



FOR SALE OR LEASE

Commercial Development Site

Discover the Oddie District in Sparks, NV

THIS IMAGE IS A CONCEPTUAL RETAIL EXAMPLE

Smith Retzloff Retail Team

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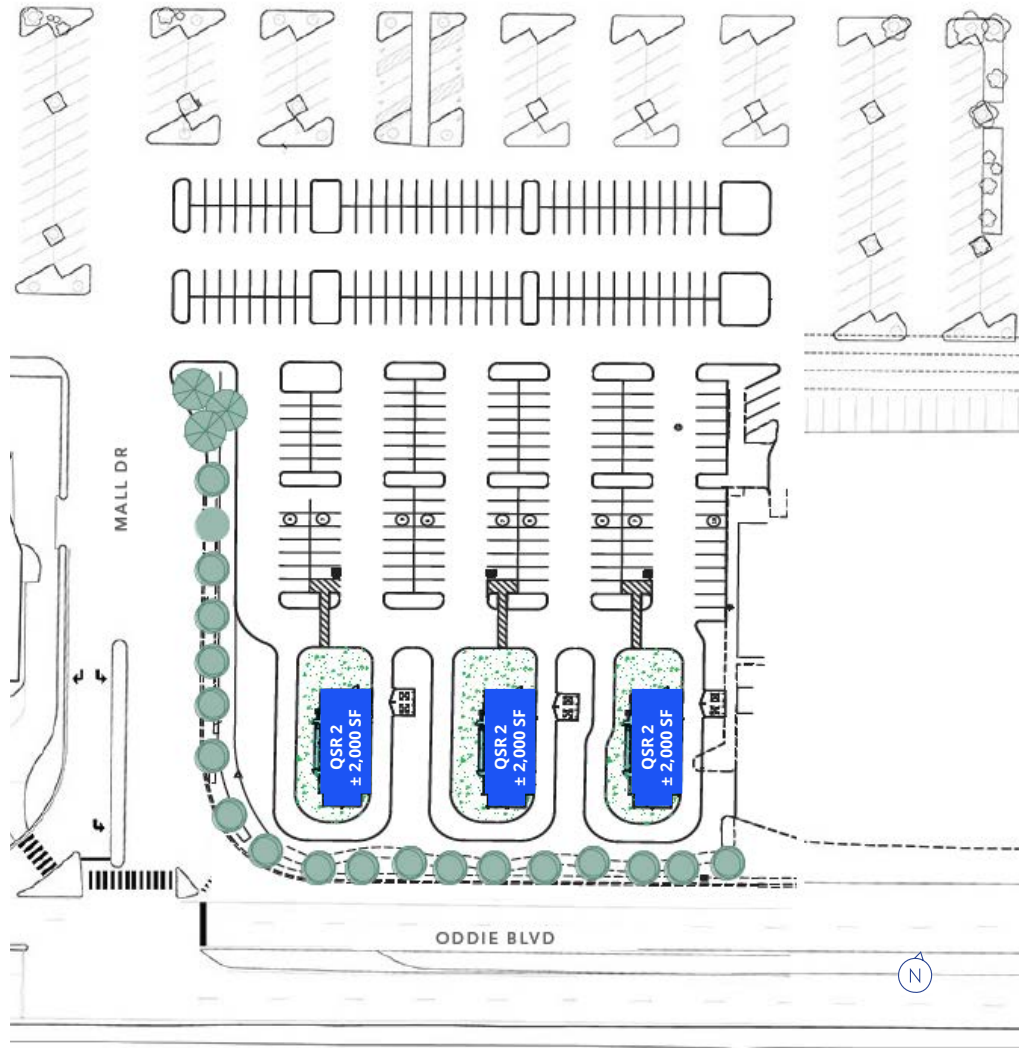


Colliers Reno
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Colliers.com/Reno

The Redefined Retail Experience



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Situated in the heart of a rapidly gentrifying area of Sparks. The Oddie District offers close proximity to Interstate 580 and direct frontage on a major boulevard. This prime location is ideal for QSR type uses.

