

For Sublease 75 Los Altos Parkway, Sparks, NV



3,505 SF Freestanding Retail Building on 35,630 SF Lot Available



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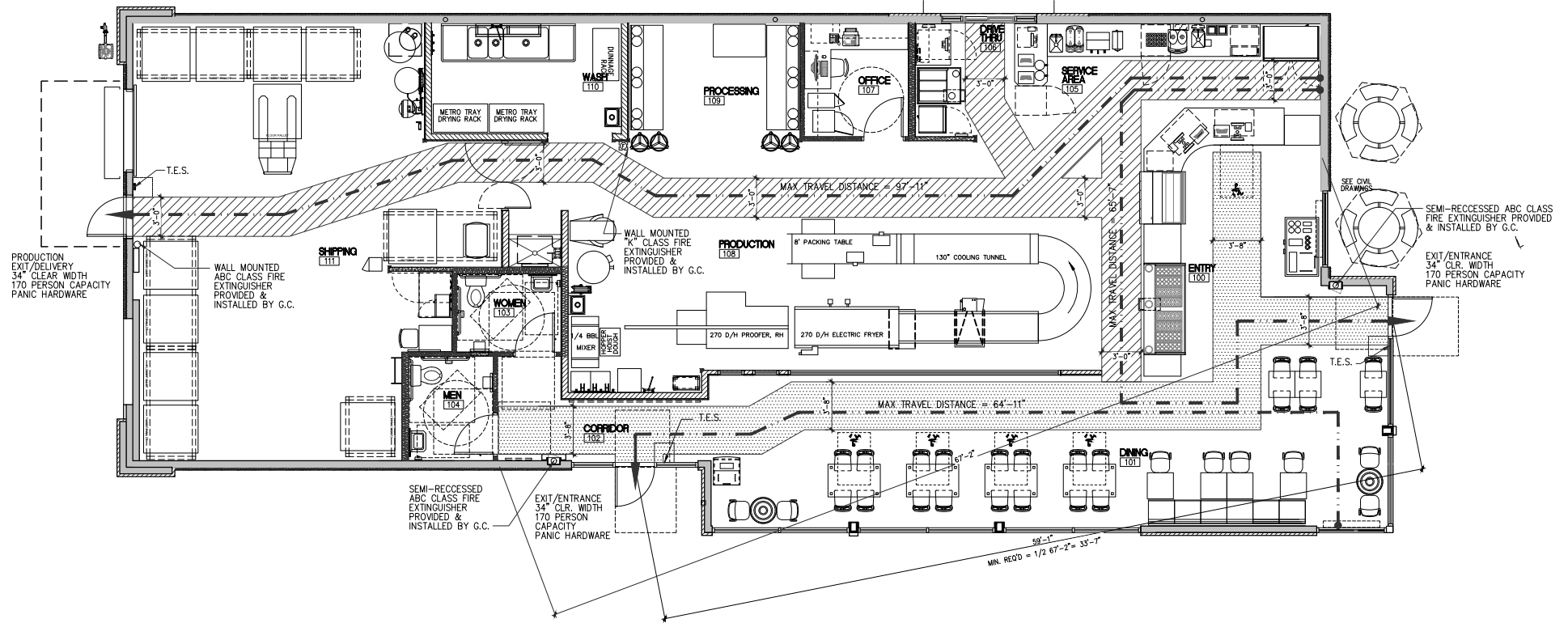
Property Overview

75 Los Altos Parkway presents a prime retail sublease opportunity in one of Sparks' most active commercial corridors. Formerly occupied by Krispy Kreme, the property is a freestanding restaurant building featuring a drive-thru and a fully built-out interior designed for high-volume food service. Positioned along a high-visibility stretch of Los Altos Parkway, the site benefits from strong daily traffic along Pyramid Highway, easy access to I-80, and close proximity to dense residential communities and major national retailers. The location offers excellent visibility and prominent signage opportunities, making it highly attractive for quick-service restaurant, café, or specialty food users seeking a turnkey space in a growing and well-supported trade area.

Property Highlights

- **Grease Interceptor in place** – Schier GB-250, 100 GPM Hydromechanical
- **Turnkey Restaurant Opportunity** – Krispy Kreme location with existing drive-thru and kitchen infrastructure
- **High-Traffic Retail Corridor** – Located along Pyramid Highway, a primary retail artery with strong daily traffic counts
- **Excellent Visibility & Signage** – Prominent frontage with strong street presence and signage opportunities
- **Established Trade Area** – Surrounded by dense residential neighborhoods, major retailers, and national brands
- **Drive-Thru** – Existing drive-thru lane
- **Close Proximity to I-80** – Quick access to the interstate
- **Strong Demographics** – Located in the fastest growing sub-market in Northern Nevada
- **Ideal for QSR or Café Users** – Perfect for quick-service restaurant operators, coffee concepts, or specialty food users

