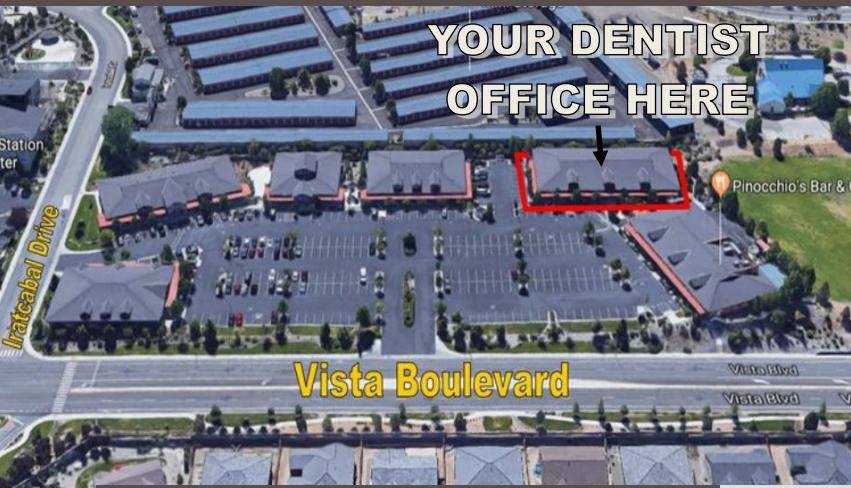


**FOR SALE**  
Office/Retail

**4830 Vista Blvd.**  
SPARKS, NV 89436

**STARK**  
ACCELERATORS  
COMMERCIAL REAL ESTATE

## 12,800±SF OFFICE/RETAIL BUILDING FOR SALE



### PROPERTY HIGHLIGHTS

- Located on Vista Blvd. In Sparks, NV just north of Disc Drive
- Excellent Neighborhood Center
- SBA Loan Possibility
- Co-Tenants in Center include Pinocchio's Bar & Grill, Sage Veterinary Care, Dickson Realty, First American Title & More

### PROPERTY DESCRIPTION

- Available for sale as Owner Occupancy Opportunity with income from existing tenants
- New leases on Unit 110 with Charles Gracie Jiu Jitsu and Bella Grey Medical Spa in 108. The balance of the building Units 104-102 is shell and ready to configure for Owner User with floor in place
- Owner is a Licensed Nevada Real Estate Salesman

### OFFERING SUMMARY

PRICE	PRICE/SF
\$3,500,000	\$273.44
SIZE	ACRES
12,800± SF	.328
TRAFFIC COUNT	ZONING
25,200 Vehicles/Day	C2



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**KEN STARK**  
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**775.825.4400**

FOR SALE  
RETAIL/OFFICE

## Vista Village

4830 VISTA BLVD., SPARKS, NV 89436

SPARKS  
RETAIL/OFFICE  
AVAILABLE FOR  
SALE



KEN STARK  
NVLICENSE #: B.35722.CORP



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[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)

9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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