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Signalized corner | 1400' from I 580

Located on Oddie Blvd in Sparks, Nevada

±2.7 Acres

Newly completed \$34M RTC rebuild of Oddie Blvd

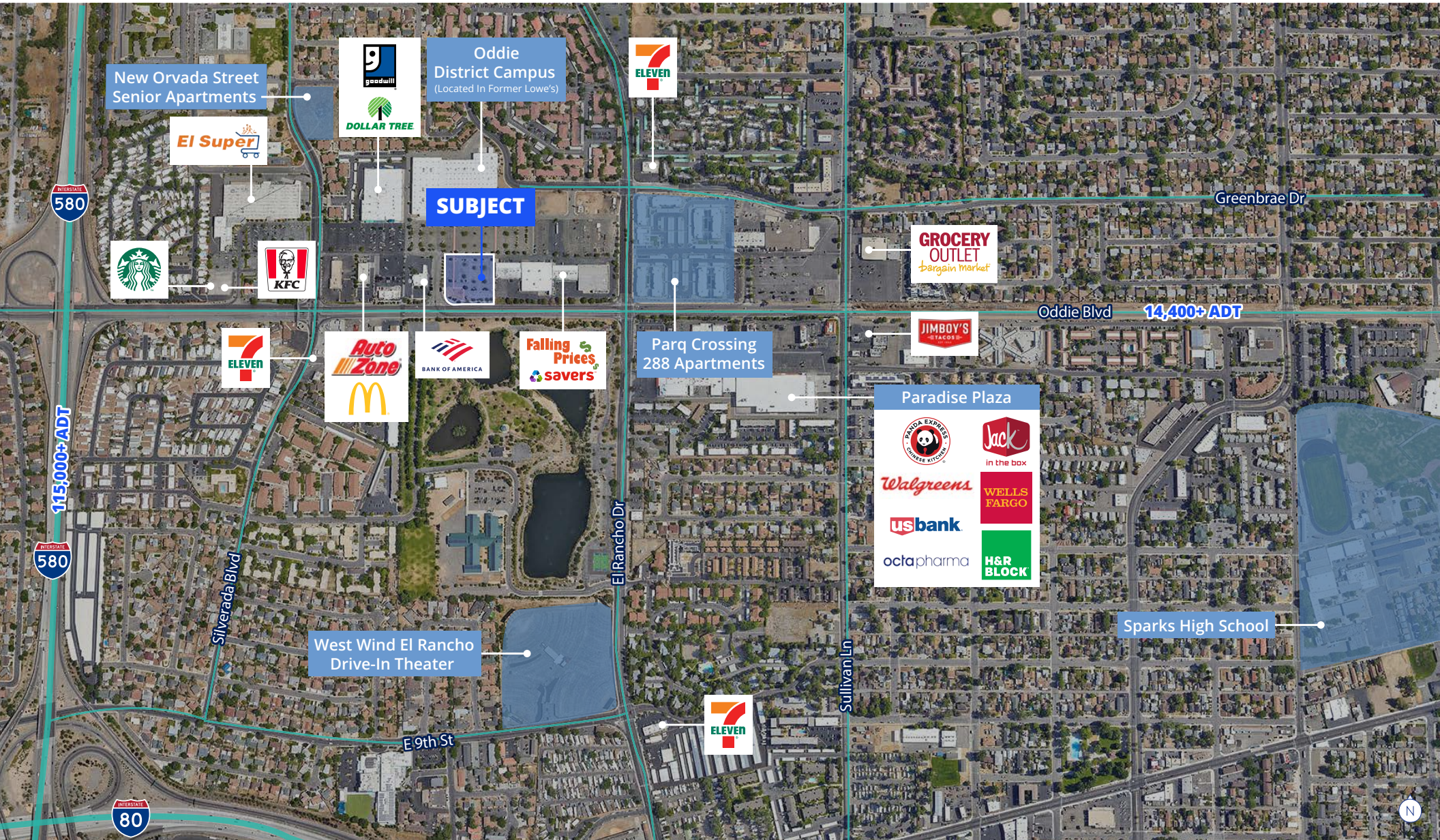
300' of Oddie frontage

Revitalization to the area with El Super (formerly Sak'N Save), new Starbucks and Panda Express under construction

