

**FOR LEASE**  
Retail/Office



# Vista Village

4830 VISTA BLVD., SPARKS, NV 89436

## 2,240± SF to 4,480± SF SPARKS RETAIL OFFICE FOR LEASE



### PROPERTY DESCRIPTION

- 100 & 102 is currently dark shell and ready for your spec build from 2,240± SF to 4,480± SF
- Landlord to provide warm shell with 3-5 year lease term.
- Additional Tenant Improvements available to qualified tenants

### PROPERTY HIGHLIGHTS

- Located on Vista Blvd. just north of Disc Drive in Spanish Springs
- Monument & Building Signage Available
- Owner is a licensed Real Estate Salesperson in Nevada
- Other tenants include Pinocchio's, Kumon, Sage Veterinary & Bioworx

### OFFERING SUMMARY

<b>SF AVAILABLE</b>	<b>PRICE/SF</b>
2,240± SF to 4,480± SF	Negotiable

<b>TRAFFIC COUNT</b>	<b>LEASE TYPE</b>
22,000 Vehicles per Day	NNN

<b>ZONING</b>	<b>YEAR BUILT</b>
C2	2006



*Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.*

**TIM MCDONALD**  
NV LICENSE: S.171711



**775.825.4400**

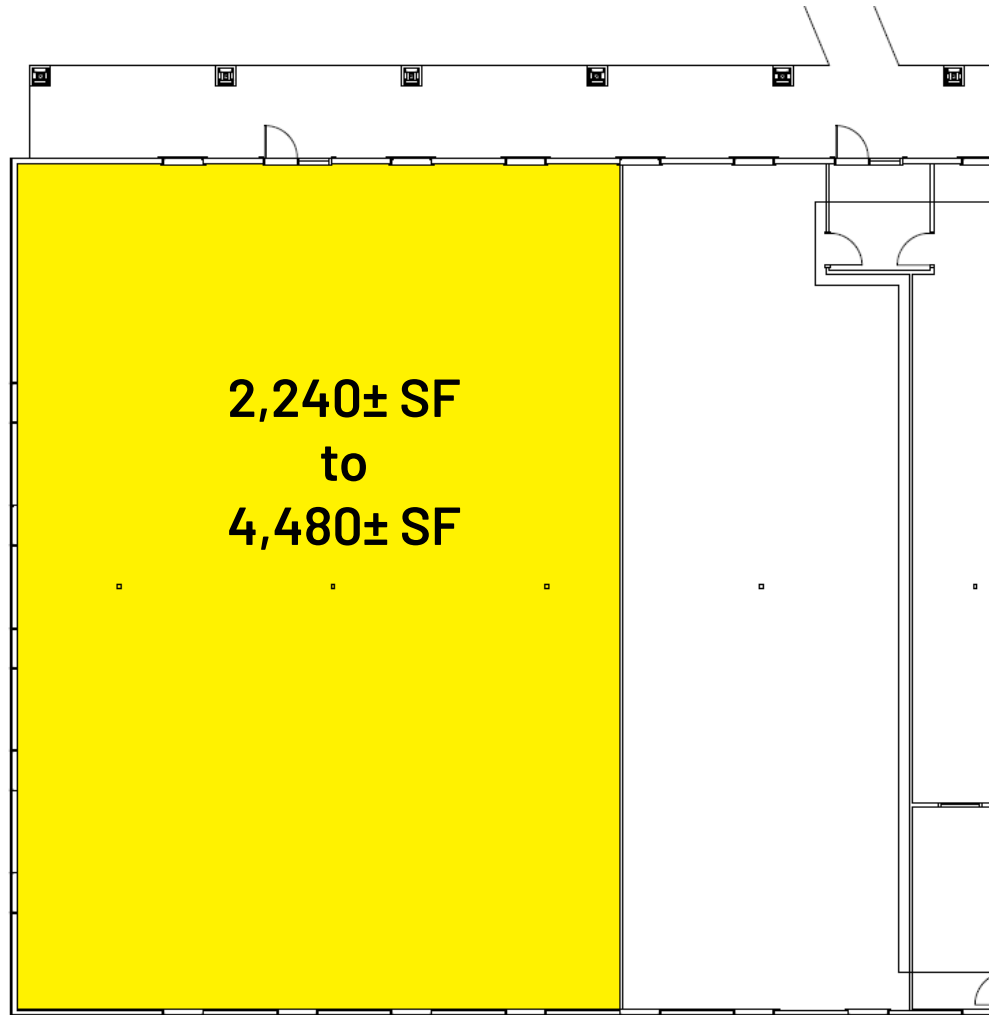
**KEN STARK**  
NV LICENSE: B.35722.CORP

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AVAILABLE FOR  
LEASE**



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KEN STARK**

NVLICENSE #: 171771 & B.35722.CORP



**775.825.4400**

**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE



[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)



9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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