



# 2020 Oddie Boulevard, Sparks, NV 89431

2020 ODDIE BOULEVARD | RETAIL PROPERTY

FOR SALE |

**\$2,585,000**

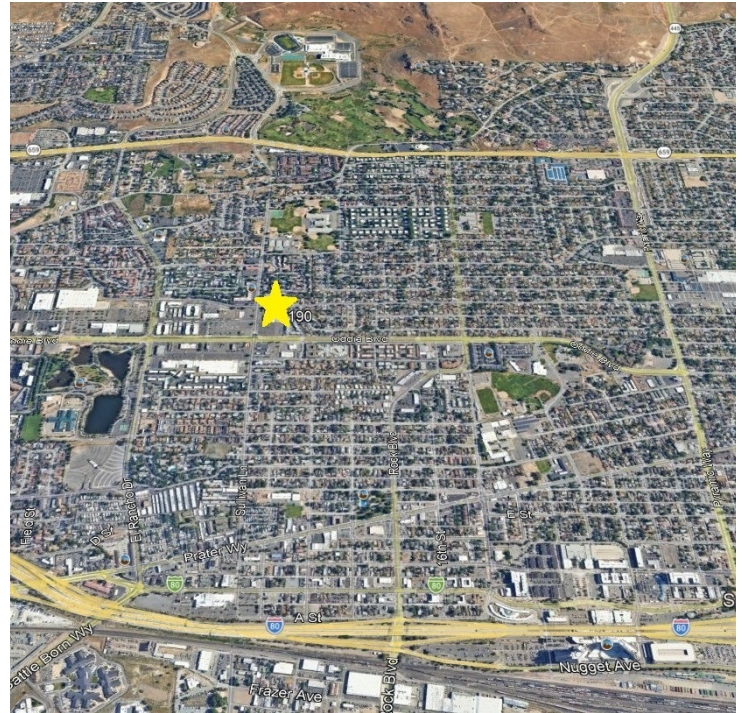


## Property Description

Free-standing retail investment occupied by Grocery Outlet. Lease term is 10 years, with (2) 5-year options. NNN lease. Situated on a strong retail corridor.

## Property Highlights-

- Prominent single-story retail building
- Ample parking and prominent pylon sign



## OFFERING SUMMARY

Building Size:	19,937 SF
Lot Size:	1.93 Acres
CAP Rate:	6.50 %

### Jeff Ross

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### Beth Calay

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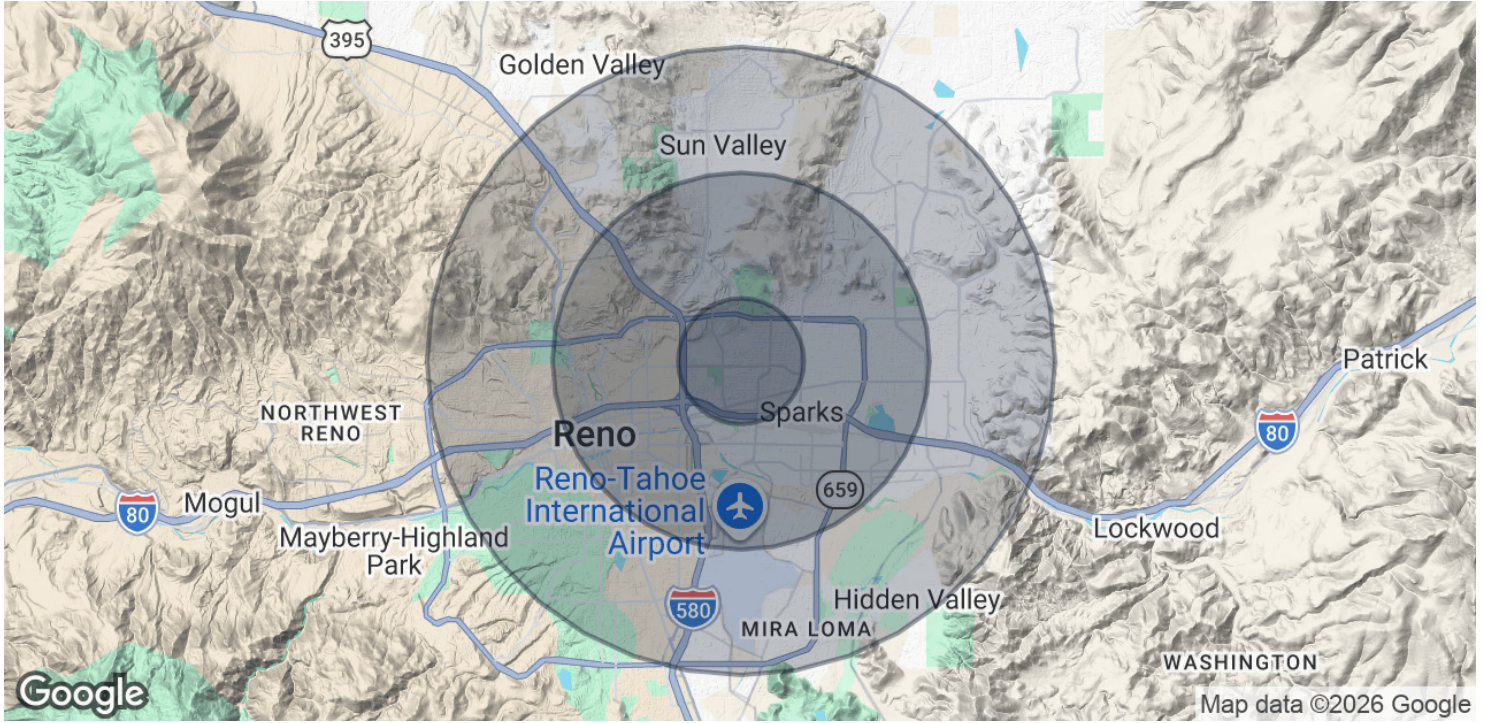
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Population	1 Mile	3 Miles	5 Miles
Total Population	25,576	115,538	247,461
Average Age	37.5	35.3	36.9
Average Age (Male)	37.2	34.8	36.0
Average Age (Female)	38.1	36.1	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,492	45,740	100,300
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$67,104	\$74,097	\$88,006
Average House Value	\$256,471	\$338,504	\$429,732

2023 American Community Survey (ACS)

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