14,400
Traffic Count
on Oddie Blvd

115,000
Traffic Count on US
395 Southbound

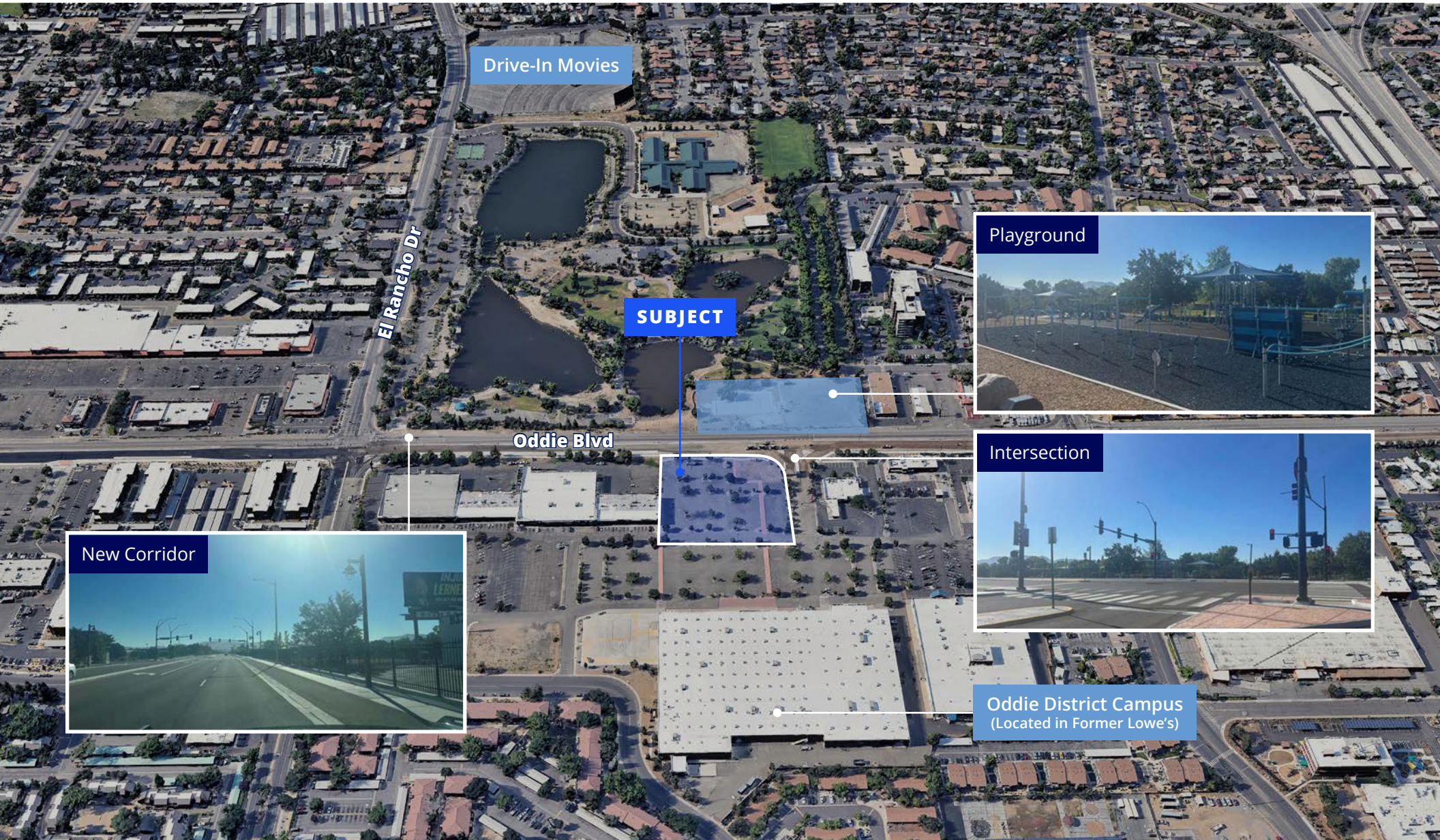