Building Floor Plan | 3,505 Square Feet with Drive-Thru



West Facing Retail Tenants



East Facing Retail Tenants



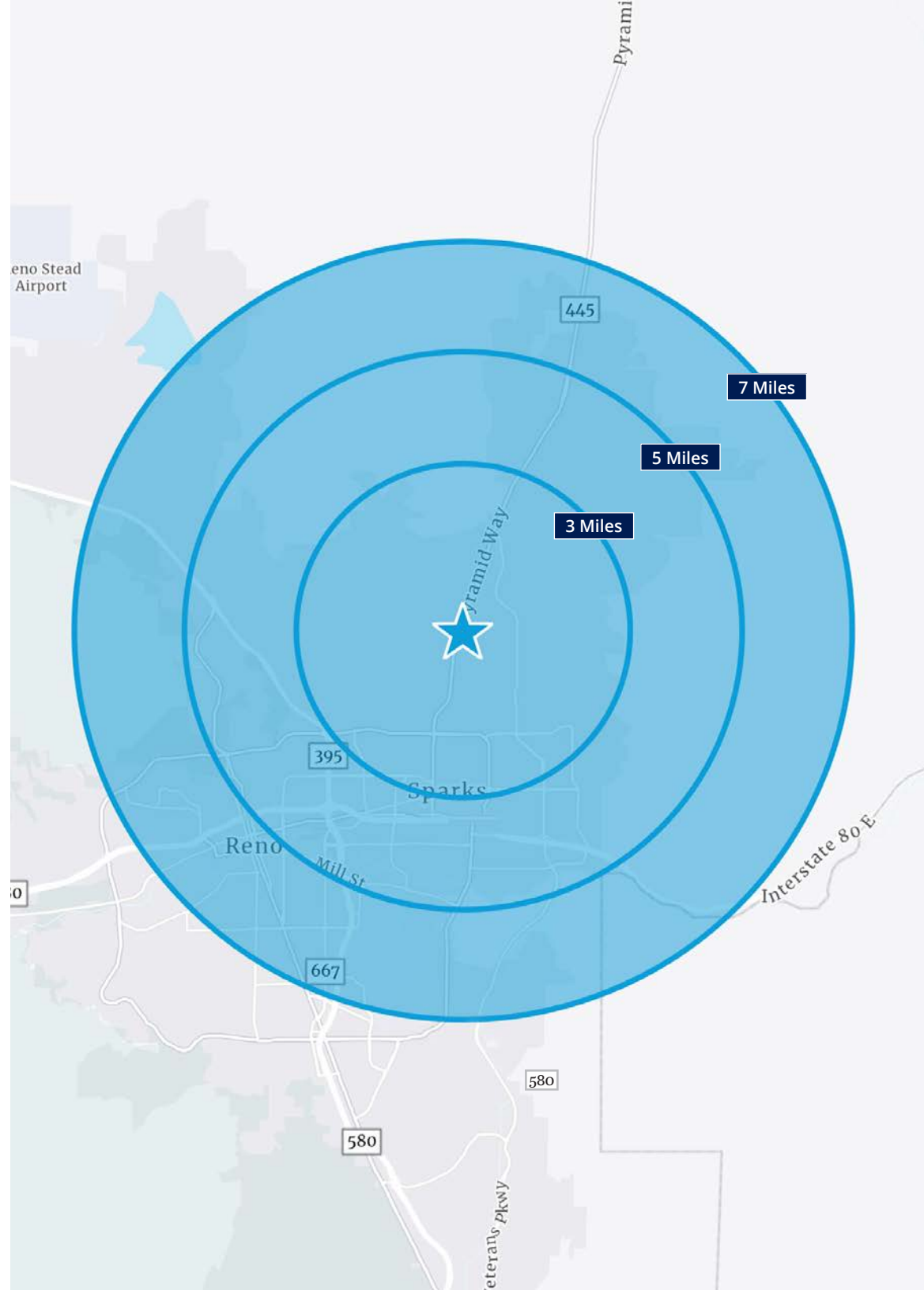
Surrounding Demographics

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	96,015	190,932	290,432
2030 Proj. Population	98,667	199,997	304,044
2025 Med. Age	36.9	36.3	36.8
Daytime Population	64,311	182,867	310,379

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$110,366	\$103,313	\$102,008
2030 Proj. Avg. HH Income	\$123,309	\$116,230	\$114,533
2025 Est. Med. HH Income	\$90,762	\$81,619	\$78,655
2030 Proj. Med. HH Income	\$103,431	\$93,022	\$88,820
2025 Est. Per Capita Income	\$39,419	\$38,808	\$40,391

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	34,209	71,641	114,793
2030 Proj. HH	35,325	75,581	121,154
Proj. Annual Growth (2025-2030)	0.6%	1.1%	1.1%
Avg. HH Size	2.80	2.60	2.47

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$94,912.50	\$89,403.86	\$88,389.48
Annual Retail Expenditure	\$30,500.35	\$28,564.34	\$28,131.95
Monthly HH Expenditure	\$7,909.38	\$7,450.32	\$7,365.79
Monthly Retail Expenditure	\$2,541.70	\$2,380.36	\$2,344.33



Regional Location





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