



PARADISE PLAZA

2105-2299 ODDIE BLVD
SPARKS, NV 89431

*1,076 - 87,928 SF
(DEVISABLE) RETAIL
SPACE FOR LEASE*

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Property Overview

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

PARADISE PLAZA



SUITE AVAILABILITIES

Suite #	Total SF	Available	Suite #	Total SF	Office SF
SUITE 2193	1,076	For Lease	SUITE 2273	1,678	For Lease
SUITE 2225	7,911	For Lease	SUITE 2277	1,197	For Lease
SUITE 2241	1,507	For Lease	SUITE 2285	2,079	For Lease
SUITE 2245	1,320	For Lease	SUITE 2125	87,928 (Divisible)	For Lease
SUITE 2249	1,200	For Lease			

PARADISE PLAZA



BUS TRANSPORTATION



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	39,425	69,288	120,099
2029 PROJ. POPULATION	37,708	67,223	118,702
2024 MED. AGE	33.3	33.3	33.9
DAYTIME POPULATION	21,231	44,948	111,540

HOUSEHOLD INCOME

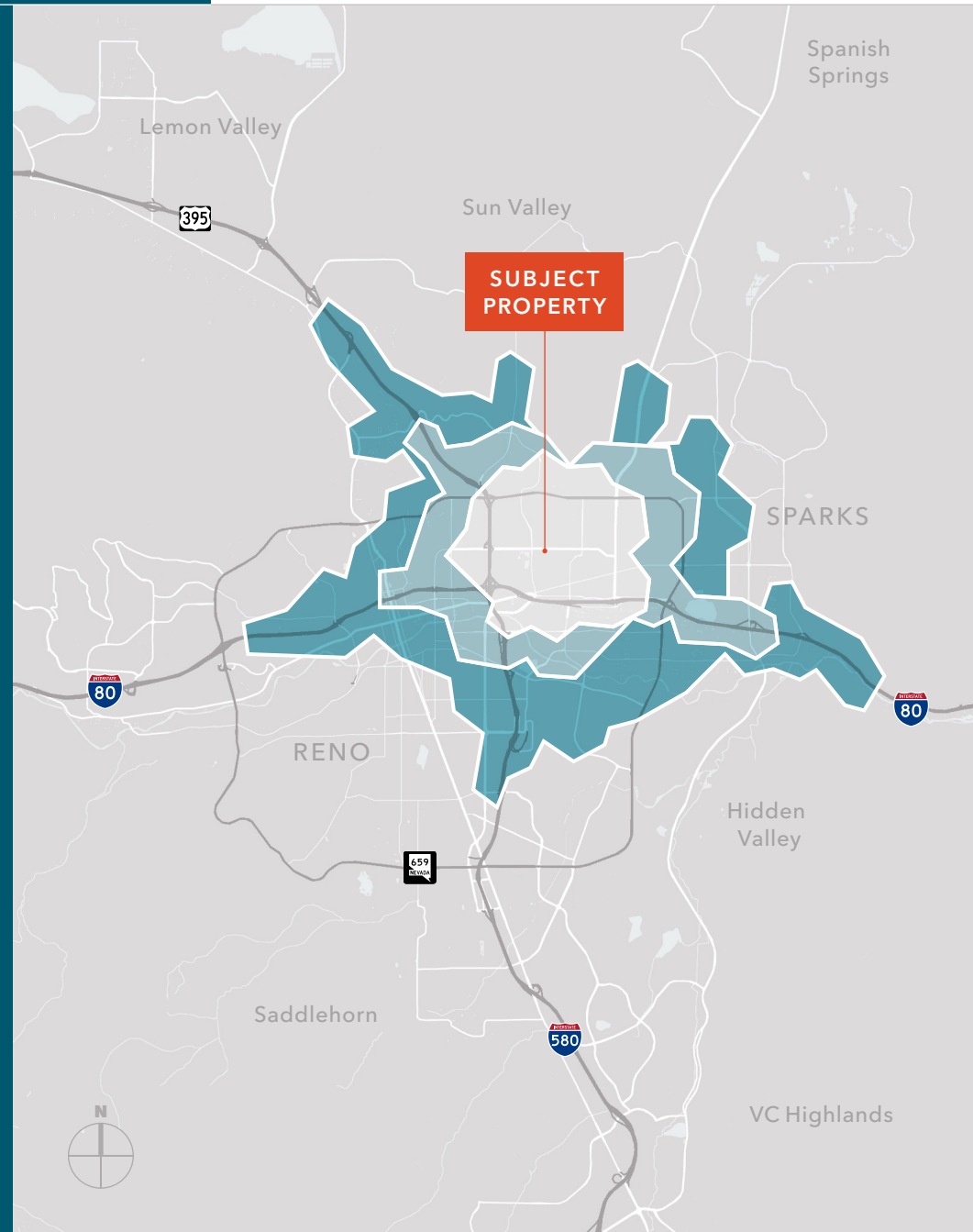
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$75,415	\$74,771	\$78,340
2029 PROJ. AVG. HH INCOME	\$77,990	\$77,354	\$80,774
2024 EST. MED. HH INCOME	\$60,584	\$60,475	\$61,372
2029 PROJ. MED. HH INCOME	\$60,791	\$60,901	\$61,643
2024 EST. PER CAPITA INCOME	\$30,275	\$29,980	\$32,045