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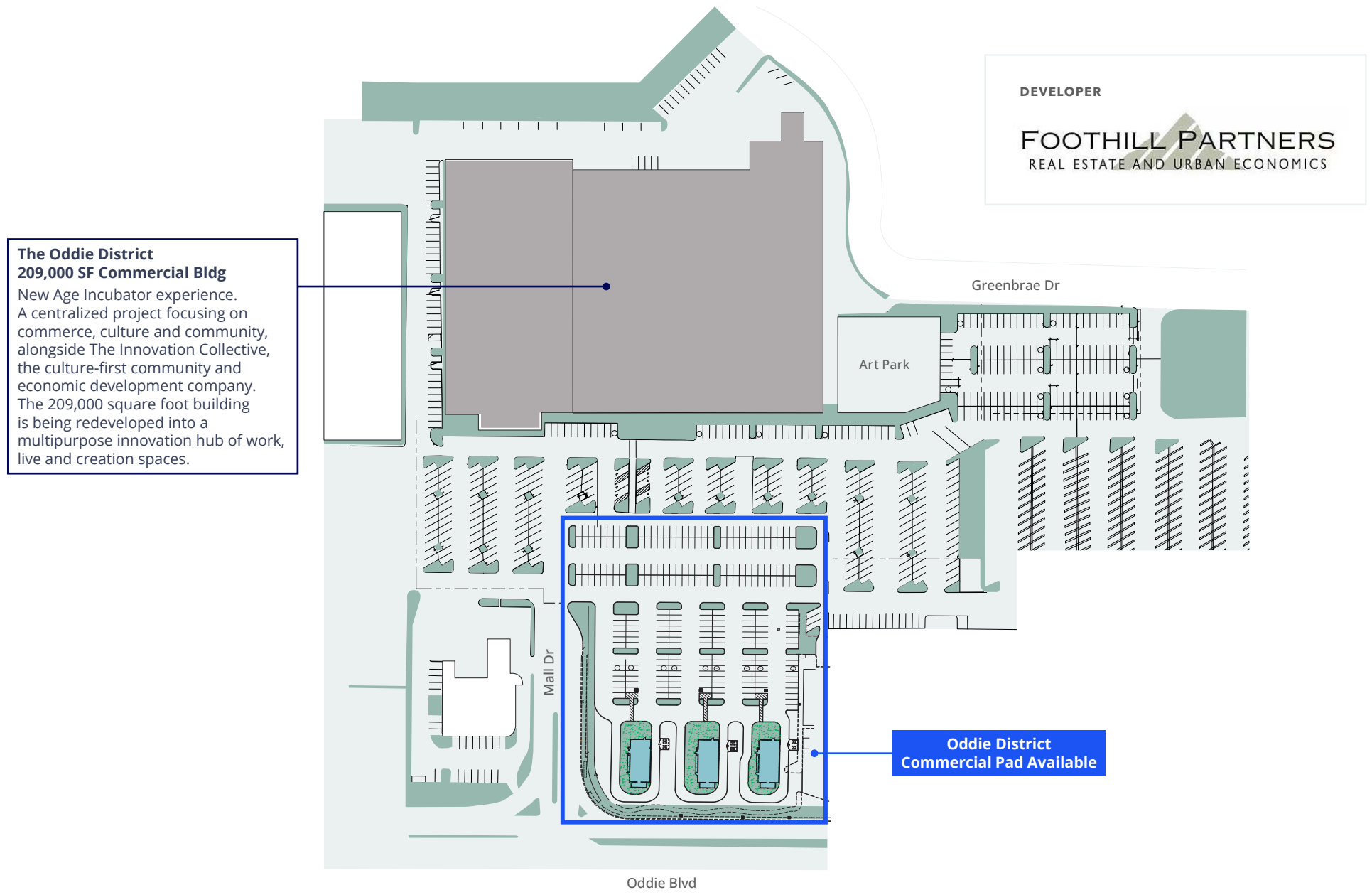
