

FOR SALE
Commercial Pads

East Point on Vista Blvd.

4970—4984 VISTA BLVD, SPARKS, NV 89436

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

SPARKS BUILD-READY PADS FOR SALE OR BUILD TO SUIT



PROPERTY DESCRIPTION

SF is the size of the building - Parking, Utility Stubs, Grading, Paving and Landscaping in place

4984 Vista Blvd. - 4,992± SF - Equal to .58± Acres
4980 Vista Blvd. - 10,488+/- SF - Equal to 1.23± Acres
4970 Vista Blvd. - 11,184+/- SF - Equal to 1.31± Acres

Owner is a licensed Nevada Real Estate Salesperson

PROPERTY HIGHLIGHTS

- Located on Vista Blvd. In Sparks, NV just south of Los Altos Blvd.
- C2 Zoning allows Office and Commercial Uses
- Build to Suit Ready for your needs—available for purchase or leaseback
- Parcels are already surveyed and recorded

OFFERING SUMMARY

PRICE

Negotiable

TYPE

Build-Ready Pads

SIZE

4,992± SF to 11,184± SF

PROJECT TOTAL ACRES

3.87± Acres

TRAFFIC COUNT

22,800 Vehicles/Day

ZONING

C2

APN	Address	SF	Acres	Proportion of Total	Equivalent SF	Equivalent Acres
516-520-08	0 Vista Blvd. (Common Area)	135,471.6	3.11			
516-520-07	4994 Vista Blvd.	2,930.0	0.07	8.852%	14,922.6	0.34
516-520-06	4990 Vista Blvd.	3,504.0	0.08	10.587%	17,846.0	0.41
516-520-05	4984 Vista Blvd.	4,992.0	0.11	15.082%	25,424.5	0.58
516-520-03	4980 Vista Blvd.	10,488.0	0.24	31.688%	53,415.9	1.23
516-520-02	4970 Vista Blvd.	11,184.0	0.26	33.791%	56,960.6	1.31
	Total	168,569.6	3.87	100.000%	168,569.6	3.87

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.

KEN STARK
NV LICENSE: B.35722.CORP



775.825.4400