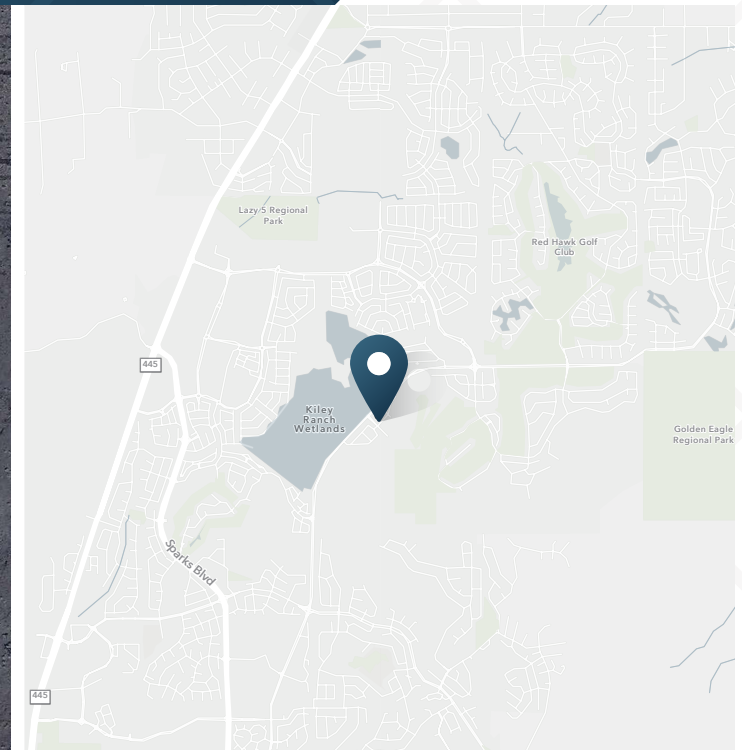
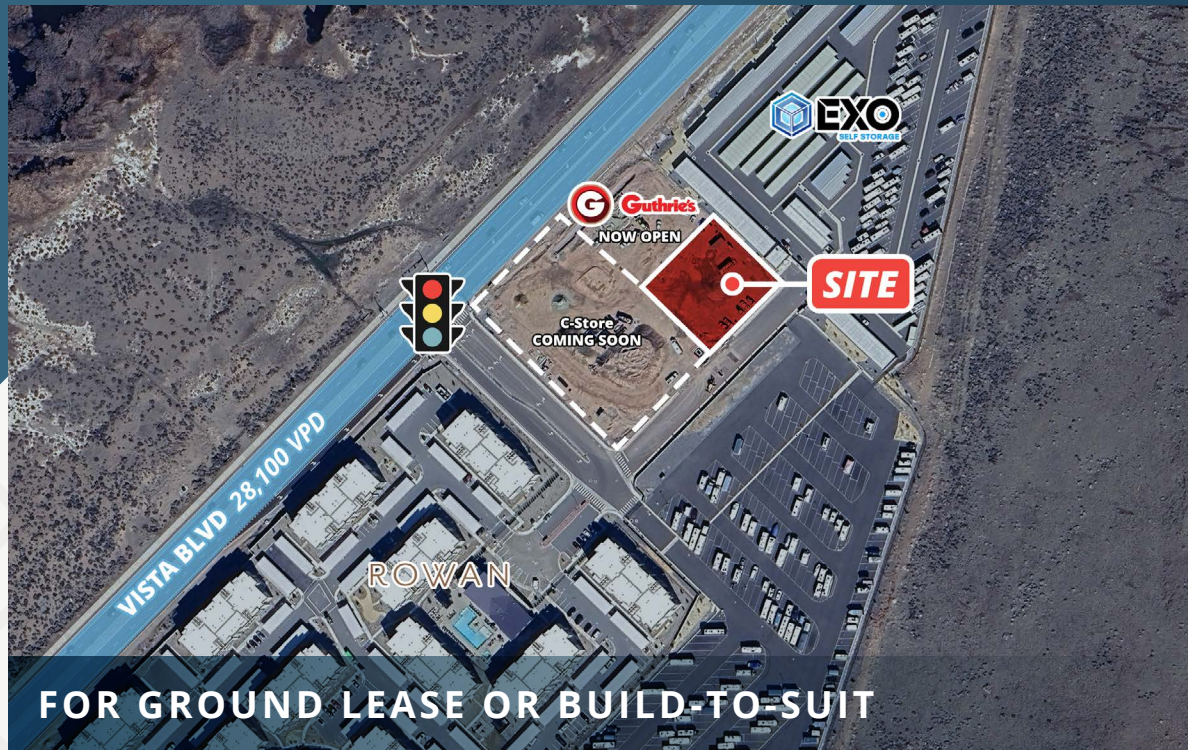