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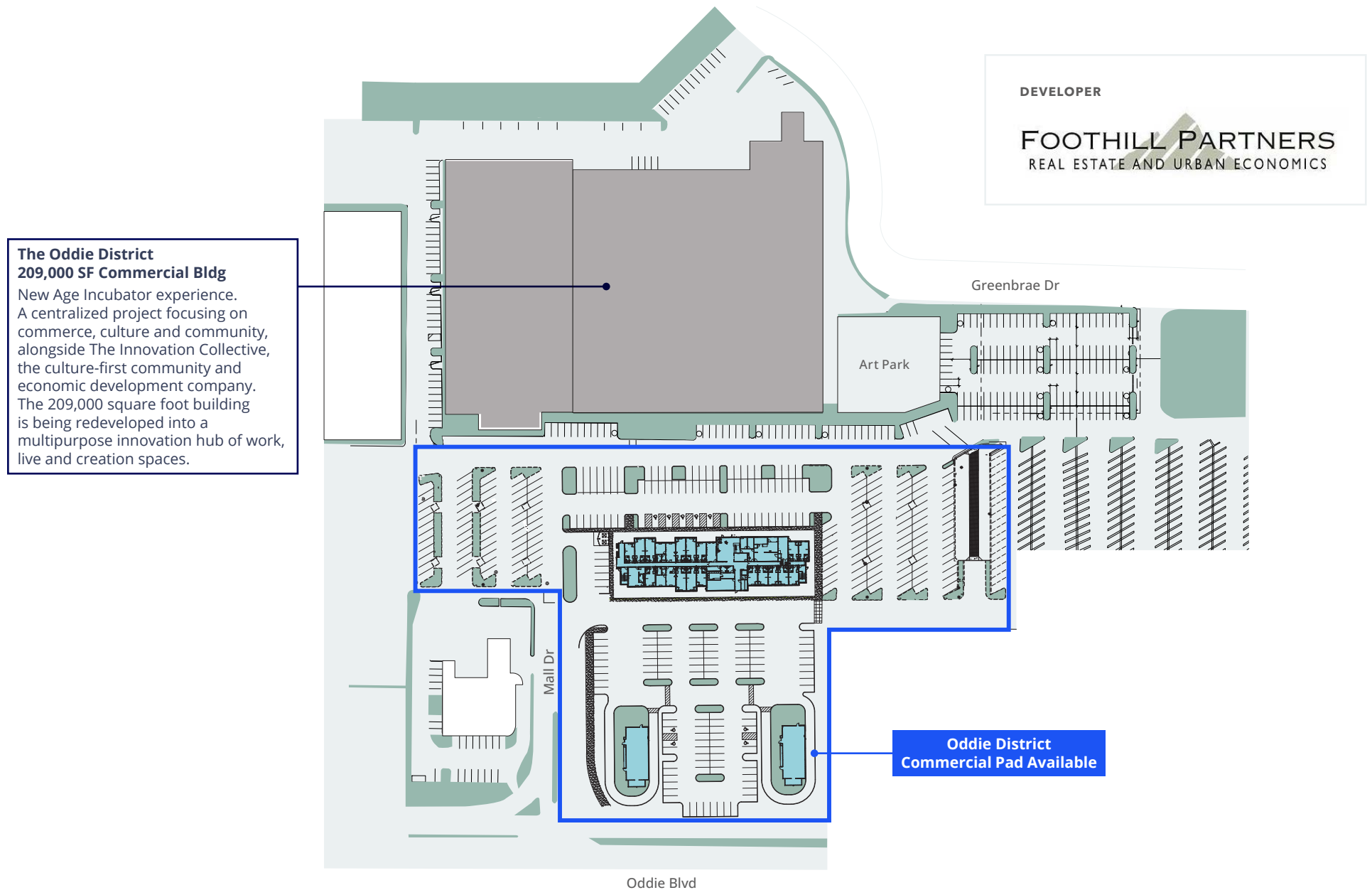
