

LOS ALTOS CROSSING SHOPPING CENTER

RETAIL FOR LEASE | 5212 - 5318 SPARKS BLVD, SPARKS, NV 89436

 | 21,600 ADT

Nozzlemen
Pizza















 | 14,300 ADT

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 **Kidder
Mathews**

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PROPERTY INFO

ELEVEN parcels totaling
 ± 9.97 AC

LEASEABLE SF 8,323

SEVEN build-ready pads
totaling 291,762 SF

AREA OVERVIEW

NEC of Sparks Blvd & Los
Altos Pkwy

1/2 MILE away from Sparks
Crossing, Sparks Galleria,
and Spanish Springs Town
Center

LOS ALTOS CROSSING is on
one of the main arterials
running east to west
through Spanish Springs

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AVAILABLE SPACE

#	Space	Square Feet
1	5212 Sparks Blvd	±3,906 SF Restaurant
2	5318 Sparks Blvd	±4,417 SF

AVAILABLE PADS FOR LEASE, BTS, OR SALE

#	Pads	Square Feet
1	5358 Sparks Blvd.	±34,200 SF Retail Pad
2	5338 Sparks Blvd.	±24,016 SF Retail Pad
3	5322 Sparks Blvd.	±31,038 SF Drive-Through Pad
4	5392 Sparks Blvd.	±34,264 SF Retail Pad
5	5388 Sparks Blvd.	±43,928 SF Retail Pad
6	5268 Sparks Blvd.	±73,798 SF Retail Pad
7	5242 Sparks Blvd.	±50,518 SF Restaurant Pad

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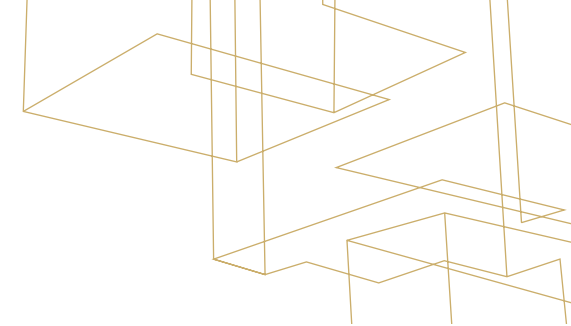
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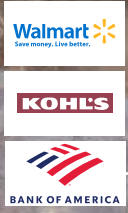
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SUBJECT PROPERTY

SPANISH SPRINGS TOWN CENTRE



SPARKS CROSSING



SPARKS GALLERIA



TRAFFIC COUNTS

Los Altos Pkwy	14,300 ADT
Sparks Blvd	21,600 ADT
Pyramid Way	40,000 ADT

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Demographics

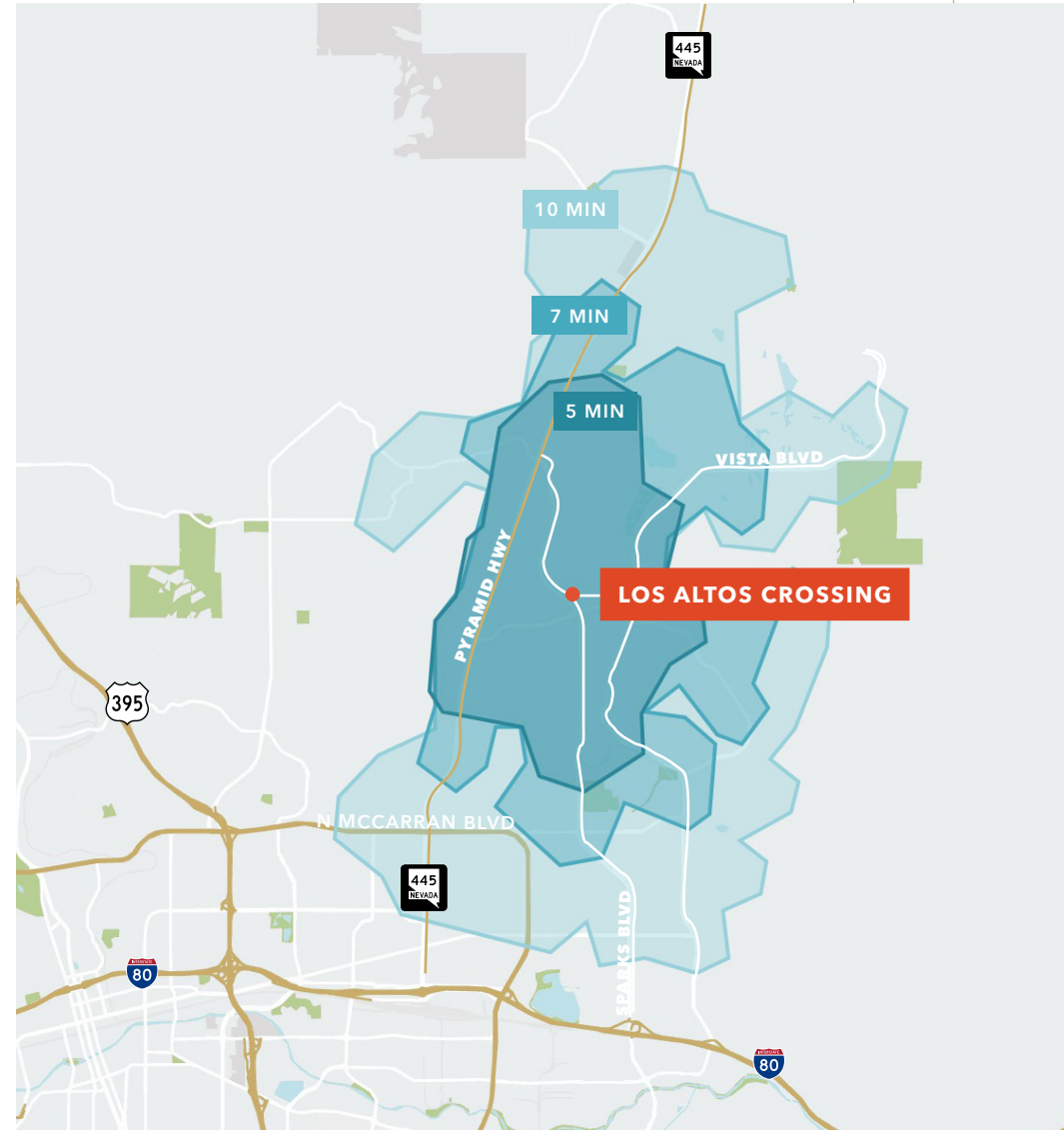
POPULATION	5 min	7 min	10 min
2024 Est. Population	18,074	34,802	79,945
2029 Proj. Population	18,509	35,761	78,894
2024 Med. Age	39.7	39.2	39.0
Daytime Population	6,720	12,438	30,667

