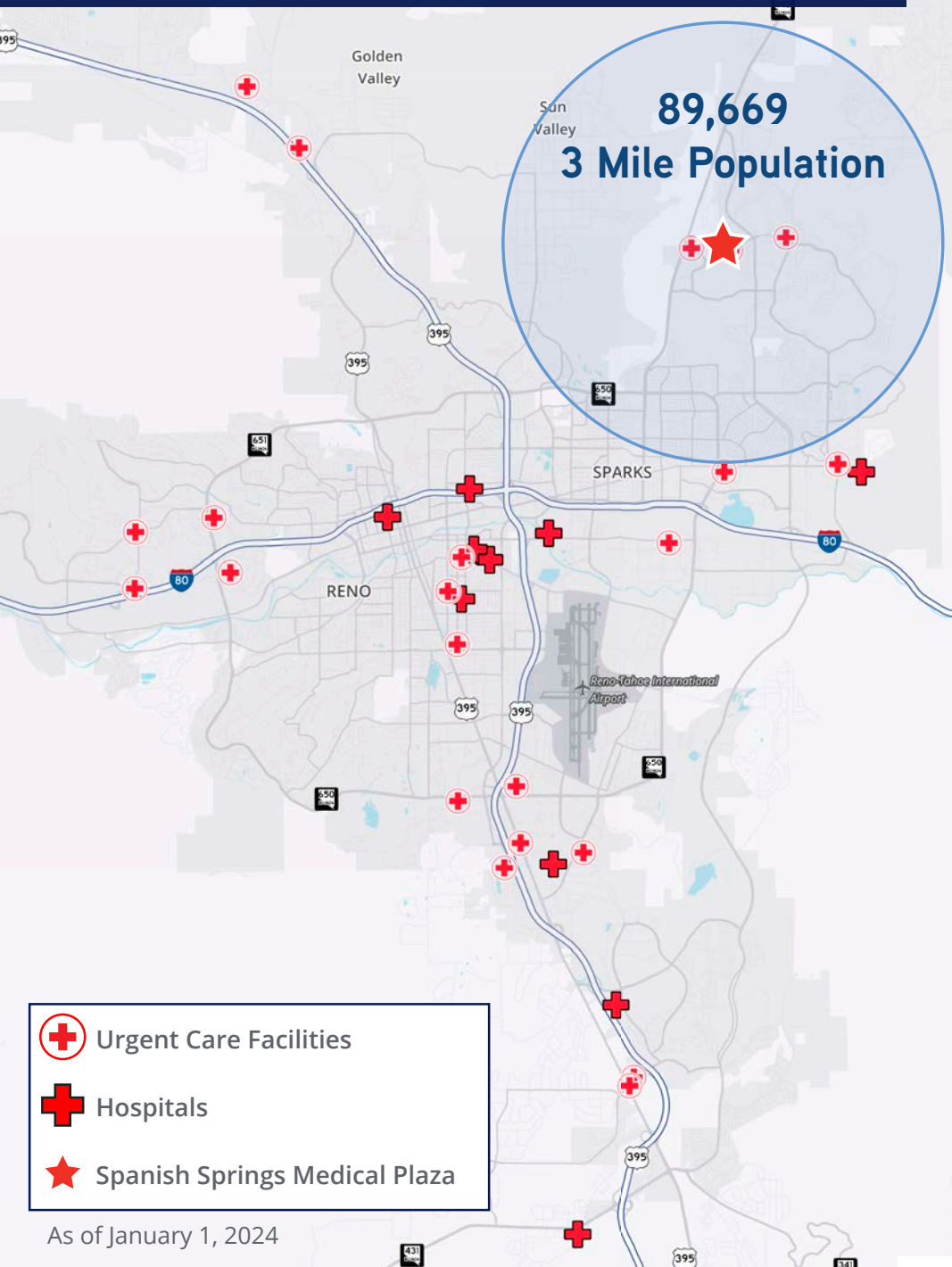


Galleria Station - 32 Units

SITE



Regional Medical Center Locations



-  Urgent Care Facilities
-  Hospitals
-  Spanish Springs Medical Plaza


As of January 1, 2024

Demographics & Traffic Counts


	1 mile	3 mile	5 mile
2025 Population	10,171	89,669	180,567
2030 Population	10,150	92,166	189,366
Average Household Income	\$126,752	\$118,232	\$105,307
Total Households	3,958	33,406	71,518
Median Age	40.2	37.6	36.8