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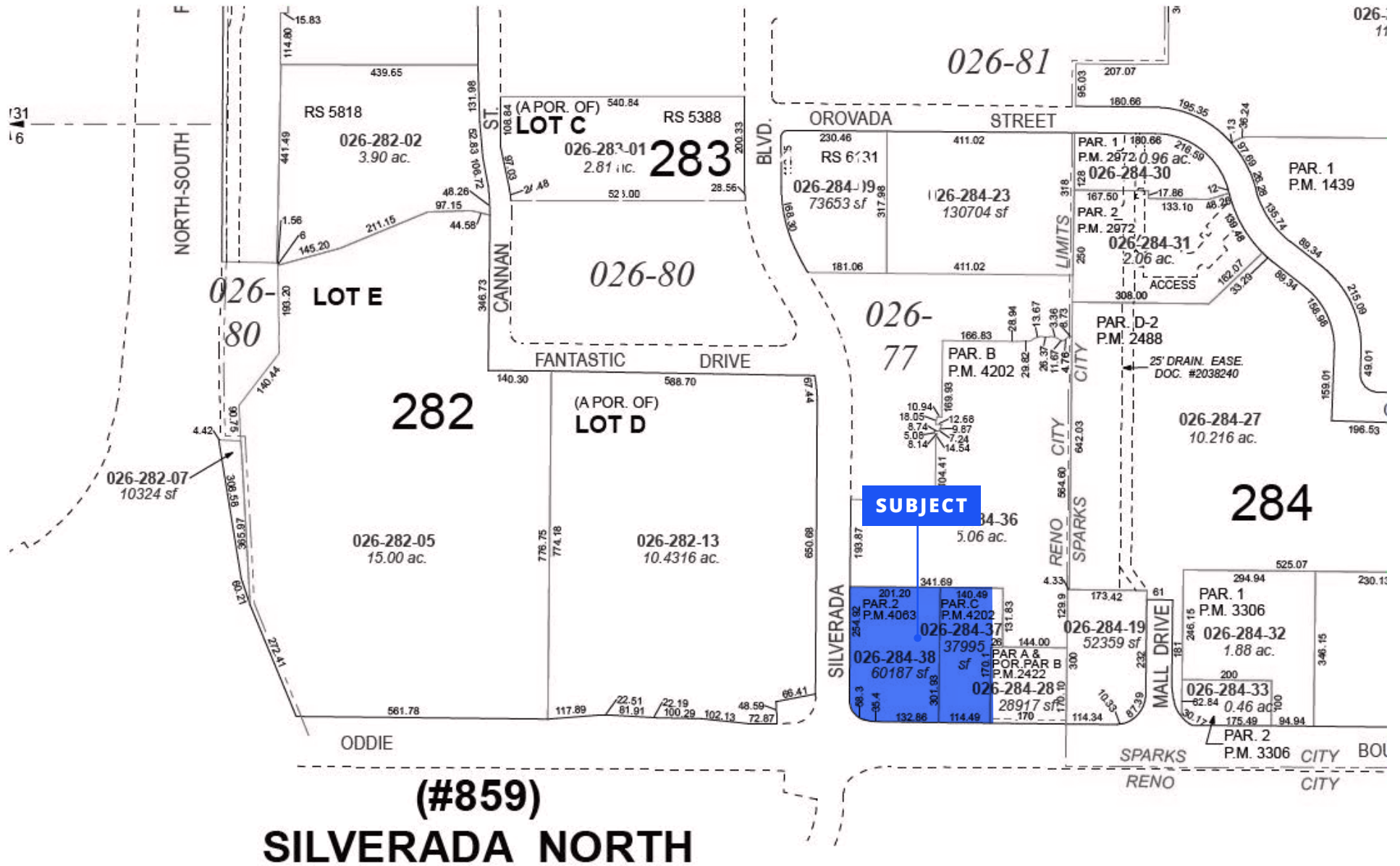


