

For Lease

Vista Blvd. & Los Altos Pkwy.



5245 Vista Blvd.,
Suite F1-A
Sparks, Nevada 89436

Paul Evans
Senior Vice President
775.745.8100
pevans@logicCRE.com
S.193234

Rylee Buckmaster
Associate
775.217.0297
rbuckmaster@logicCRE.com
S.200156

Listing Snapshot



\$2.50 PSF NNN
Lease Rate



± 3,300 SF
Available Square Footage



\$0.36
NNN

Property Highlights

- 2nd-gen restaurant space available in prominent neighborhood shopping center
- Large commercial kitchen space with a hood and grease interceptor in place
- Well positioned on Vista Blvd. with over ± 22,600 CPD
- Neighboring tenants include The UPS Store, Northern Nevada Urgent Care, Lighthouse Coffee
- Neighboring residential area with over 64,788 housing units within a 5 radius
- FF&E to convey includes walk in freezer (9'x7'), walk in fridge (9'x11'), hood and Ansul system (20') and three compartment sink
- Other FF&E negotiable

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|-----------|-----------|
| 2025 Population | 10,490 | 71,812 | 163,170 |
| 2025 Average Household Income | \$145,717 | \$128,413 | \$108,696 |
| 2025 Total Households | 3,912 | 26,428 | 61,715 |





Property Photos



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