

5295

Sun Valley Blvd

SUN VALLEY, NV 89433

**RETAIL
OFFICE**

**FOR SALE
OR LEASE**



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CORFAC
INTERNATIONAL

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Sales Price | \$1,900,000

Lease Rate | \$1.63/SF/NNN

NNN | \$0.23/SF

Suite A | 3,200 SF
Demisable to ±1,600 SF

Suite B | 1,200 SF

Zoning | NC
Neighborhood Commercial

Total Bldg SF | 8,452 SF

APN | 085-701-03

ABOUT THE PROPERTY

- Three spaces available for lease in 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

SUN VALLEY BLVD

N











AREA MAP



MIDTOWN DISTRICT

DOWNTOWN



5295
SUN VALLEY BLVD

SUN VALLEY
BLVD



JALISCO PANADERIA
BAKERY



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



Sun Valley Appliance

5TH AVE



Demographics



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



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

5295
Sun Valley Blvd

1 MILE

3 MILES

5 MILES

	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%

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