2024 Traffic Counts - NDOT	
Pyramid Highway, 855ft South of Los Altos Parkway:	40,500 ADT
Los Altos Parkway, 285ft East of Sparks Boulevard:	15,800 ADT
Sparks Boulevard, 200ft South of Winery Drive:	24,300 ADT


3 Mi Household & Population Data




\$97,330
Median household income




\$488,278
Median home value




73.2%
Owner occupied housing units



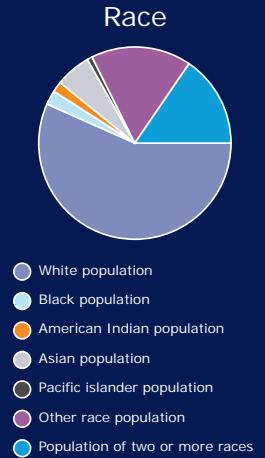
37.6
Median age



49.8%
Female population

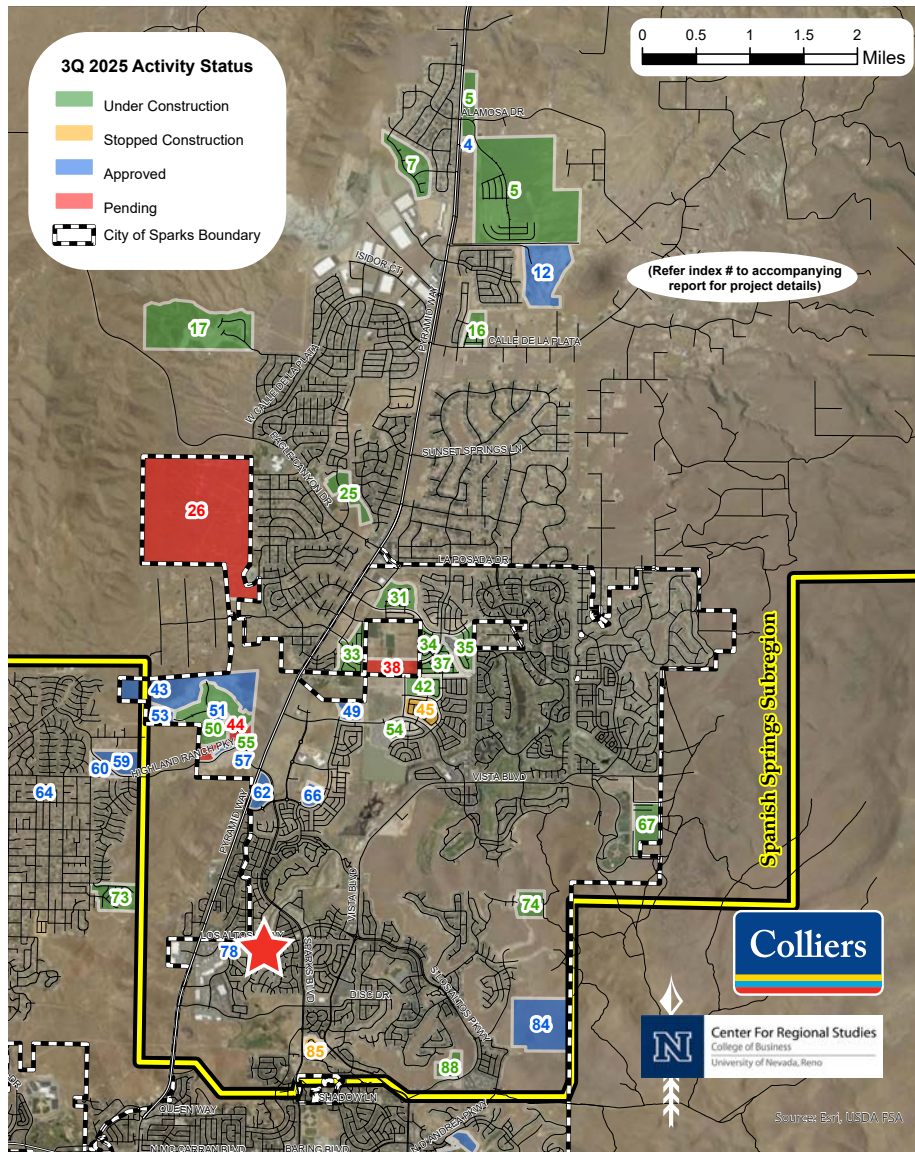


47.4%
% Married (age 15 or older)



Q3 2025 Residential Construction Activity (Spanish Springs)

There are over 6,017 new units planned or under construction and an additional 3,498 units pending approval in the Spanish Springs area.



Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units Approved on Tentative Maps
49	Kiley View Apartments	Mountain West Builders	1380 Wingfield Hills Rd	Approved	300
62	Kiley Ranch Apartments	MS Kiley Seasons LLC	NEC Kiley & Henry Orr Pkwy	Approved	450
MULTI-FAMILY				Approved Multi Family: 750	
37	Glenridge/Oakhill @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	275
51	5 Ridges Village 5	5 Ridges Development Company, Inc.	5 Ridges & Antelope Ridge Pkys	Approved	156
55	5 Ridges Villages 1A	5 Ridges Development Company, Inc.	Highland Ranch Pkwy	Under Construction	86
57	5 Ridges Villages 1B	5 Ridges Development Company, Inc.	Highland Ranch Pkwy	Approved	46
78	Galleria Station Townhomes	Southpaw Ventures LLC	Los Altos & Galleria Pkwy	Approved	32
84	Miramonte Townhomes	Fort Apache Homes	E of Los Altos & Belmar	Approved	448
88	City View Executive Homes	Sierra View Investments	N of Los Altos/Tecumseh	Under Construction	45
SINGLE-FAMILY ATTACHED				Approved Single Family: 1,088	
4	Blue Oaks	Ryder Homes	Pyramid Hwy & Campo Rico Ln	Approved	10
5	Harris Ranch	Toll Brothers & Ryder Homes	Pyramid Hwy/Alamosa Dr	Under Construction	610
7	Pebble Creek Estates	Artisan Mystic Mountain LLC	End of Pebble Creek Dr	Under Construction	83
12	Donovan Ranch Estates	R.T. Donovan Company	E of Horizon View Ave	Approved	144
16	Sugarloaf Ranch Estates	Silverado Homes	Pyramid Hwy/Calle de la Plata	Under Construction	119
17	Cinnamon Ridge	Toll Brothers	NE of Eagle Canyon and Airport	Under Construction	170
25	Silverado Village	Silverado Homes	Neighborhood Way	Under Construction	214
31	Stonebrook Ph3 Vill AA & BB	DR Horton	SEC La Posada/SR445	Under Construction	356
33	Cordoba/Tavira @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	183
34	Sage Meadow @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	109
35	Windsong @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	105
42	Pioneer Meadows Village 5	Lennar Homes	Rolling Hills Dr	Under Construction	161
43	5 Ridges Villages 9 & 10	5 Ridges Development Company, Inc.	Highland Ranch Pkwy	Approved	293
45	Pioneer Meadows Village 6	Lennar Homes	NEC Rolling Meadows/WF Hills	Stopped Construction	193
50	5 Ridges Villages 2-4, 6 & 7	Lennar Homes	Highland Ranch Pkwy	Under Construction	460
53	5 Ridges Village 8	5 Ridges Development Company, Inc.	Highland Ranch Pkwy	Approved	199
54	Pioneer Meadows Village 11	Lennar Homes	6622 Rolling Meadow Dr	Under Construction	88
66	Kiley Ranch North Ph.6 V36	Lewis Homes	NEC Kiley & Henry Orr Pkwy	Approved	169
67	Wingfield Commons	DR Horton	E of Golden Eagle Park	Under Construction	454
74	Miramonte Phase 6	Ryder Homes	Termination of Skystone Dr	Under Construction	19
85	Eagle Peak	Desert Wind Homes	NEC Sparks Blvd/Satellite Dr	Stopped Construction	40
SINGLE-FAMILY DETACHED				Approved Single-Family, Detached: 4,179	
					Grand Total of Approved Units: 6,017

Regional Area Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. In fact, the Economic Development Authority of Western Nevada (EDAWN) reported some 30 companies relocated to or expanded in the Reno/Sparks region in 2020. These companies brought with them nearly 2,300 new jobs and 11 new corporate headquarters. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal proximity to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the seventh most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, Blockchain and most recent newcomer, New Deantronics. Construction is underway for the medical supply company's 200,000 square foot research/development and manufacturing facility. The company estimates that they will invest more than \$40 million and generate over 200 jobs for the area. Blockchain recently purchased over 68,000 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased 1,210 acres of land in TRIC, making them both neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium-ion battery factory that is scheduled to have an 18 million square foot footprint, with 5.3 million square feet already built. This \$10 billion lithium battery plant is projected to employ 10,000 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. Also, they recently finished building a 27,000 square foot shipping warehouse in downtown Reno. Apple has created 8,000 data and retail jobs in Nevada and is expected to generate roughly 700 more construction jobs and other permanent positions.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. While Amazon has become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand. To learn more on the area, you can visit WhyReno.org.



Ion Drive & Los Altos Parkway Sparks, NV 89441

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