

1,076 - 87,928 SF (Divisible) Retail Space For Lease

AVAILABLE  
87,928 SF

FOR LEASE

# Paradise Plaza

2105-2299 Oddie Blvd, Sparks, NV 89431

**Smith Retzloff** Retail Team

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**Colliers**

**Colliers Reno**

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
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Anchored by Walgreens & Grocery Store

The landlord has made several improvements to the shopping center: New parking field overlay, additional monument signage on Oddie Blvd, new roof for the entire property & improved landscaping

Flexibility in space sizes to accommodate all footprints

Experienced retail ownership entity immediately prepared to engage in new transactions

Tenant improvement allowances & rent concessions will be offered to all qualified prospective tenants

53.8% Hispanic population within a 1-mile radius

Increasing population combined with job growth has encouraged a prosperous environment that supports an optimistic outlook for Reno, Sparks, and northern Nevada in the future

10 Mins  
To the Reno-Tahoe Int'l Airport

8 Mins  
To Downtown Reno



Available for Lease



**SUITE AVAILABILITIES**

Suite No	Total SF	Available
Suite 2193	1,076	For Lease
Suite 2225	7,911	For Lease
Suite 2241	1,507	For Lease
Suite 2245	1,320	For Lease
Suite 2249	1,200	For Lease
Suite 2273	1,678	For Lease
Suite 2277	1,197	For Lease
Suite 2285	2,079	For Lease
Suite 2125	87,928 (Divisible)	For Lease