Pad 3B

NEC Vista Boulevard | Sparks, Nevada 89436



AVAILABLE

0.6 AC

ZONING

Mixed Use - PUD

RATE

Contact Broker

CONTACT

Tami Lord
303.390.5244
tami.lord@srsre.com
NV #B-1001815

ABOUT THE PROPERTY

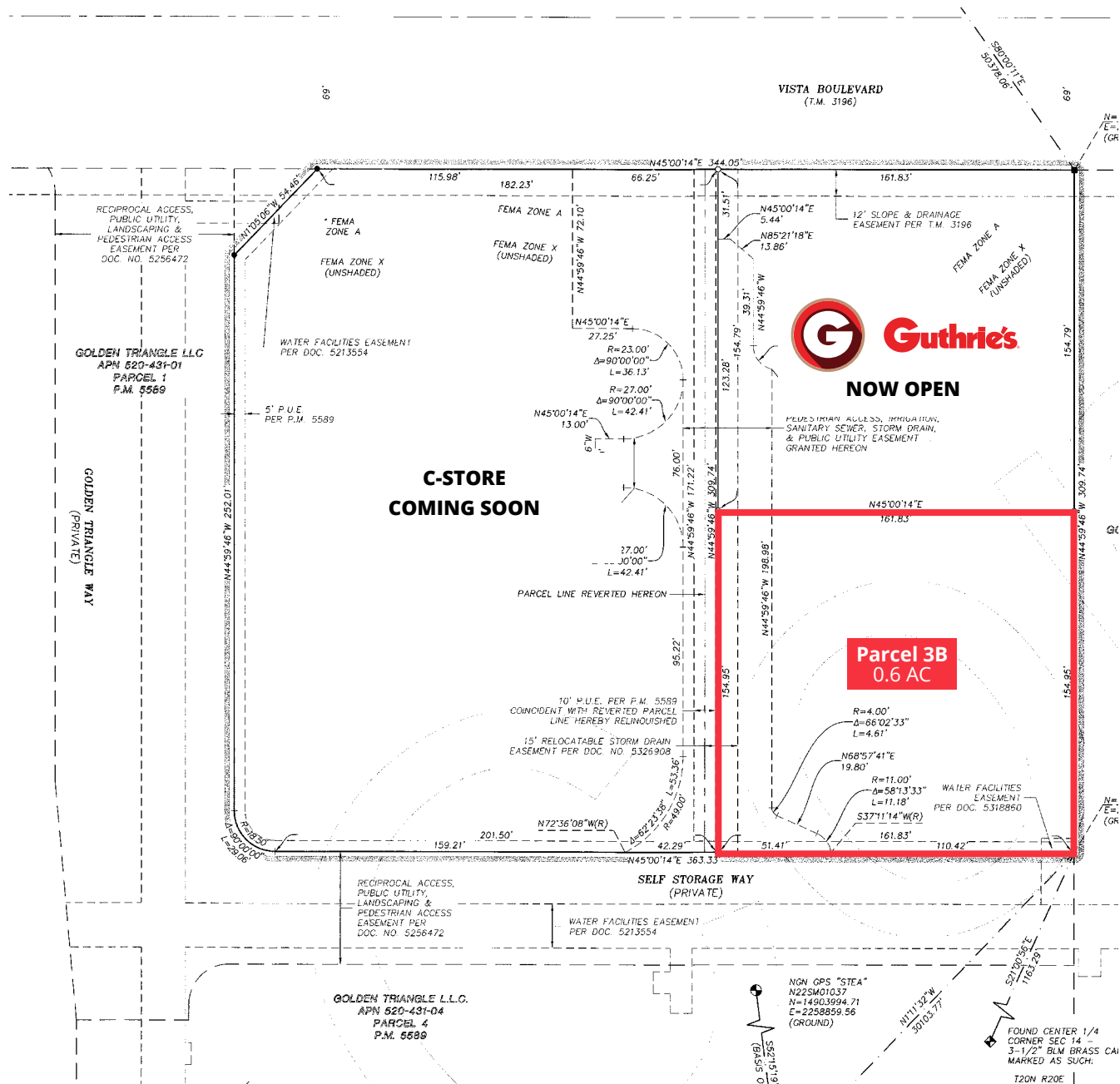
- ±0.6 acre site available for ground lease or build-to-suit
- Mass grade with utilities stubbed to the parcel
- Zoned mixed-use-PUD, fully entitled and subdivided
- Positioned on the homeward-bound side of Vista Blvd
- High growth residential market: ±300 multifamily units located adjacent to the site
- Strong employment growth in the area, especially in the tech sector
- Multiple master-planned communities nearby:
 - Spanish Springs: 454-lot single-family subdivision
 - Stonebrook: 54 AC, with potential for 434 units
 - Kiley Ranch North: 4,463 new single-family homes

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,672	59,644	141,266
Daytime Population	5,406	37,383	102,048
Avg. Household Income	\$139,440	\$138,184	\$120,558
Estimated Households	3,539	21,930	51,929
Year: 2025 Source: Esri			

TRAFFIC COUNTS

Vista Boulevard	28,100 VPD
Year: 2025 Source: Esri	





DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	9,672	59,644	141,266
2030 Projected Population	10,521	63,274	147,773
Proj. Annual Growth 2025 to 2030	1.70%	1.19%	0.90%

Daytime Population

2025 Daytime Population	5,406	37,383	102,048
Workers	792	9,093	31,156
Residents	4,614	28,290	70,892

Income

2025 Est. Average Household Income	\$139,440	\$138,184	\$120,558
2025 Est. Median Household Income	\$116,563	\$114,760	\$98,375

Households & Growth

2025 Estimated Households	3,539	21,930	51,929
2030 Estimated Households	3,848	23,361	54,652
Proj. Annual Growth 2025 to 2030	1.69%	1.27%	1.03%

Race & Ethnicity

2025 Est. White	62%	65%	59%
2025 Est. Black or African American	5%	3%	3%
2025 Est. Asian or Pacific Islander	9%	8%	7%
2025 Est. American Indian or Native Alaskan	1%	1%	2%
2025 Est. Other Races	22%	23%	30%
2025 Est. Hispanic (Any Race)	22%	22%	31%

445

Sparks Blvd

Lazy 5 Regional Park

Red Hawk Golf Club

Kiley Ranch Wetlands

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



445



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