HOUSEHOLDS	5 min	7 min	10 min			
2024 Est. HH	6,842	13,145	30,319			
2029 Proj. HH	7,002	13,542	30,143			
Proj. Annual Growth (2024-2029)	160	0.5%	397	0.6%	-176	-0.1%
Avg. HH Size	3.2	3.2	3.2			

INCOME	5 min	7 min	10 min
2024 Est. Avg. HH Income	\$113,800	\$122,140	\$120,463
2029 Proj. Avg. HH Income	\$116,954	\$124,682	\$127,378
2024 Est. Med. HH Income	\$106,293	\$104,236	\$98,331
2029 Proj. Med. HH Income	\$108,110	\$105,818	\$99,573
2024 Est. Per Capita Income	\$43,092	\$46,190	\$45,725

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$517.71 M	\$1.06 B	\$2.42 B
Annual Retail Expenditure	\$243.72 M	\$497.06 M	\$1.14 B
Monthly HH Expenditure	\$6,305	\$6,696	\$6,657
Monthly Retail Expenditure	\$2,968	\$3,151	\$3,140

DATA SOURCE: SITES USA



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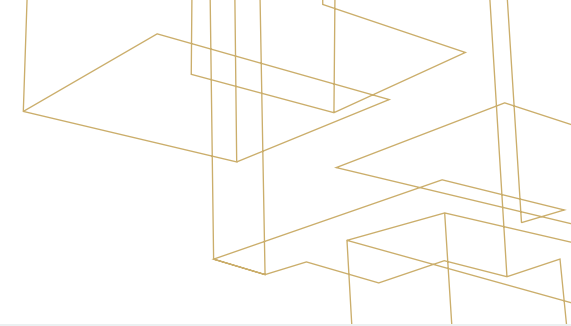
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Reno-Sparks MSA Facts & Demographics

511,527

POPULATION

2.5

AVG HH SIZE

\$110,796

AVG HH INCOME

38.6

MEDIAN AGE

HOME OWNERSHIP



37.3%
RENTERS

55.8%
OWNERS

RACE & ETHNICITY

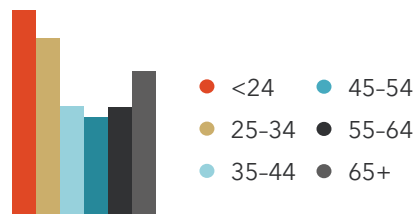
White	62.9%
Asian	5.8%
Native American	1.9%
Pacific Islander	0.8%
African-American	2.5%
Hispanic	26.3%
Two or More Races	13.7%

EDUCATION

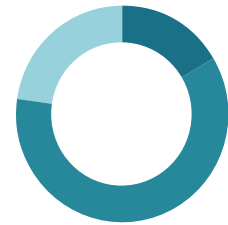
20.1% HS GRAD	20.5% SOME COLLEGE
9.9% ASSOCIATES	21.9% BACHELORS

GENDER & AGE

258,348 MEN **253,179** WOMEN



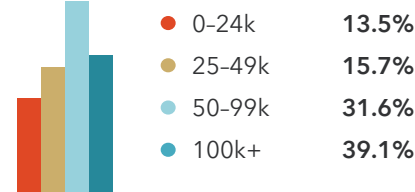
EMPLOYMENT



- Blue Collar 22.6%
- White Collar 60.8%
- Services 16.6%

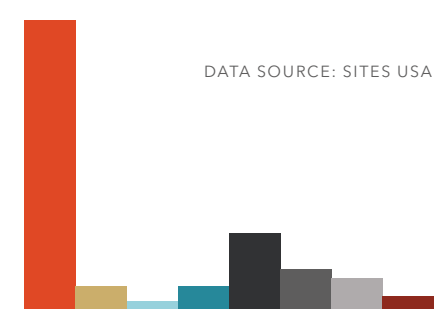
94.9% EMPLOYED **5.1%** UNEMPLOYED

INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

\$26K HOUSING	\$7.1K FOOD
\$2.3K TRAVEL	\$3.8K ENTERTAINMENT
\$1.0K PERSONAL CARE	\$3.1K APPAREL
\$2.3K FURNITURE	\$1.4K GAS & VEHICLE



DATA SOURCE: SITES USA

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EXCLUSIVELY REPRESENTED BY

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