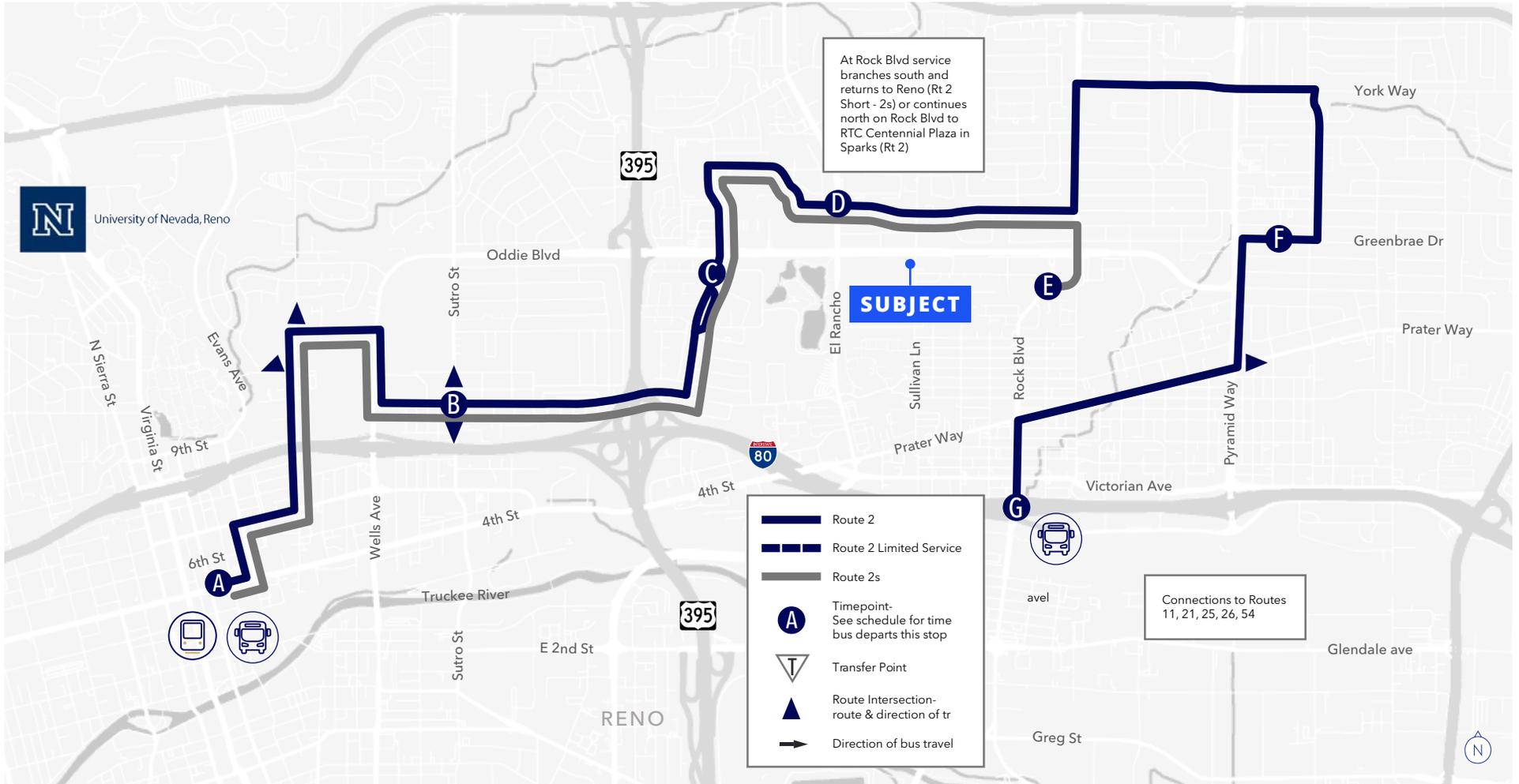
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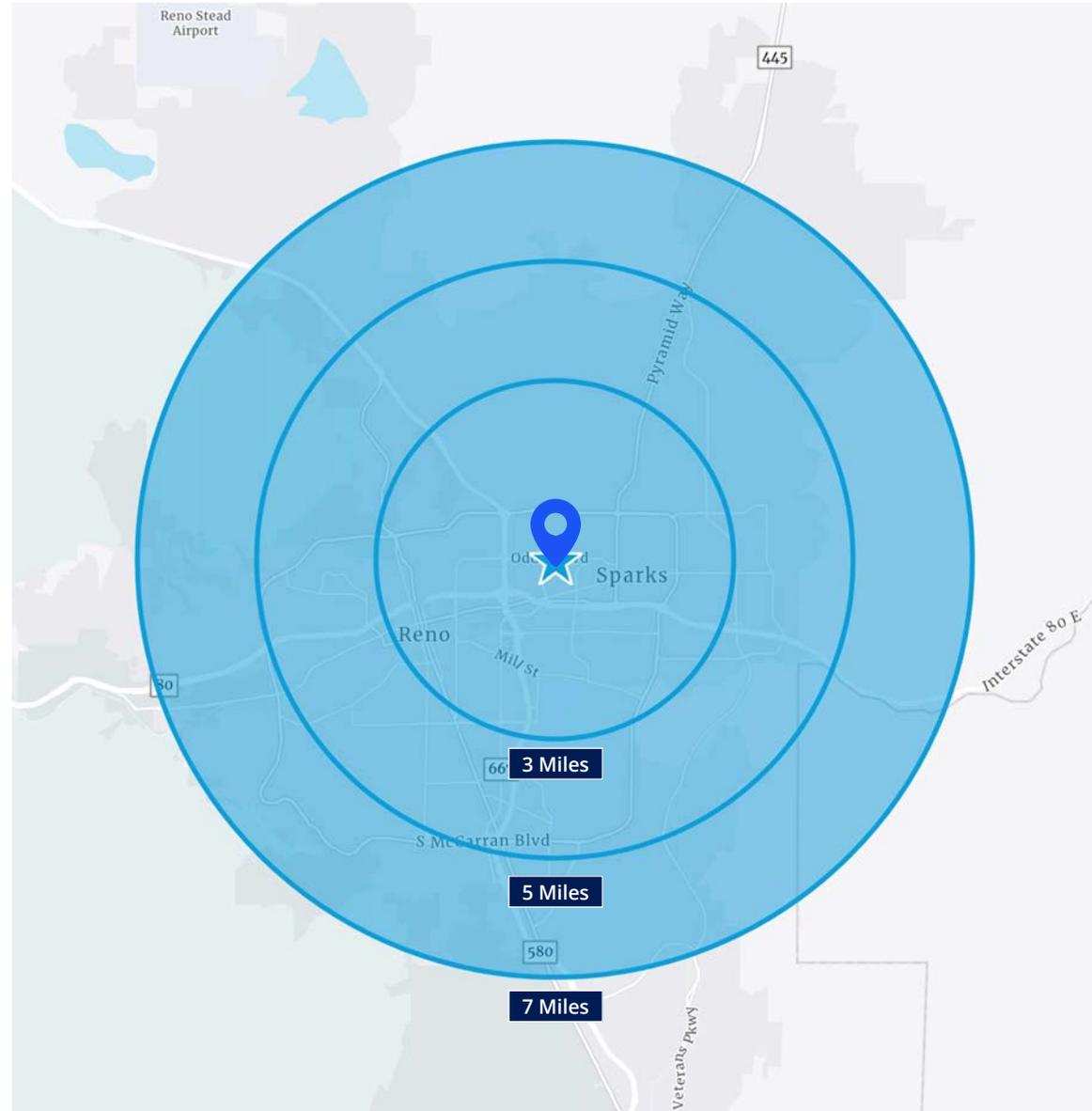