The Oddie District
209,000 SF Commercial Bldg
New Age Incubator experience. A centralized project focusing on commerce, culture and community, alongside The Innovation Collective, the culture-first community and economic development company. The 209,000 square foot building is being redeveloped into a multipurpose innovation hub of work, live and creation spaces.

DEVELOPER
FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

**Oddie District
Commercial Pad Available**

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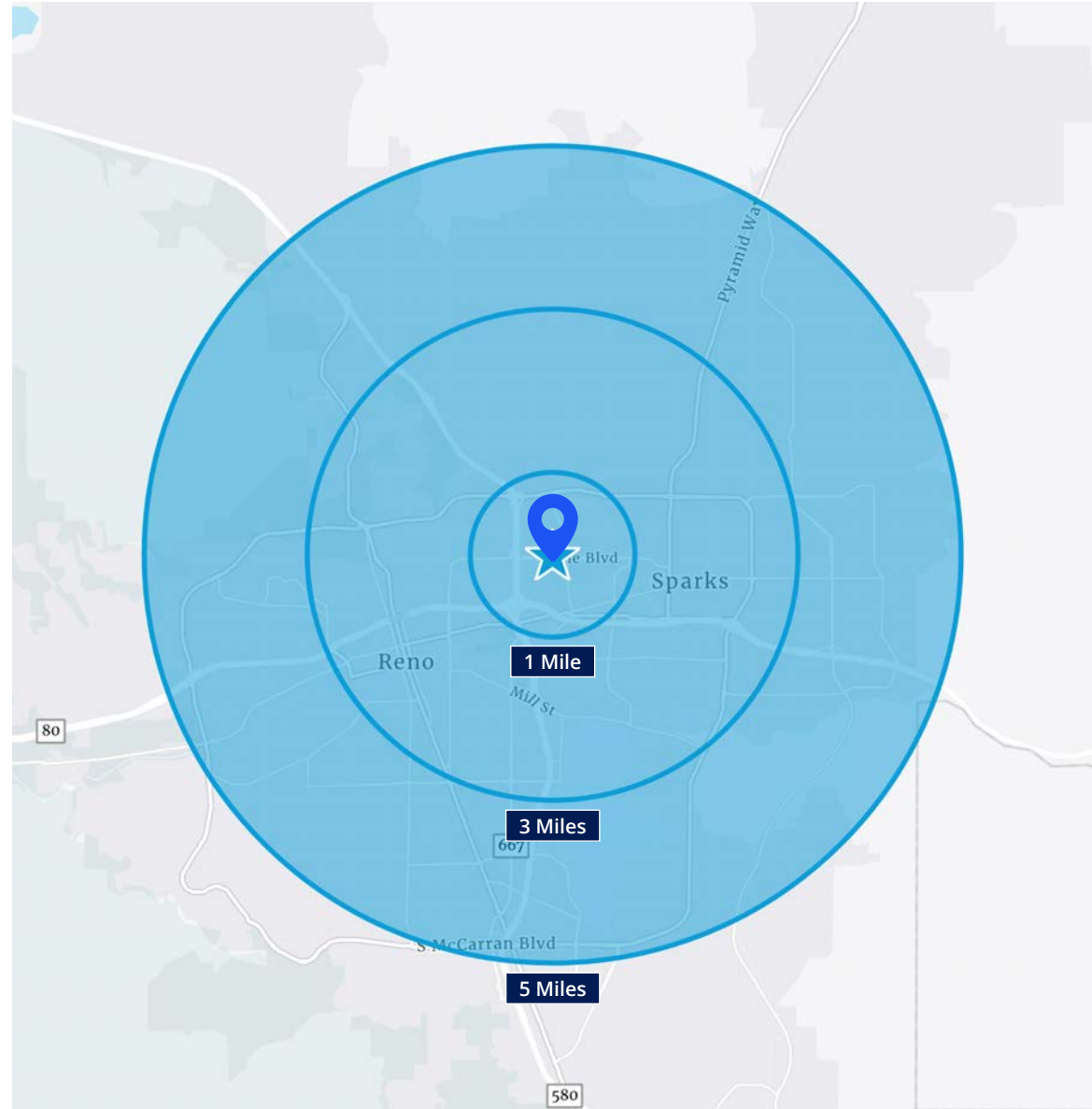


Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	26,396	121,457	264,793
2030 Proj. Population	27,392	127,231	273,342
2025 Med. Age	34.0	34.2	36.3
Daytime Population	19,694	163,777	305,489

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$71,196	\$80,064	\$94,714
2030 Proj. Avg. HH Income	\$80,846	\$90,051	\$105,704
2025 Est. Med. HH Income	\$56,671	\$61,804	\$71,893
2030 Proj. Med. HH Income	\$64,486	\$71,030	\$80,882
2025 Est. Per Capita Income	\$27,795	\$32,899	\$38,668

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	10,184	49,629	107,909
2030 Proj. HH	10,645	52,554	112,430
Proj. Annual Growth (2025-2030)	0.89%	1.15%	0.82%
Avg. HH Size	2.56	2.33	2.39