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	15,772	27,549	48,716
2029 PROJ. HH	15,173	26,962	48,608
PROJ. ANNUAL GROWTH (2024-2029)	-599	-587	-108
AVG. HH SIZE	2.5	2.4	2.3

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$919.97 M	\$1.57 B	\$2.79 B
ANNUAL RETAIL EXPENDITURE	\$433.72 M	\$739.55 M	\$1.31 B
MONTHLY HH EXPENDITURE	\$4,861	\$4,745	\$4,770
MONTHLY RETAIL EXPENDITURE	\$2,292	\$2,237	\$2,245



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

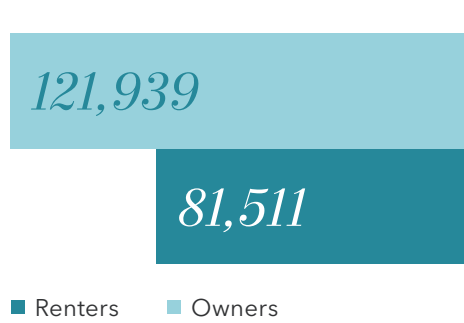
\$110,796

2023 AVG
HH INCOME

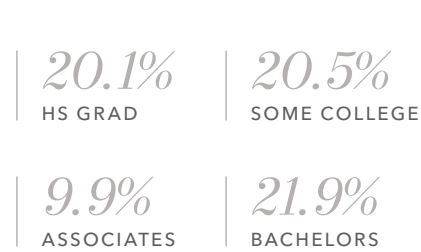
38.6

2023 EST.
MEDIAN AGE

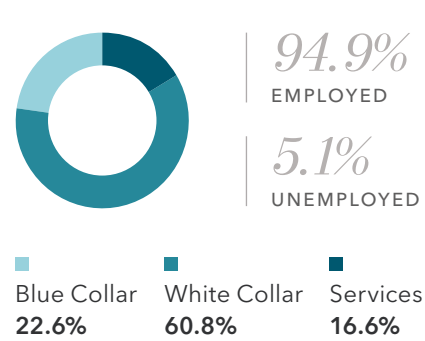
Home Ownership



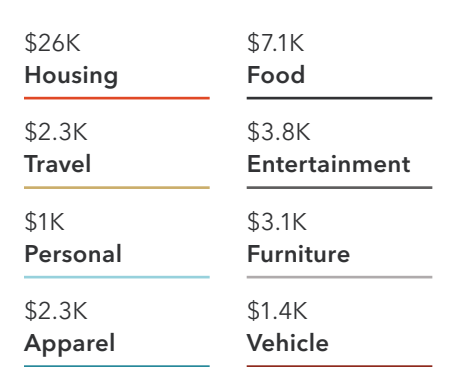
Education



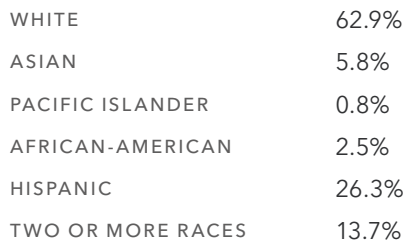
Employment



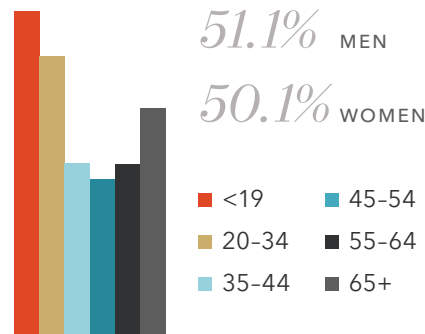
Household Spending



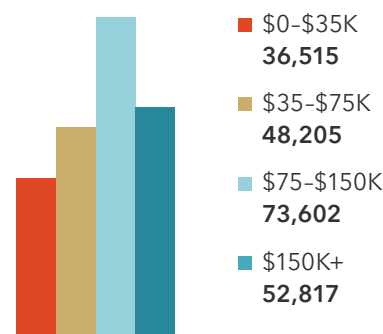
Race & Ethnicity



Gender & Age



Income by Household





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*For more information on
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