

For Lease

Vista Blvd. & Los Altos Pkwy.



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

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Listing Snapshot



\$2.50 PSF NNN

Lease Rate



± 3,300 SF

Available Square Footage



\$0.36

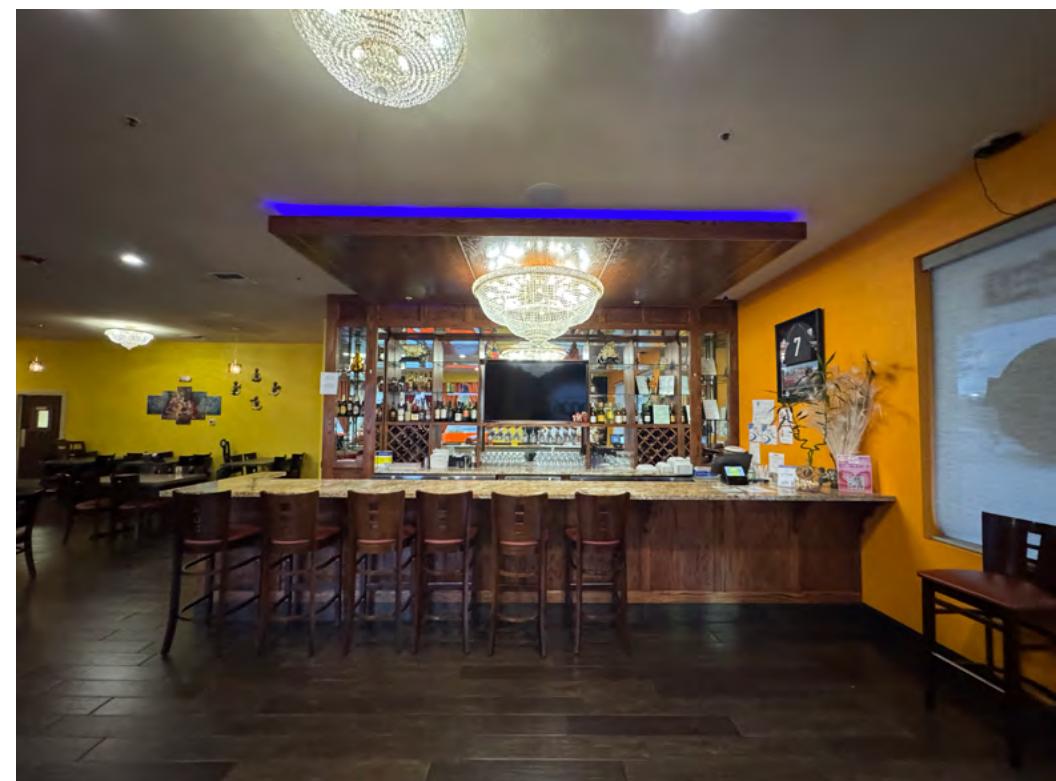
NNN

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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