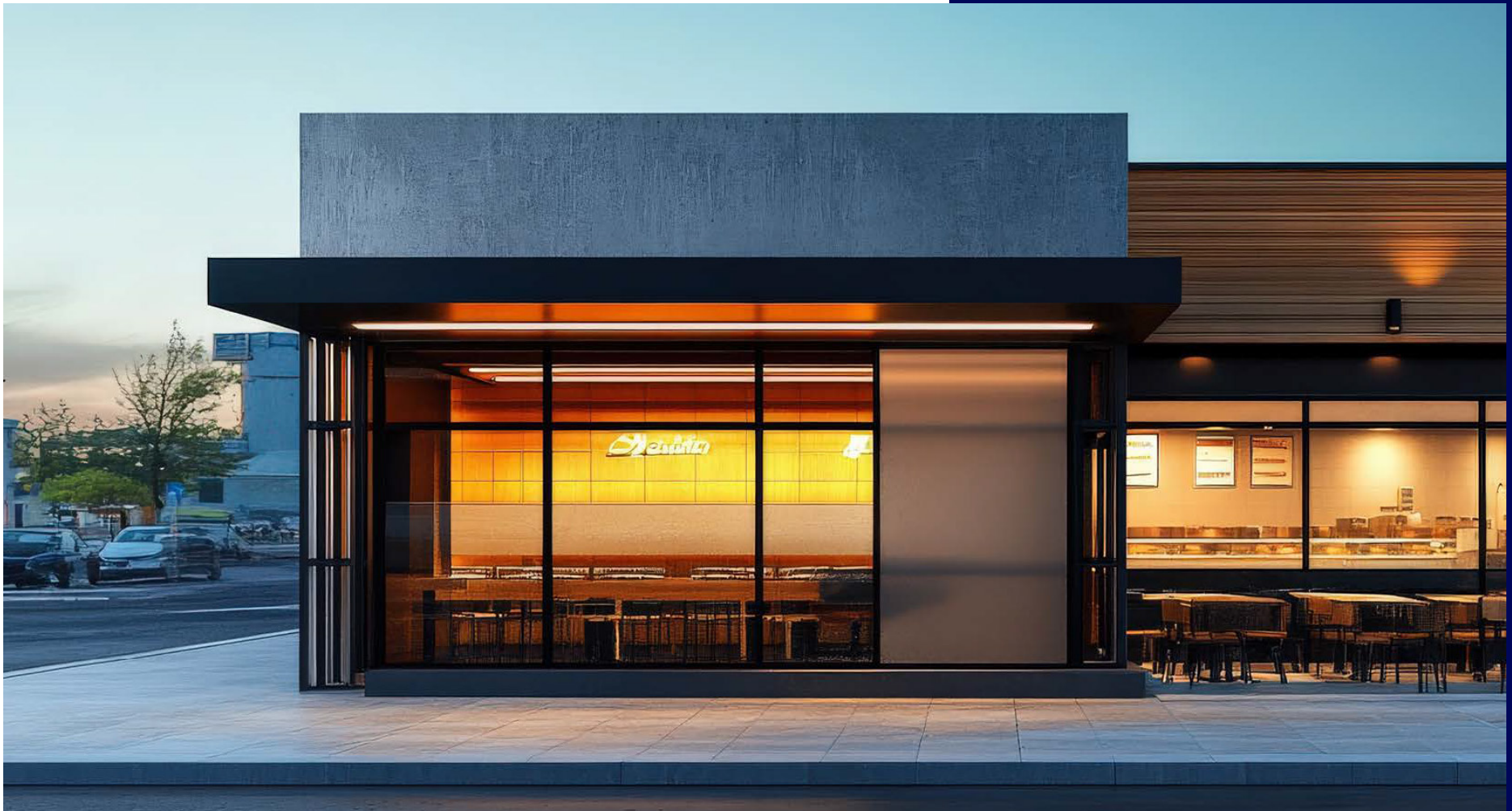
Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$62,619	\$70,197	\$82,454
Annual Retail Expenditure	\$19,686	\$22,170	\$26,145
Monthly HH Expenditure	\$5,218	\$5,850	\$6,871
Monthly Retail Expenditure	\$1,640	\$1,848	\$2,179



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Accelerating success.

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