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	119,235	261,703	343,017
2030 Proj. Population	124,955	270,549	355,622
2025 Med. Age	34.3	36.3	37.2
Daytime Population	166,517	303,499	382,340

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$79,628	\$94,164	\$107,364
2030 Proj. Avg. HH Income	\$89,447	\$105,185	\$119,640
2025 Est. Med. HH Income	\$62,533	\$71,713	\$79,134
2030 Proj. Med. HH Income	\$71,833	\$80,792	\$89,198
2025 Est. Per Capita Income	\$32,420	\$38,385	\$43,765

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	48,679	106,482	139,690
2030 Proj. HH	51,570	111,099	146,105
Proj. Annual Growth (2025-2030)	1.16%	0.85%	0.90%
Avg. HH Size	2.35	2.4	2.41

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$69,767	\$81,995	\$93,097
Annual Retail Expenditure	\$22,036	\$25,997	\$29,571
Monthly HH Expenditure	\$5,814	\$6,833	\$7,758
Monthly Retail Expenditure	\$1,836	\$2,166	\$2,464



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# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

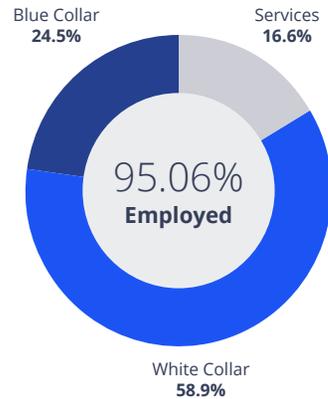
\$121,655  
Avg HH Income

39.5  
Median Age

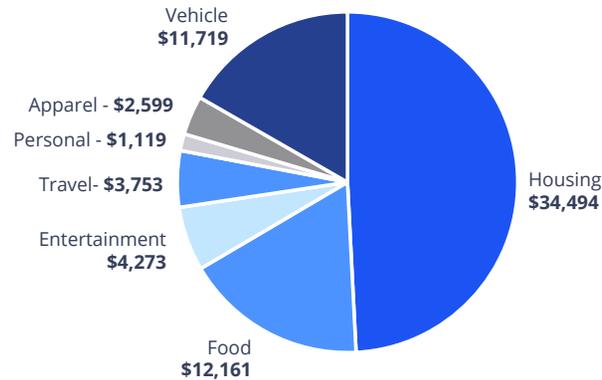
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

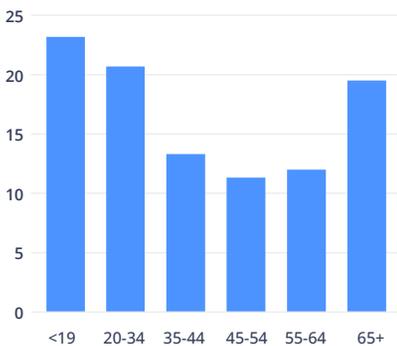


## Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

## Age Distribution (2025) - % of total population

50.97% Men      49.03% Women



## Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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